



Date

Wisconsin Department of Natural Resources
2984 Shawano Ave.
Green Bay, WI 54313

Re: Camp Vits Public Access Project – Letter of Intent for Mazanec Parcel

To Whom It May Concern,

This is a non-binding letter of intent between the City of Manitowoc and Jeff Mazanec et al., regarding the Camp Vits Public Access Project. Jeff Mazanec et al, a strong supporter of the proposed public access, trailhead, and connecting trail to existing Camp Vits Park, owns a parcel of land in the Town of Manitowoc Rapids in Manitowoc County, described as Lot 3 of Certified Survey Map (CSM) Volume 34 Page 219, Document # 1216466 as recorded in the Manitowoc County Register of Deeds. Mr. Mazanec and the City have had numerous conversations regarding his intent to sell and deed this lot to the City for the purpose of creating, for the first time, a substantial trailhead access that will connect to the existing Camp Vits Park.

Deeding Lot 3 to the City will support the wishes of the current property owners to allow the property to be used for the public benefit and will ensure the family-land goes on to serve many future generations of Manitowoc area residents and visitors as a highly appreciated recreational and educational site. Enclosed you will find a letter Mr. Mazanec has drafted to Mayor Nickels and the Common Council that summarizes the family ties to the land, the current property owner's wishes for future public use of the land, and a proposed sale price.

Recent conversations between Mr. Mazanec and the City have resulted in considerable progress towards determining the portion of land to sell to the City and putting together a Purchase Agreement. To evidence this progress, Mr. Mazanec has contracted with a Professional Land Surveyor to establish boundaries of this new parcel that resulted in the creation of Lot 3 of CSM Volume 34 Page 219 consisting of 4.28 acres, which was recorded with the Manitowoc County Register of Deeds on March 18, 2020.

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Additionally, in anticipation of future land disturbing development of a driveway & parking lot, and in an effort to identify and protect any sensitive natural features on the lot, Mr. Mazanec contracted with a Professional Wetland Scientist to conduct and develop a Wetland Delineation Report for the property, which was completed on November 18, 2019 by raSmith.

A copy of CSM Volume 34 Page 219 and the Wetland Delineation Report for the Vetter Parcels is enclosed.

Lastly, at the latest Common Council meeting on April 20th a Resolution to Authorize the Purchase of Land for Vetter Trailhead and Camp Vits Access was brought before the Council, which they unanimously voted in favor of approving. Enclosed is a copy of the resolution.

Best regards,

Justin Nickels
Mayor, City of Manitowoc

Jeff Mazanec
Land Owner

Enclosures: - Letter from Jeff Mazanec
- CSM Volume 34 Page 219
- Wetland Delineation Report
- Resolution to Authorize Purchase of Land for Vetter Trailhead and Camp Vits Access