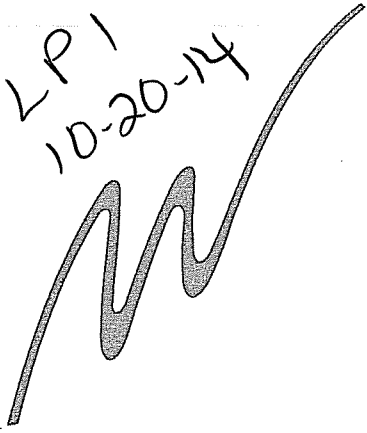
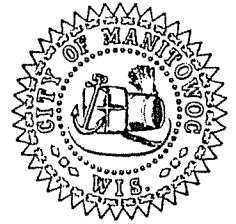


LPI
10-20-14


CITY OF MANITOWOC

WISCONSIN, USA
www.manitowoc.org

14-2118



October 9, 2014

ACCEPTANCE OF
REPORT & PLACE
ON FILE

To: Mayor and Common Council
From: Manitowoc City Plan Commission

Subject: PC26-2014: City of Manitowoc; Proposed Land Sale in Manitowoc I-43 Industrial Park to Only C Good, LLC / Americollect

Dear Mayor and Common Council:

At the regular October 8, 2014 meeting of the Manitowoc City Plan Commission, the Commission reviewed and approved a request from Kenlyn Gretz, Americollect to purchase City-owned property located in the Manitowoc I-43/I-TEC Industrial Park. The property is identified on the attached map, and is located north and east of Fessler Drive. The proposed area to be sold is approximately 3 acres and will be subdivided from Lot 1, Block 8 of the Manitowoc I-43 Industrial Park Subdivision No. 3. The land will be sold for \$20,000/acre pursuant to the current land sale and rebate policy.

The Commission notes that this land sale has been reviewed by the Manitowoc Industrial Corporation back on September 19, 2014, and the Corporation's recommendation to sell was confirmed by the Council at its October 6, 2014 meeting. These previous actions were all subject to approval of the land sale by the Manitowoc Industrial Development Corporation, which has the responsibility to approve land sales in the City's industrial parks.

In a related matter the Commission approved the proposed Certified Survey Map prepared by S.M.I. which will officially create the lot area to be sold.

Respectfully Submitted,



Paul Braun

City Planner

Attachment

COUNCIL # 14-2029





P.O. Box 1566
Manitowoc, WI 54221-1566
920-682-0311
1-800-838-0100
Fax: 920-682-0313

August 25, 2014

Mayor Justin Nickels
& the Common Council
City Hall
900 Quay Street
Manitowoc WI 54220

RE: Land Purchase in the City of Manitowoc

Dear Mayor Nickels and the Common Council:

I currently own parcel 449008011

Name: ONLY C GOOD LLC
Mailing Address: 1851 S ALVERNO RD
MANITOWOC, WI 54220

Americollect now occupies the land and we are adding an addition that will double us in size. At this time I am looking to purchase 3 acres of land to the EAST of the current facility - which we believe to be best location for the parking lot for the building addition.

I am attaching the SMI document so you can better see the location of the 3 acres.

We are hoping to get an answer quickly as we intend to break ground in the next couple weeks. The purchase would again be in the name of ONLY C GOOD LLC.

Thanks for the consideration!

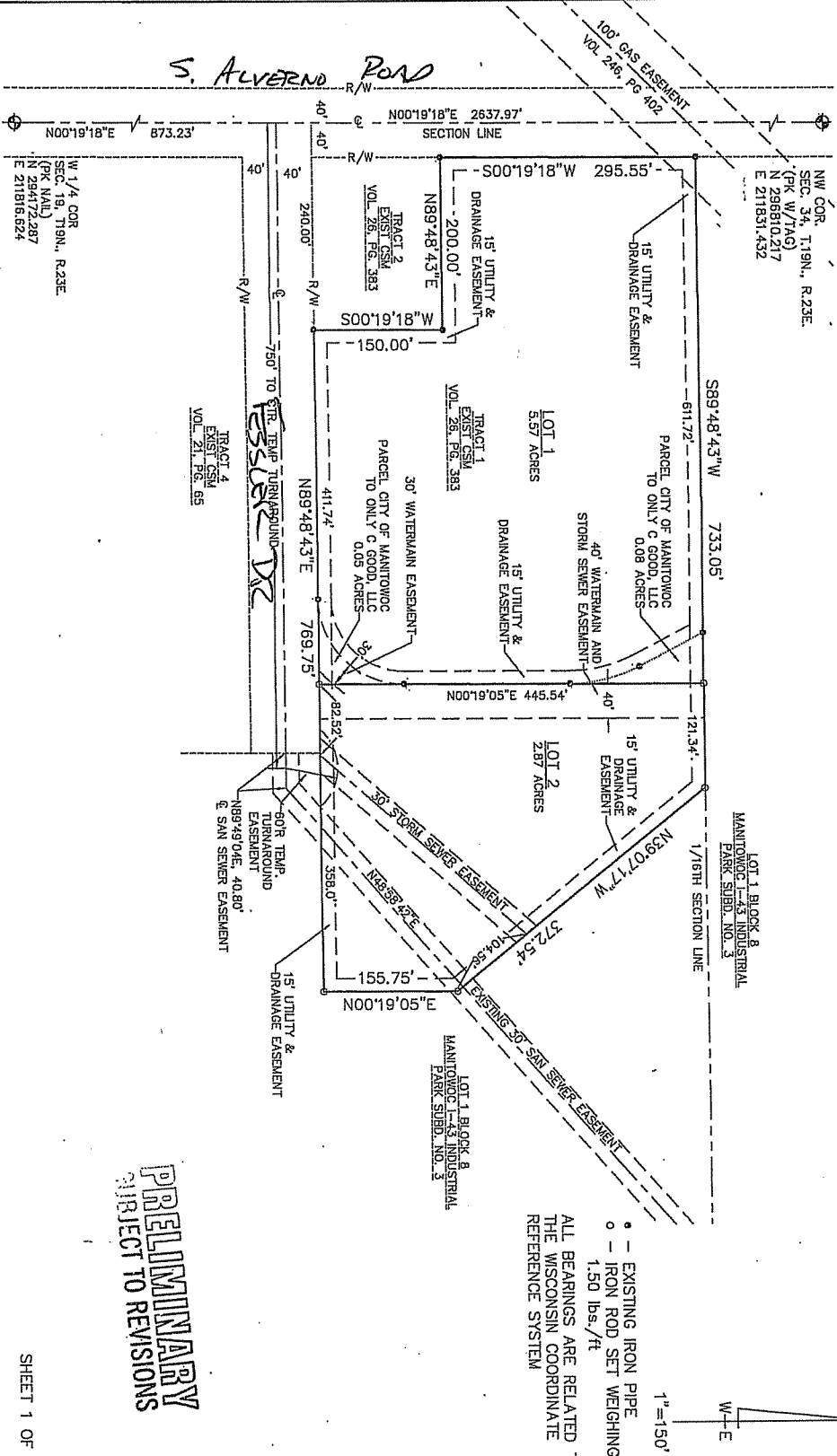
Sincerely,

Kenlyn T Gretz



CIVIL & STRUCTURAL ENGINEERS
 102 REVERE DRIVE
 MANITOWOC, WI. 54220-3147
 PHONE 884-5583 FAX 884-5584

CERTIFIED SURVEY LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 34, T.19N., R.23E., CITY OF
 MANITOWOC, MANITOWOC COUNTY, WISCONSIN, BEING A RESURVEY OF TRACT 1 OF A CERTIFIED SURVEY
 RECORDED IN VOLUME 26, PAGE 383 AND PART OF LOT 1, BLOCK 8 OF THE MANITOWOC I-43 INDUSTRIAL
 PARK SUBDIVISION NO. 3



1"=150'
 N
 W
 E
 • - EXISTING IRON PIPE
 ○ - IRON ROD SET WEIGHING
 1.50 lbs./ft
 ALL BEARINGS ARE RELATED TO
 THE WISCONSIN COORDINATE
 REFERENCE SYSTEM

PRELIMINARY
 SUBJECT TO REVISIONS

CERTIFIED SURVEY LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 34, T.19N., R.23E., CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN, BEING A RESURVEY OF TRACT 1 OF A CERTIFIED SURVEY RECORDED IN VOLUME 26, PAGE 383 AND PART OF LOT 1, BLOCK 8 OF THE MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION NO. 3

SURVEYOR'S CERTIFICATE

I, Paul M. Steinhrecher, Registered Land Surveyor with SMI do hereby certify that I have surveyed and mapped the following described tract:
A tract of land located in the SW 1/4 of the NW 1/4 of Section 34, T.19N., R.23E. City of Manitowoc, Manitowoc County, Wisconsin being a resurvey of Tract 1 of a Certified Survey recorded in Volume 26, Page 383 and part of Lot 1, Block 8 of the Manitowoc I-43 Industrial Park Subdivision No. 3 and described as follows:

Commencing at the West 1/4 corner of said Section 34, thence N00°19'18"E along the section line 873.23 feet to the north right of way of Fassler Drive extended to the section line, thence N89°48'43"E along said right of way 240.0 feet to the point of real beginning, thence continue N89°48'43"E along said right of way 769.75 feet, thence N00°19'05"E 155.75 feet, thence N39°07'17"W 372.54 feet to the 1/16th section line, thence S89°48'43"W 733.05 feet along said 1/16th section line to the east right of way of Alverno Road, thence S00°19'18"W along said right of way 295.55 feet, thence N89°48'43"E 200.0 feet, thence S00°19'18"W 150.0 feet to the point of real beginning.

Said tract contains 8.44 acres.
I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundary lines and correct measurements thereof. Also that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and Chapter 21 of the Municipal Code of the City of Manitowoc.

Dated _____

Paul M. Steinhrecher

Professional Land Surveyor, S-1608

OWNER'S CERTIFICATE
As owners, we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on the map, and that we shall comply with the established drainage plan on file at the Manitowoc City Hall and with the "Standard Utility Easement Conditions" recorded at the Manitowoc County Register of Deeds on November 7, 1997 in Volume 1252, Page 498 of Records, Document No. 798738 and as may be amended from time to time. We hereby consent to the granting of utility, access and drainage easement to the Manitowoc Public Utilities, City of Manitowoc, the Telephone Company and the Cable TV Company if noted on the map of this Certified Survey for the purpose of granting to the applicable firm the right to access, to place, repair and maintain applicable utilities. Said compliance with the drainage and plan easements granted shall run with the land and be binding upon the owners, their successors and assigns.

Dated _____

Only C Good, LLC, Kenlyn T. Gretz, Member

City of Manitowoc - Justin Nickels, Mayor

Dated _____

CERTIFICATE OF PLANNING AGENCY
This certified survey map has been submitted and approved by the City of Manitowoc Plan Commission.

Paul Braun, City Planner

City of Manitowoc - Jennifer Hudon, Clerk

