



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



August 31, 2017

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: 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

Dear Mayor and Common Council:

At the August 30, 2017 meeting of the Manitowoc City Plan Commission, the Commission considered all items on its agenda, including the item identified above, and wishes to report and recommend to the Common Council the following actions: to approve 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.

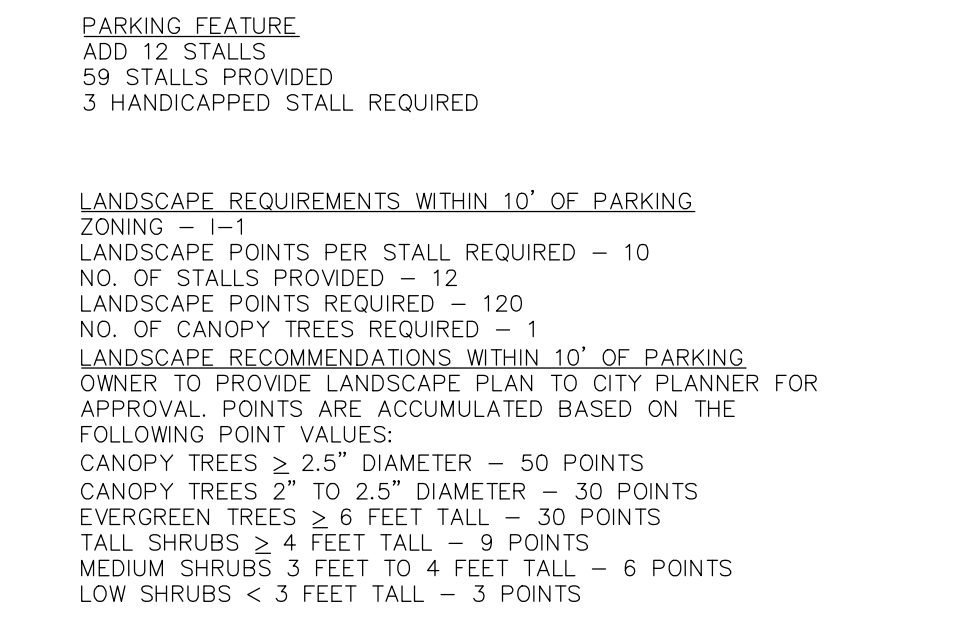
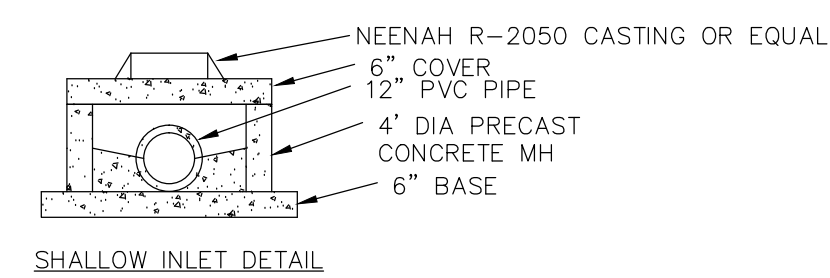
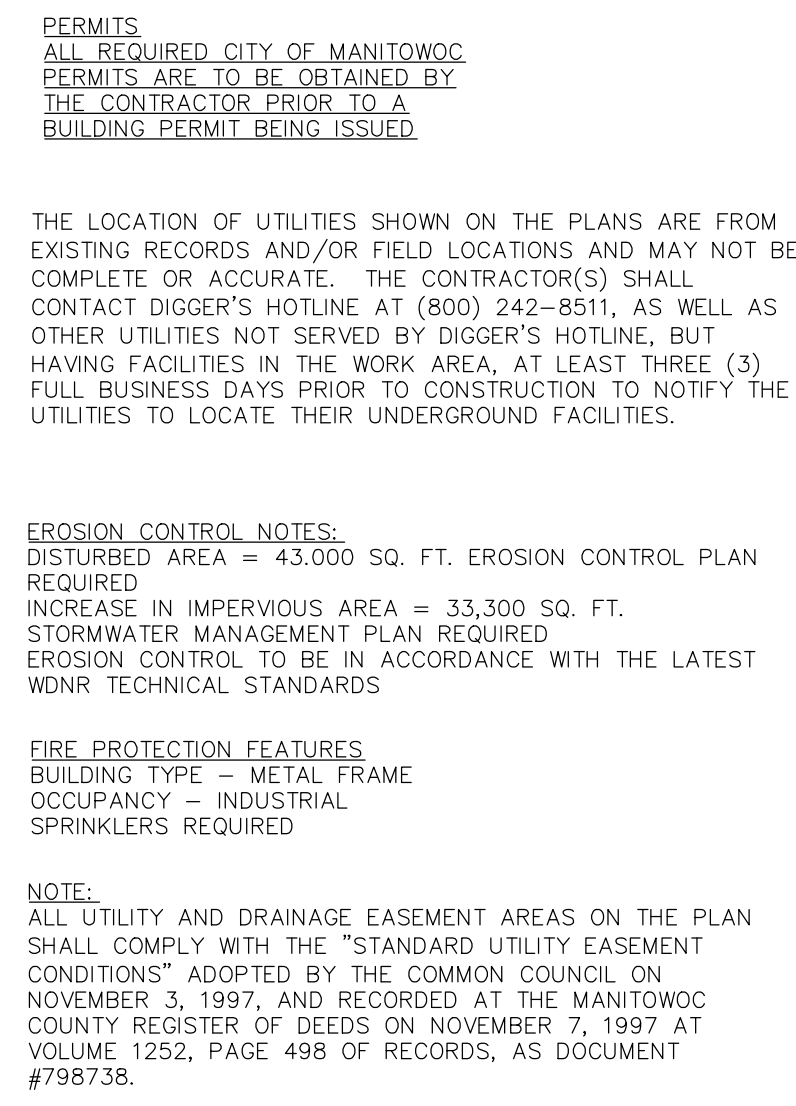
Respectfully Submitted,

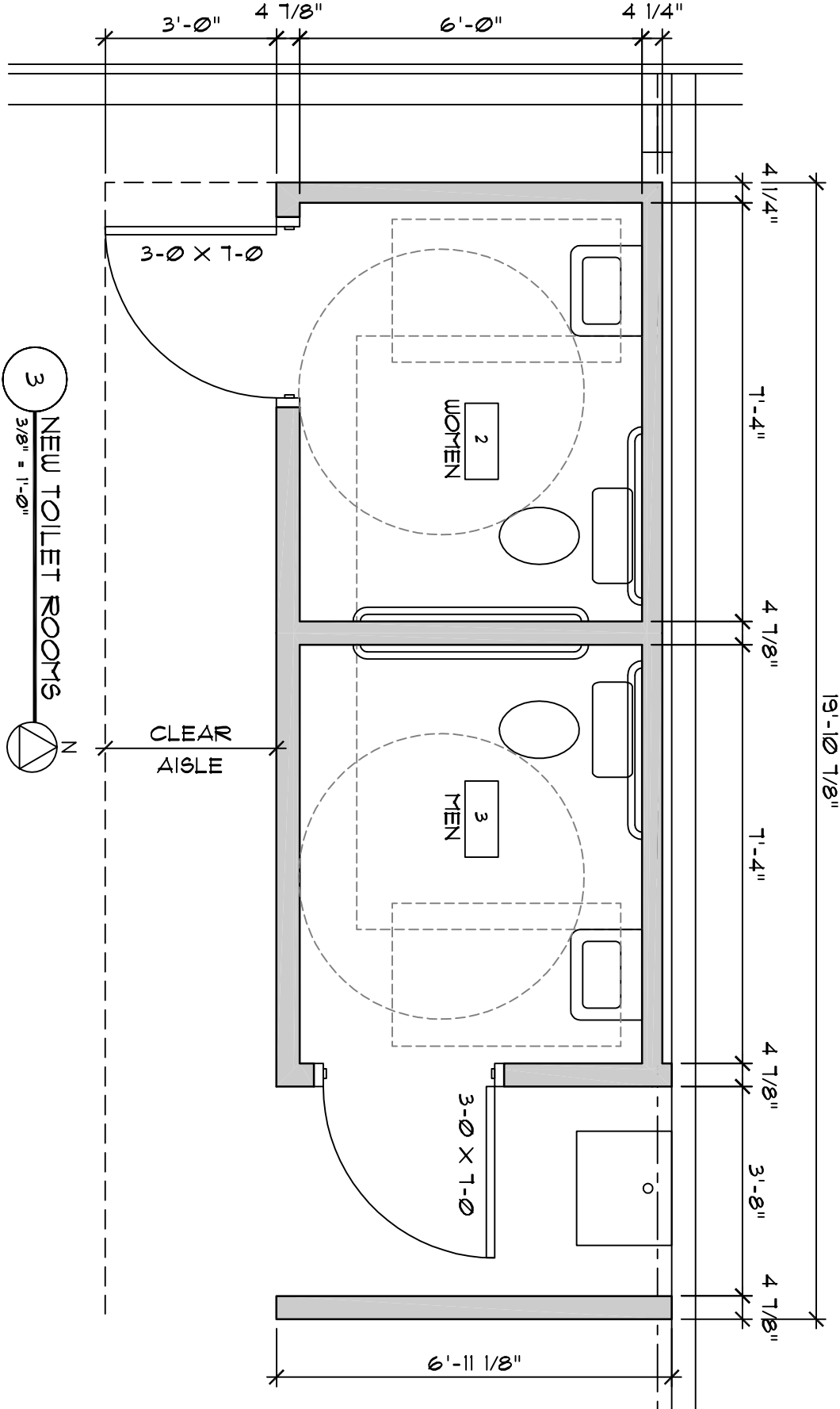
Paul Braun
Plan Commission Secretary

Attachment: Map
Granicus # 17-0881

Color Craft



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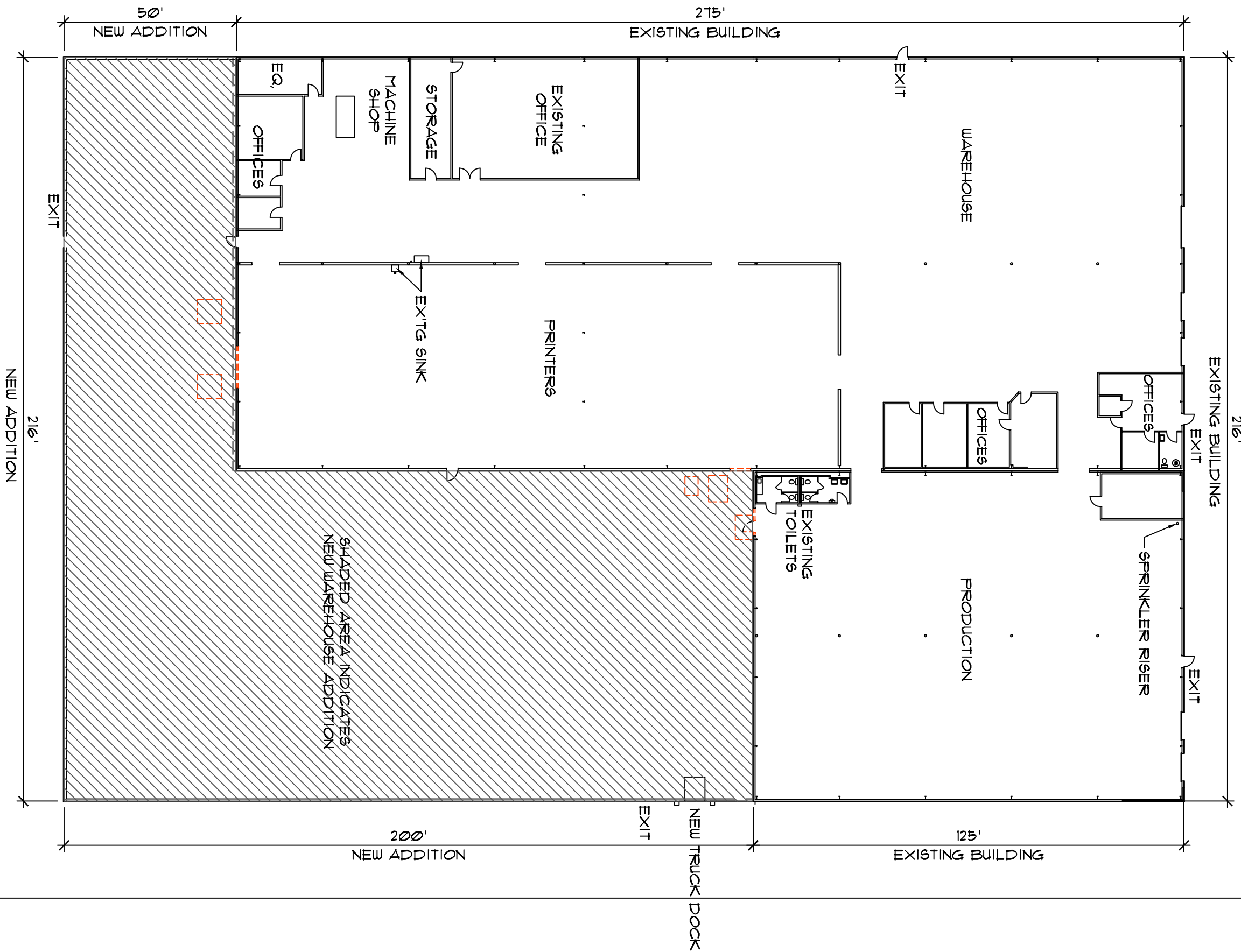
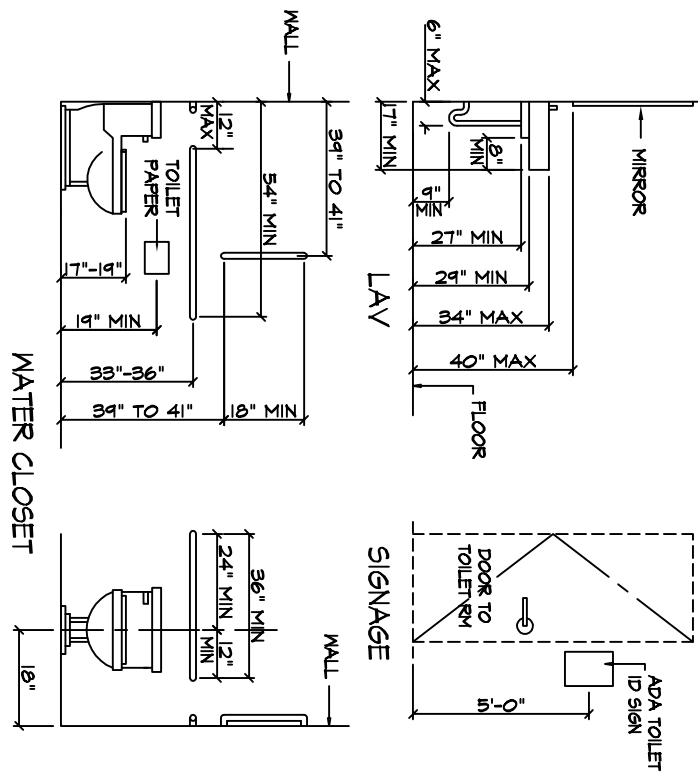


- TOILET ROOM NOTES:
1. CONSTRUCT NEW PARTITION WALLS OF STEEL STUDS AND 3/8\"/>
 2. FRAME 6\"/>
 3. DOORS TO BE 18 GA. HOLLOW METAL, N 16 GA. HOLLOW METAL FRAME. EQUIP WITH LEVEL, PRIVACY SET.
 4. ROOF FINISHES ARE CONC. FLOOR, 6\"/>

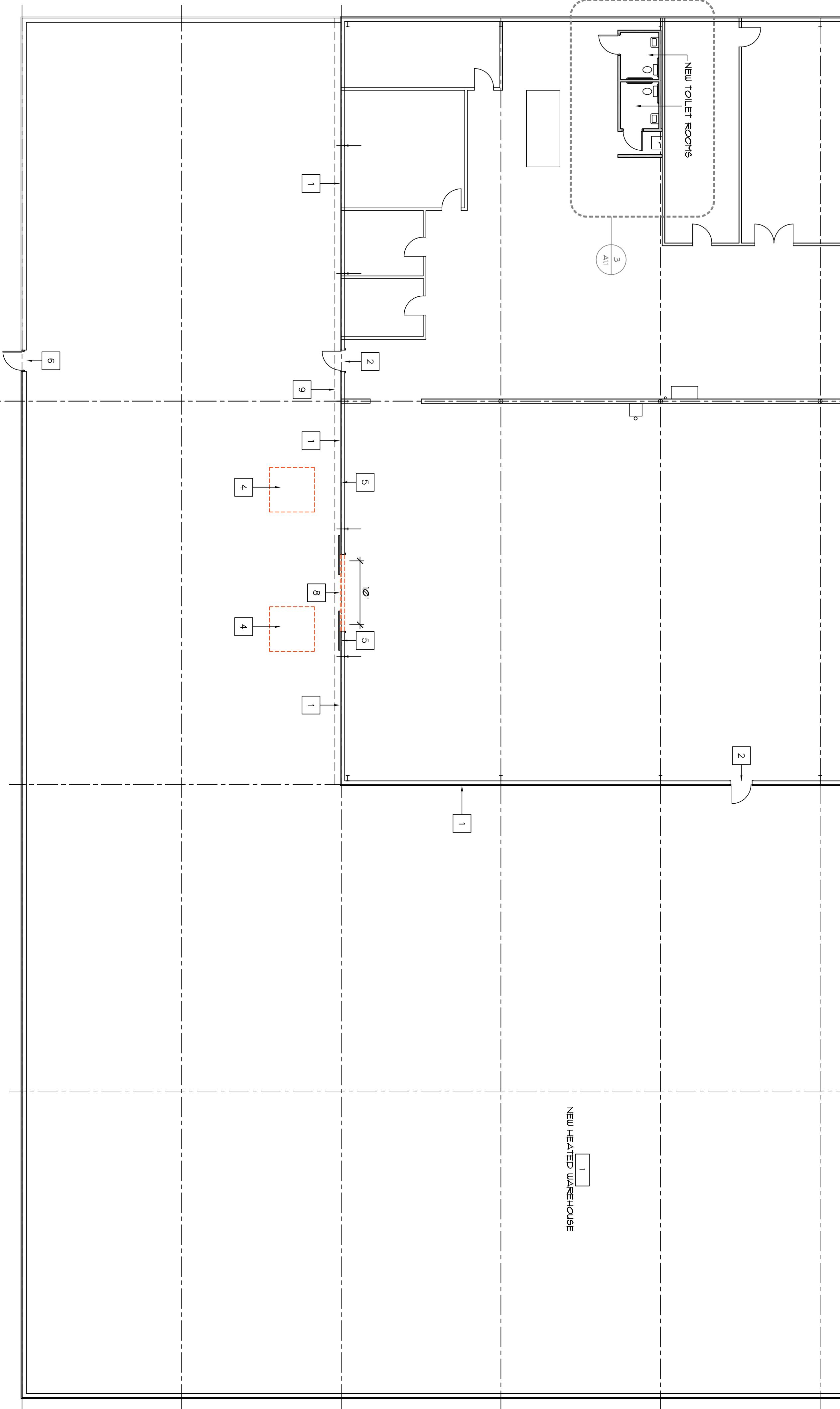
KEY TO PLAN NOTES

- 1 EXISTING EXTERIOR STEEL WALL PANELS AND BUILDING INSULATION REMAIN
- 2 EXISTING HOLLOW METAL DOOR AND FRAME REMAIN
- 3 NEW 10'-0" HIGH OPENING WITH CLEAR VINYL SLAT CURTAIN IN EXISTING METAL BUILDING WALL
- 4 RELOCATE EXISTING GROUND-MOUNTED RTU A/C UNIT TO ROOF OF NEW ADDITION AND RECONNECT TO EXISTING 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 1'-0" EXIT DOOR W/ LEVER, EXIT LOCK CLOSER WITH STRIP, LATCH GUARD
- 7 PROVIDE DOCK LEVELER, BUFFER, DOCK SEAL, AND TRUCK LOCK AT NEW DOCK
- 8 12' X 12' HIGH SPEED DOOR
- 9 HALF-LOAD FILL FRAME ENDWALL BEAM AT NEW ADDITION

STANDARD TOILET RELATED DIMENSIONS



2 OVERALL BUILDING FLOOR PLAN
1" = 20'



1 FLOOR PLAN - NEW ADDITION
1" = 10'

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

PROJECT: **WAREHOUSE ALTERATION FOR
COLOR CRAFT GRAPHIC ARTS INC.**
5631 WEST DRIVE
MANITOWOC, WI 54220

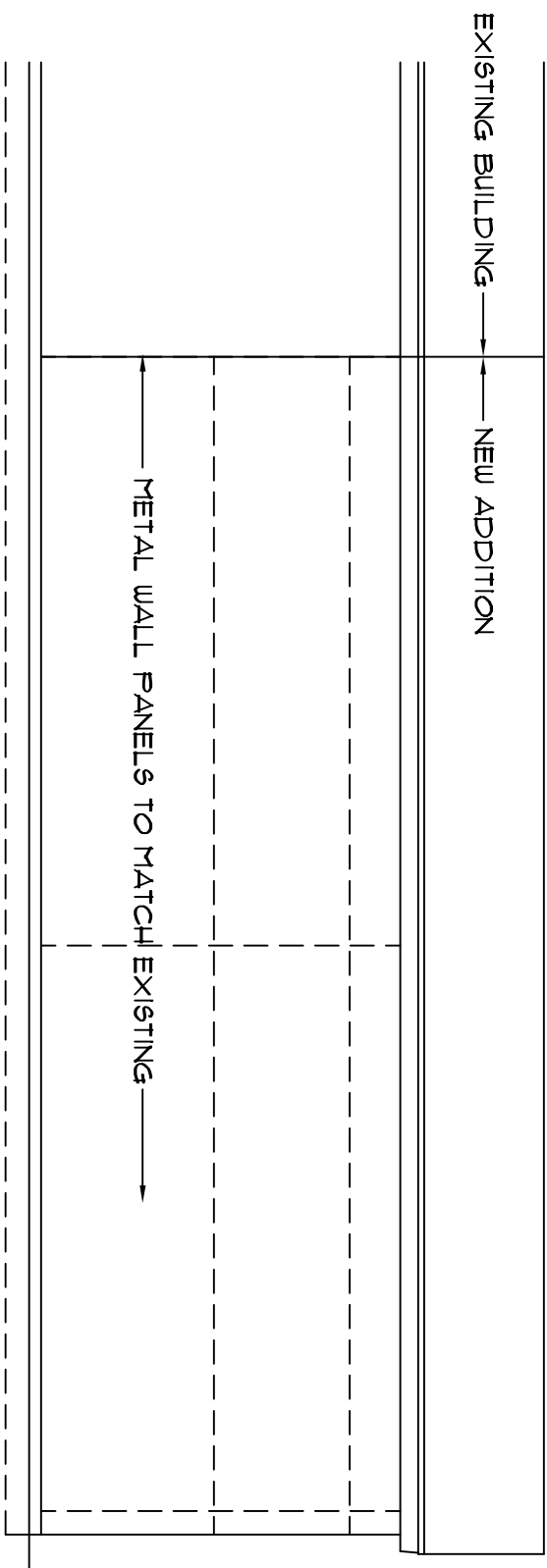
CLIENT: **COLOR CRAFT GRAPHIC ARTS INC.**

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

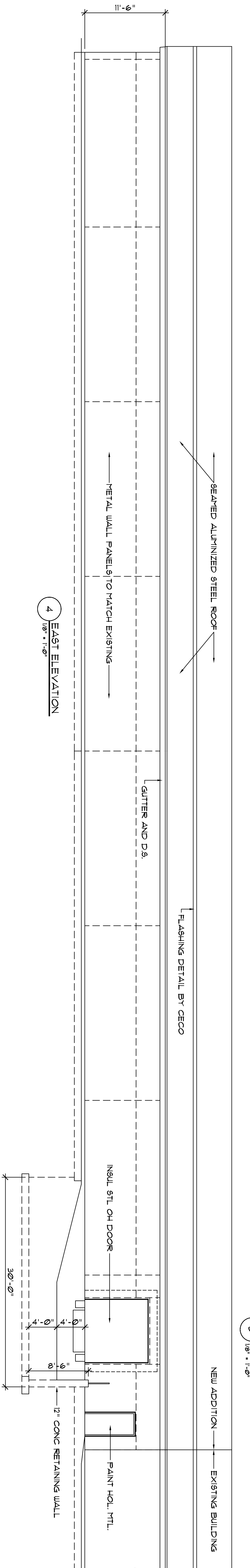
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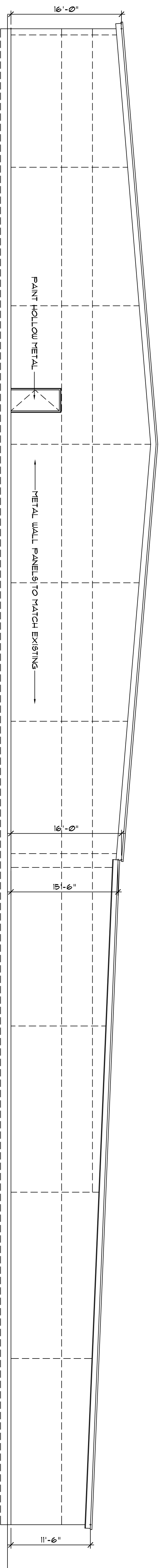
SMI
CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE (920) 684-5583 www.smi-manitowoc.com



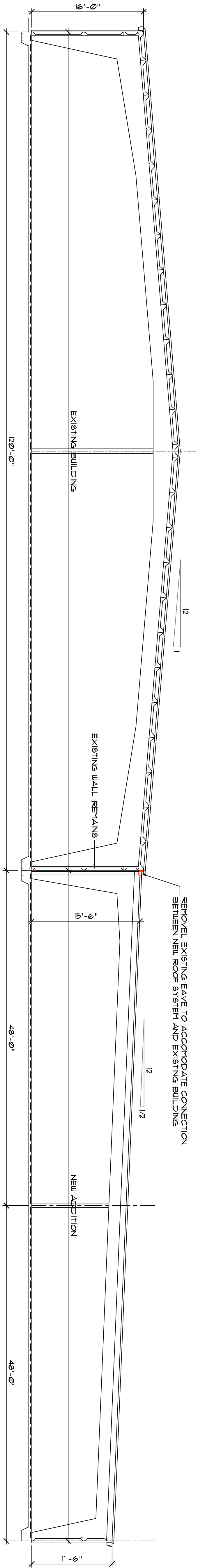
5 WEST ELEVATION
1/8" = 1'-0"



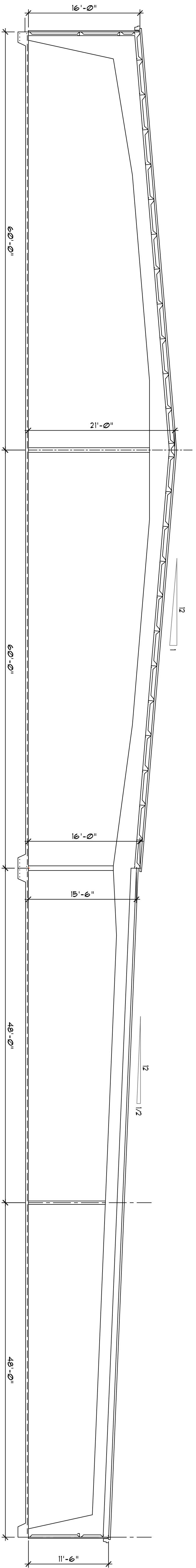
4 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 SECTION THRU EXISTING BUILDING AND NEW ADDITION
1/8" = 1'-0"



1 SECTION THRU NEW ADDITION
1/8" = 1'-0"

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

PROJECT: CLIENT: COLOR CRAFT GRAPHIC ARTS INC.

DATE: JUNE 29, 2017
DRAWN BY: GM/JC
JOB NO.:
SHEET: A2.1



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CIVIL AND STRUCTURAL ENGINEERS
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MANITOWOC, WI. 54220-3147
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Proposed Land Sale to Color Craft**Parcel 052.449.003.070.00**

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|--------------------------------------|--------------------|--|
| 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% |