

Report to the Manitowoc Plan Commission

Meeting Date: September 26, 2018

Report Print Date: 9/20/2018 9:56 AM

Request: PC 24-2018: Metal Ware Inc.; Request to Purchase Land and a Right of First Refusal - Lots 1, 2, & 3 of a Certified Survey Volume 33, Page 201 Manitowoc I-43 Industrial Park.

Reason for Request: Wisconsin Statute 62.23(5) "Matters referred to City Plan Commission" states that the sale of public lands shall be referred to the Plan Commission, for its consideration and report before final action is taken by the Council.

Existing Land Use for Subject Property: vacant land

Existing Zoning for Subject Property: I-1 Light Industrial

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, East, West, South	Vacant, industrial	I-1 Light Industrial

Report: Metal Ware Corporation is looking to purchase a 15.016 acre lot and obtain rights of first refusal on two other lots which 10.086 acres and 10.209 acres. The lots were recently created by a CSM recorded in Volume 33, Page 201. The lots are located west of S. 63rd Street, south of W. Custer Street and north of Vits Drive.

The Letter of Intent from Metal Ware is attached.

The request was referred to the August 9, 2018 Industrial Development Corporation and they approved right of first refusal and sale of the property to Metal Ware.

Recommendation: The Community Development Department recommends that the Plan Commission i) approve the right of first refusal and ii) approve any subsequent land sale that may occur in the future.

THE Metal Ware CORP

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nesco.com • chardproducts.com

June 6, 2018

City of Manitowoc Common Council and Industrial Development Corporation
Attn: Community Development Department
900 Quay Street
Manitowoc, WI 54220

Ladies and Gentlemen,

This letter is to inform you that The Metal Ware Corporation (hereafter; Metal Ware) intends to:

- Purchase approximately the South 15-20 acres of parcels# 449-007-010 and #449-007-020
- Obtain an option on an additional 5-10 acres within the same parcels for a total of 25 acres.
- Construct a 200,000 square foot manufacturing, office, and distribution/warehousing facility.
- Break ground in the third quarter of 2018 with an anticipated completion date of July 2019.

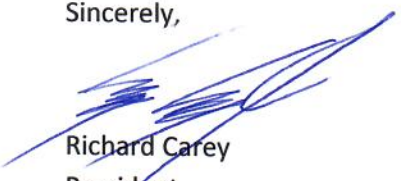
The preliminary building plans consist of approximately 120,000 square foot distribution/warehouse, 65,000 square foot manufacturing area and 15,000 square foot office space. The exterior finishes would be a combination of masonry, EFIS, ACM panel and steel wall panel. The interior liner panel to 8' height and an interior masonry firewall. The building would be fully fire protected and have eight loading docks. Our plan is to add approximately 125 new jobs with this new facility over the next five years.

The following is Metal Ware's current financial position related to the construction of this facility:

- Total Budget: \$10,350,000
- Metal Ware's total gap financing needs as it relates to the City of Manitowoc and it's TIF: \$2,100,000. But for this financing, Metal Ware will not be able to move forward with this project.
- Our needs dictate a mix of up-front and "pay as you go" funding.

Please accept this letter of intent to begin the review process toward that end.

Sincerely,



Richard Carey
President

The Metal Ware Corporation

IDC - August 2018

Legend

- Metal Ware - Purchase
- Metal Ware - Option 1
- Metal Ware - Option 2
- Red Plastic - Purchase or Option



1 inch = 300 feet

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 08/07/2018
X:\Maps\Industrial\IDC_Meeting_Aug2018.mxd
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

**Metal Ware
Option 2**

449007010
10.209 acres
MANITOWOC CITY OF VACANT LOT

**Metal Ware
Option 1**

449007010
10.209 acres
MANITOWOC CITY OF VACANT LOT

**Metal Ware
Purchase**

449007020
15.016 acres
MANITOWOC CITY OF VACANT LOT

W. CUSTER ST.

11.086 acres

S. 63RD ST.

449006031
11.119 acres
MANITOWOC CITY OF VACANT LOT

**Red Line Plastics
Purchase/Option**

S. 69TH ST.

R2H
6.31 acres

Option Released
4.77 acres

VITS DR.