

Report to the Manitowoc Plan Commission

Meeting Date: August 30, 2017

Report Print Date: August 25, 2017; 9:53 AM

Request: (PC 24-2017) City of Manitowoc; Proposed Land Sale in I-43 Industrial Park east of I-Tec Drive. Lot 7, Block 3, Manitowoc I-43 Industrial Park No. 3. Tax Parcel #449-003-070

Reason for Request: Color Craft is planning to expand its facility to create additional production capacity. See the attached preliminary building and site plans for details. The Plan Commission has the opportunity to review land sales in the I-43 Tech Park.

Report: The subject parcel is available and unencumbered by any purchase option. It does not contain any known wetlands or any wetland indicator soils according to the WDNR Surface Water Data Viewer. The parcel is moderately sloped and located outside of any existing, fully compliant stormwater management facility service area. Additional onsite stormwater management may be necessary with the new construction.

The existing Color Craft facility at 5631 West Drive is adjacent to the north of the subject parcel. Construction of the proposed addition would require the two parcels to be combined. The owners of Color Craft had purchased the 2.79 acre parcel adjacent to the east back in 2000. In 2013, they determined that the parcel was not needed, and it was returned to the City at no cost to the City. Based on the layout of the existing plant and the desired areas of growth, Color Craft is now proposing to expand the building to the south.

Due to this history, staff is recommending that consideration is extended for the 2013 land donation to the City. The amount of the 2000 land purchase was \$27,840. Assuming a 50% land rebate is achieved, this approach will provide sufficient funds to support the rebate after the completed project is assessed for valuation.

The Manitowoc Industrial Development Corporation has approved of this land sale under the conditions listed below and is forwarding a recommendation for the same.

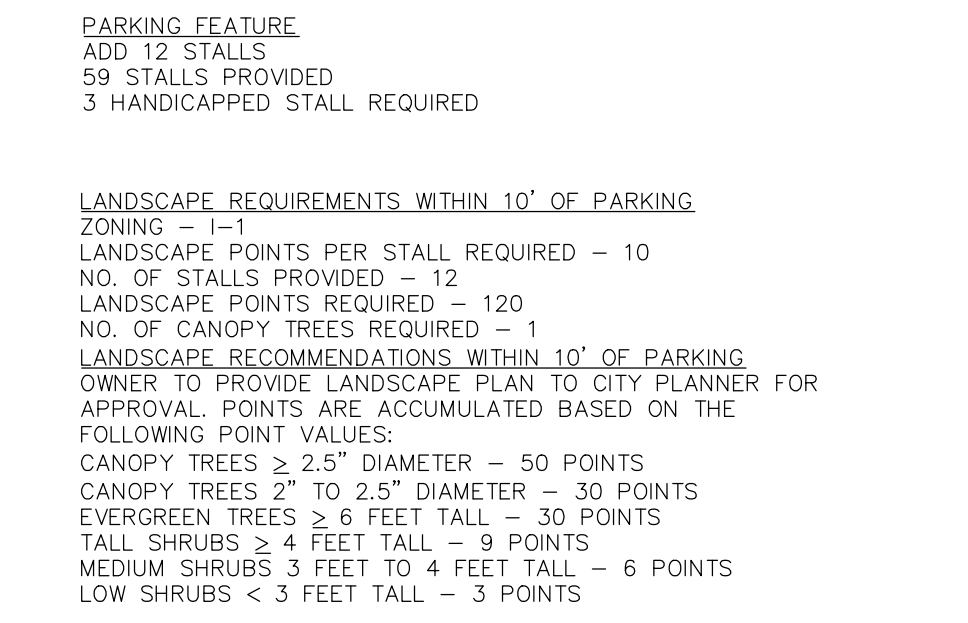
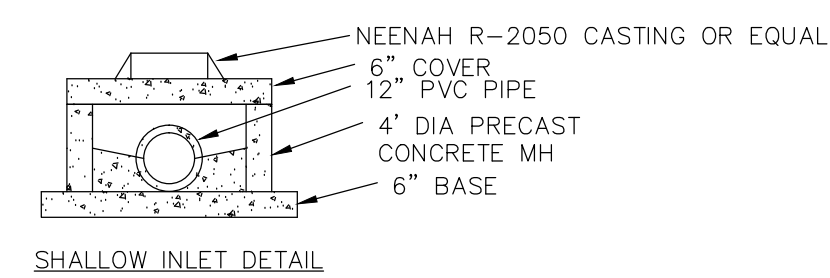
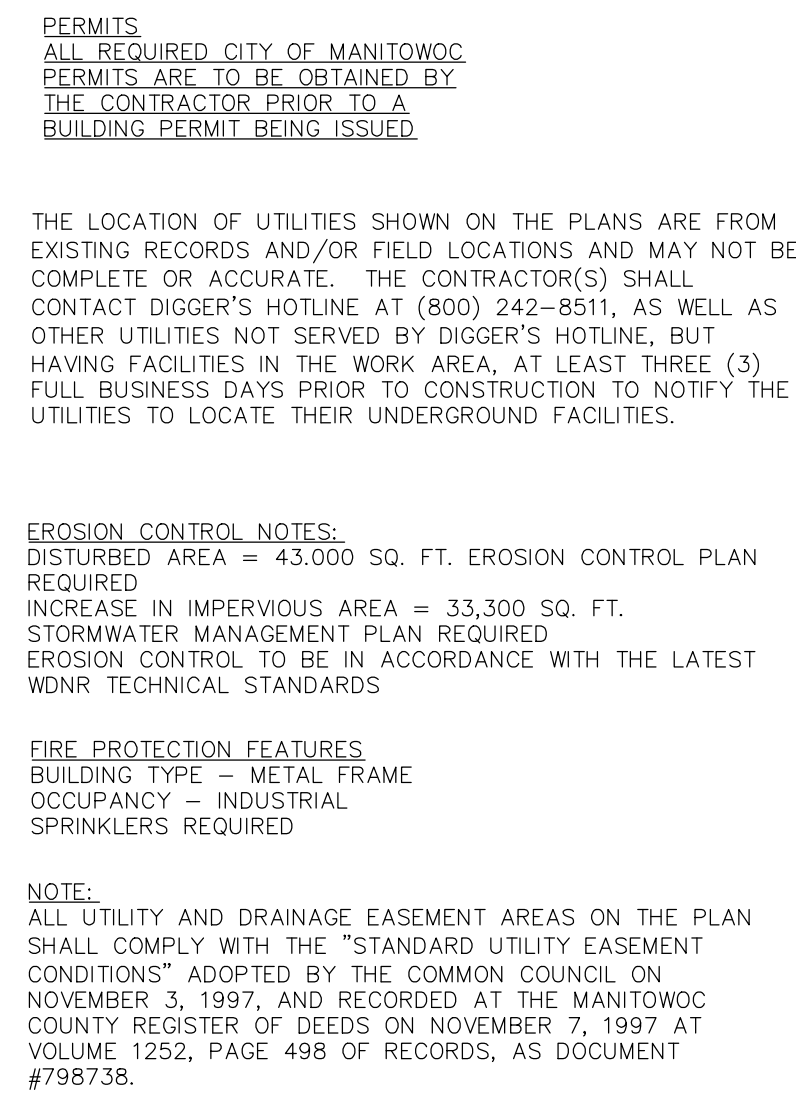
Recommendation: The Community Development Department recommends approval of the land sale subject to the following conditions.

1. The land sale price shall be reduced from \$63,200 to \$35,360 plus closing costs to reflect a credit for the previous (2013) land donation of the parcel to the east sold for \$27,840.
2. For the purposes of the Land Rebate Policy, the gross purchase price shall be \$35,360, and the assessed value of the new addition shall be considered as the project regardless of the fact that portions of it will be located on the existing parcel.
3. The use of the parcel shall comply with the Manitowoc I-43 Industrial Park Protective Covenants.

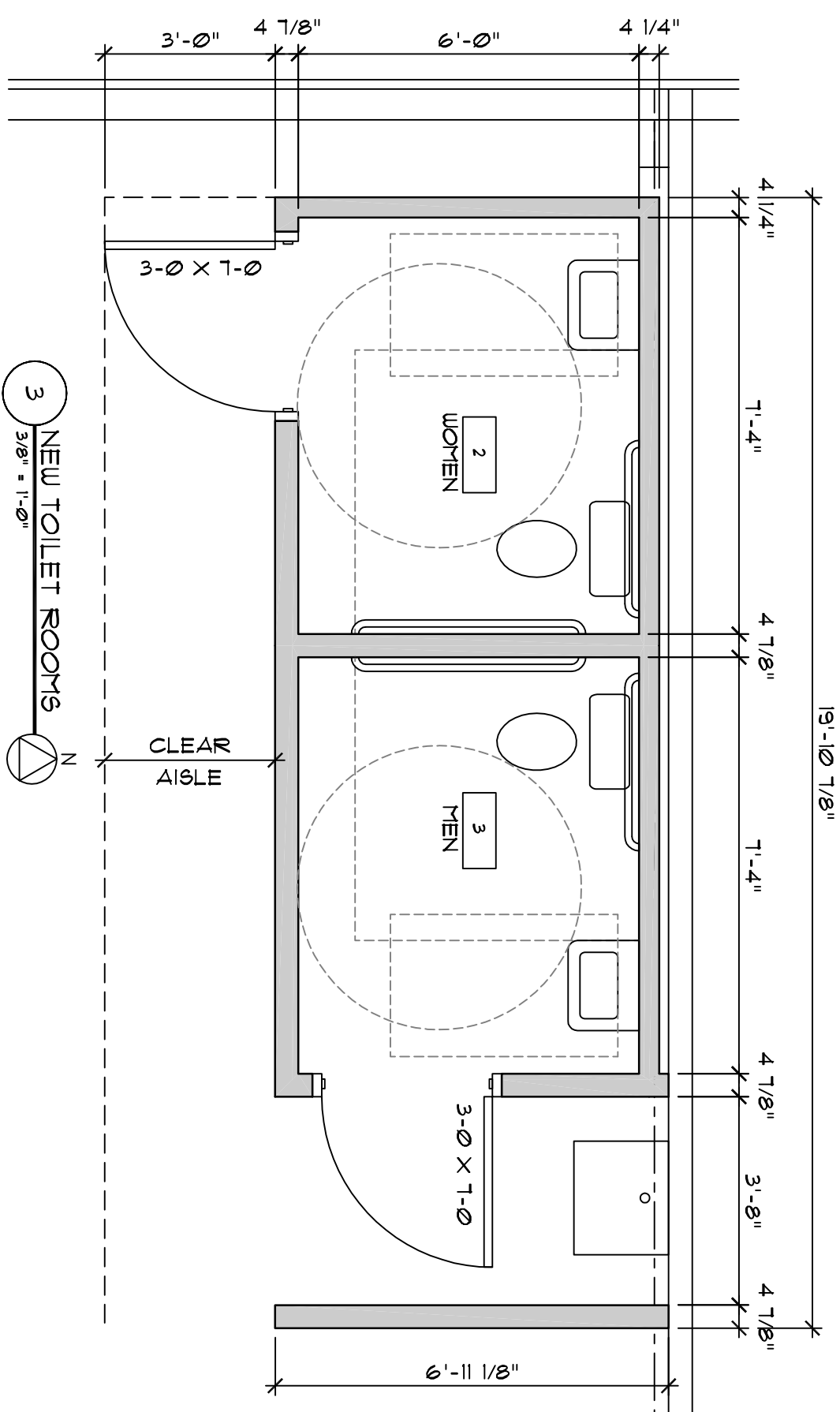
4. The parcels shall be combined as part of the site plan review process.
5. The Community Development director is authorized to negotiate and finalize the offer to purchase and terms of the sale, and to proceed to close the land sale with City officials authorized to sign all the related documents.

Color Craft





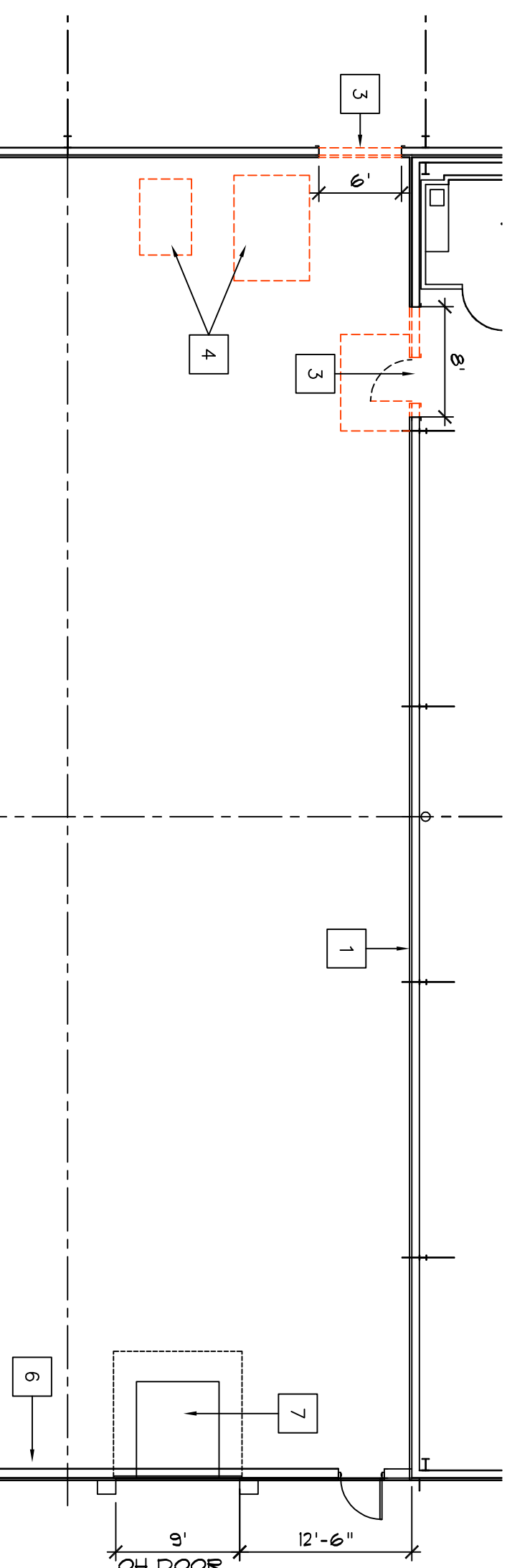
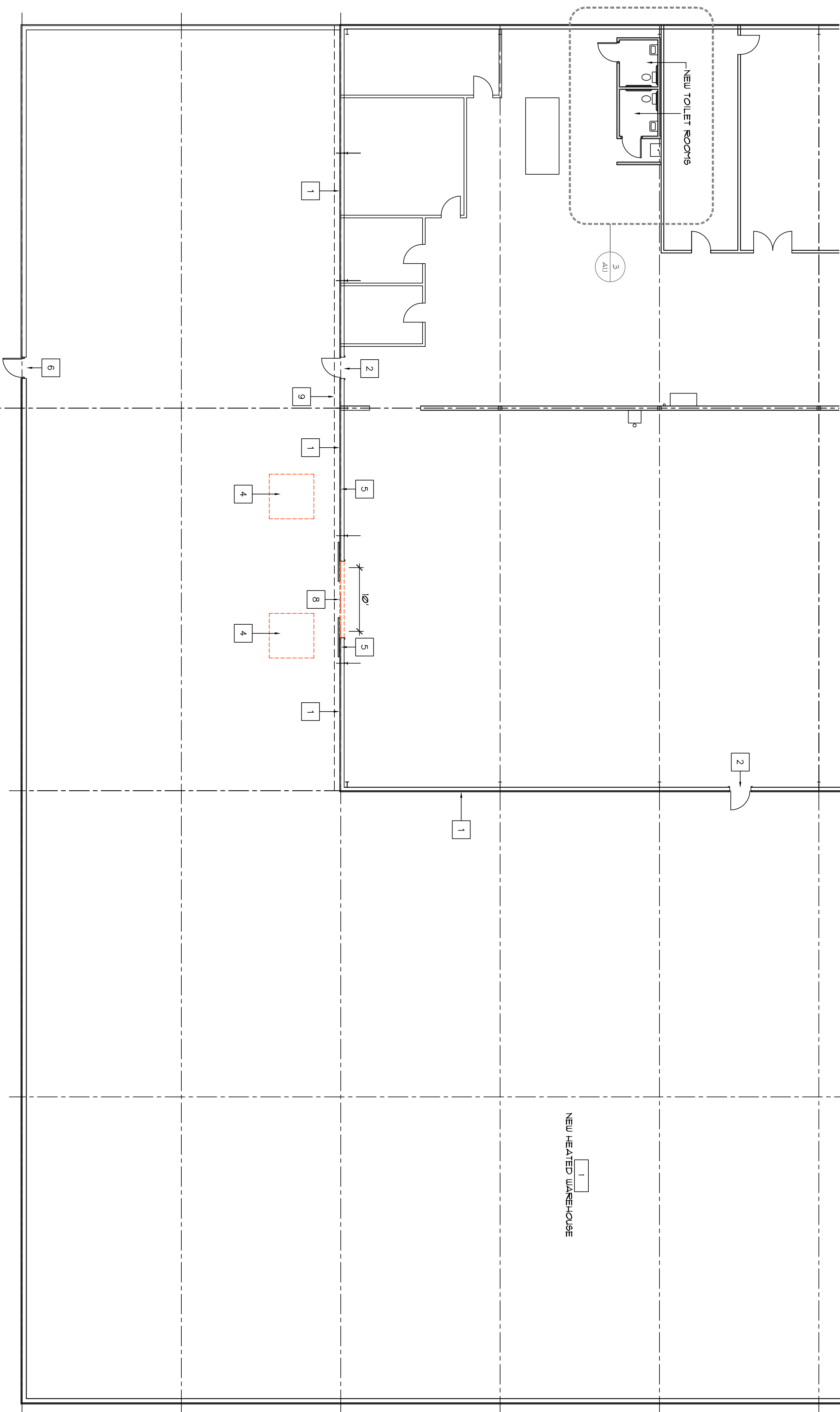
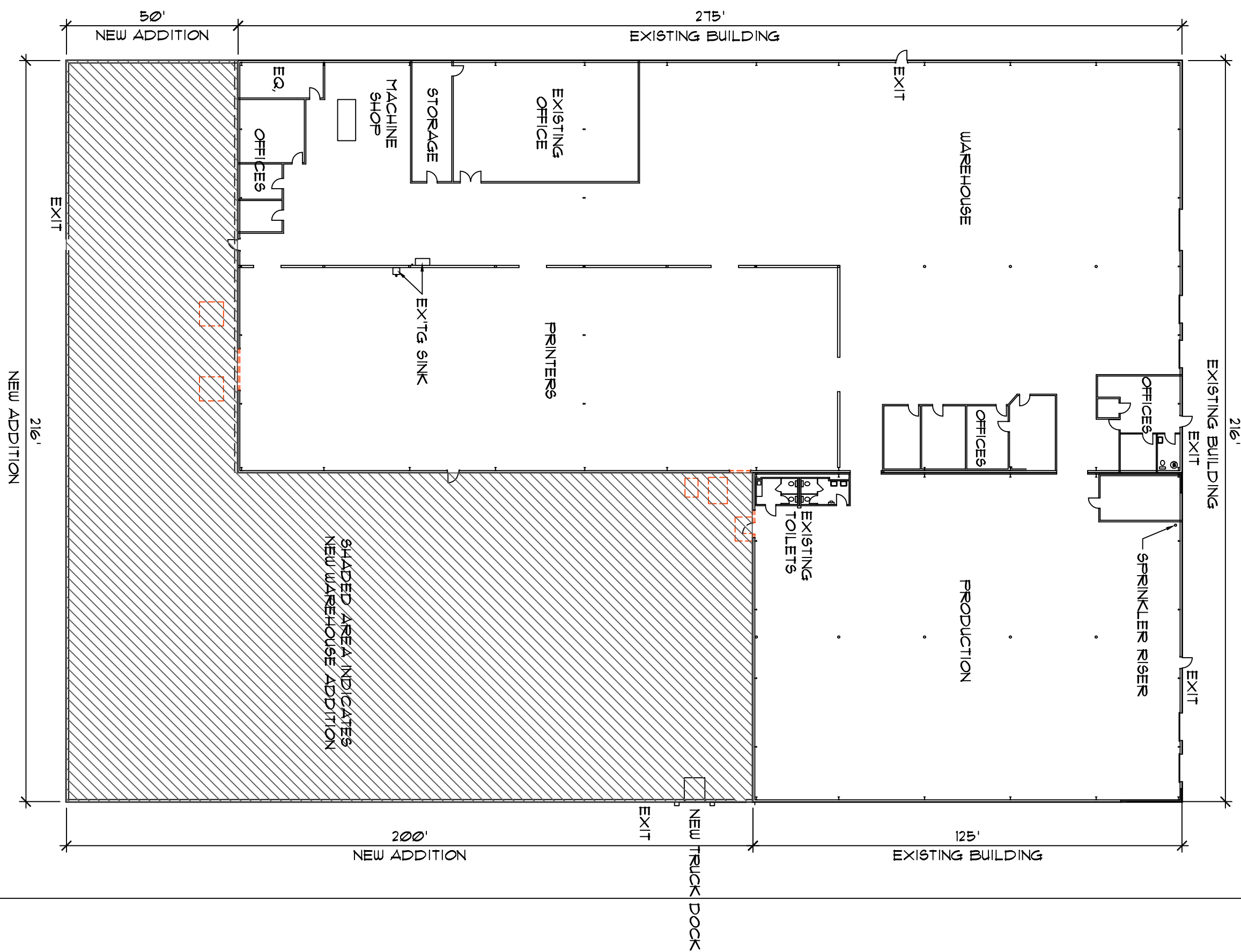
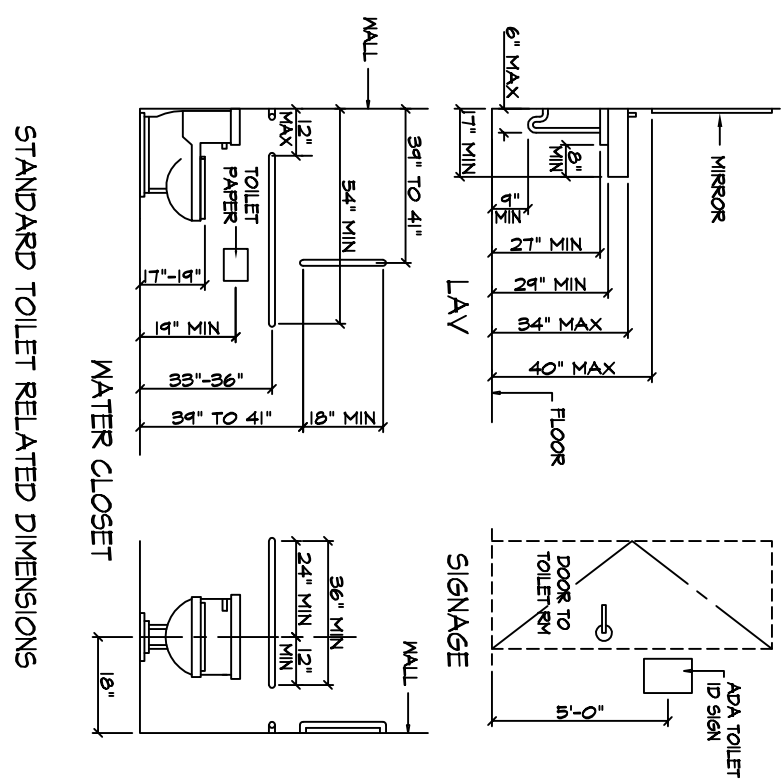
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1. CONSTRUCT NEW PARTITION WALLS OF STEEL STUDS AND $\frac{3}{8}$ " GYPSUM DRYWALL. EXTEND WALLS TO 8'-0" A.F.F.
2. REPAIR 6" STL JOISTS @ 16" OC ACROSS PARTITIONS TO SUPPORT $\frac{3}{8}$ " DRYWALL CEILING OVER ENTIRE AREA. COVER TOP OF JOISTS WITH 23 GA CORRUGATED METAL PANEL TO FORM DUST SHIELD.
3. DOORS TO BE 18 GA HOLLOW METAL IN 16 GA HOLLOW METAL FRAME. EQUIP WITH LEVEL PRIVACY SET.
4. ROOM FINISHES ARE CONC. FLOOR, 6" VINYL BASE PAINTED DRYWALL WALLS & CEILING, PAINT HOLLOW METALS

KEY TO PLAN NOTES

- 1 EXISTING EXTERIOR STEEL WALL PANELS AND BUILDING INSULATION REMAIN
- 2 EXISTING HOLLOW METAL DOOR AND FRAME REMAIN
- 3 NEW 10'-0" HOLLOW OPENING WITH CLEAR VINYL SLAT CURTAIN IN EXISTING METAL BUILDING WALL
- 4 RELOCATE EXISTING GROUND-MOUNTED RULAC UNIT TO ROOF OF NEW ADDITION AND RECONNECT TO EXISTING DUCTWORK. REMOVE EXISTING CONCRETE SLAB.
- 5 CLOSE AND INSULATE EXISTING DUCT OPENING IN EXISTING WALL
- 6 NEW INSULATED HOLLOW METAL 3'-0" x 7'-0" EXIT DOOR W/ LEVER EXIT LOCK CLOSER WITH STRIP LATCH GUARD
- 7 PROVIDE DOCK LEVELER, BUMPERS, DOCK SEAL, AND TRUCK LOCK AT NEW DOCK
- 8 12' x 12' HIGH SPEED DOOR
- 9 HALF-LOAD FULL FRAME ENDWALL BEAM AT NEW ADDITION

[illegible]

WAREHOUSE ALTERATION FOR
COLOR CRAFT GRAPHIC ARTS INC.
5631 WEST DRIVE - MANITOWOC, WI

COLOR CRAFT GRAPHIC ARTS INC.

5631 WEST DRIVE
MANITOWOC, WI 54220

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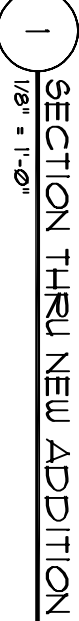
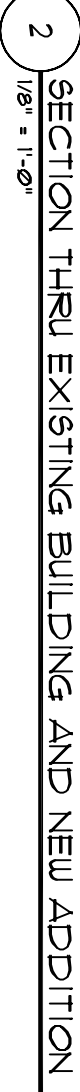
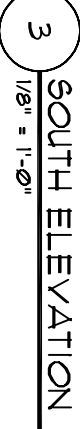
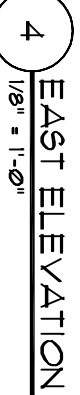
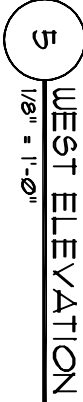



SMI
CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE (920) 684-5583 www.smimanitowoc.com

DATE:	JUNE 29, 2017
DRAWN BY:	GM/JG
JOB NO.:	-
SHEET:	

2 OVERALL BUILDING FLOOR PLAN 1" = 20'

A1.1



PROJECT:		WAREHOUSE ALTERATION FOR COLOR CRAFT GRAPHIC ARTS INC. 5631 WEST DRIVE - MANITOWOC, WI	
CLIENT:		COLOR CRAFT GRAPHIC ARTS INC. 5631 WEST DRIVE MANITOWOC, WI 54220	<p>An original copy of this plan will have this note, signature and/or stamp in RED. SMI accepts no responsibility for unauthorized alterations to non-original copies of this plan.</p>  <p>SMI CIVIL AND STRUCTURAL ENGINEERS 102 REVERE DRIVE MANITOWOC, WI. 54220-3147 PHONE (920) 684-5583 www.smimanitowoc.com</p>

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Proposed Land Sale to Color Craft**Parcel 052.449.003.070.00**

3.16 acres at \$20,000 per acre	\$ 63,200	Current land sale price for I-43 Tech Park
Credit for 2013 land donation	<u>\$ (27,840)</u>	This was 2.784 acres sold at \$10,000 per acre on 04/11/2000
Proposed land sale price	\$ 35,360	Use this value for potential land rebate
Estimated closing costs (buyer)	<u>\$ 1,000</u>	Title insurance, closing documents, etc.
Estimated total cost to Color Craft	\$ 36,360	
Estimated closing costs (seller)	\$ 1,500	Title insurance, closing documents, etc.
Estimated proceeds to City	\$ 33,860	
Estimated future land rebate (50%)	\$ (17,680)	Based on assessed value at least 15 x gross purchase price (\$530,400)
Final land sale revenue after rebate	\$ 16,180	Proceeds to the City less the land rebate at 50%
Final cost to buyer after rebate	\$ 18,680	Total cost to Color Craft less the land rebate at 50%