

Report to the Manitowoc Plan Commission

Meeting Date: September 26, 2018

Report Print Date: 9/20/2018 9:09 AM

Request: PC 32-2018: Manitowoc Tool and Machining (MTM); Request for a Right of First Refusal for property located at the southwest of corner of S. 59th Street and Vits Drive.

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: MTM is requesting a right of first refusal for approximately 17.6 acres of land at the southwest corner of Vits Drive and S. 59th Street. They are also interested in a 2.29 acre lot if the wetlands on the lot can be addressed. The City is in the process of determining the best means to address the wetland issue.

A certified survey would need to be completed prior to any land sale.

The request has also been referred to the Industrial Development Corporation for action at their September 26 meeting. The IDC oversees all activities in the industrial parks.

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.

Paul Braun

From: Scott Mertens <smertens@mantool.com>
Sent: Thursday, September 06, 2018 2:19 PM
To: Paul Braun
Cc: Chuck Reinhart; Jean Hansen; Stacey Groll
Subject: First Right of Refusal
Attachments: CCF09062018.pdf

Paul Braun
Manitowoc Planning Dept.

Paul:

As per previous conversation and meetings MTM is interest in obtaining First Right of Refusal on Lots 2,3 and 4 of attached map.
If the city can obtain approval to fill in the wetlands on lot 1 MTM would also be interested in entering into agreement on that lot.

This is based on the assumption of the cost per acre for First Right Of Refusal being \$ 500 per acre.

Despite repeated pressure from other cities for MTM to relocate, MTM has enjoyed the relationship with Manitowoc and has expanded here more than 20 times.
We hope to do the same on this new property !

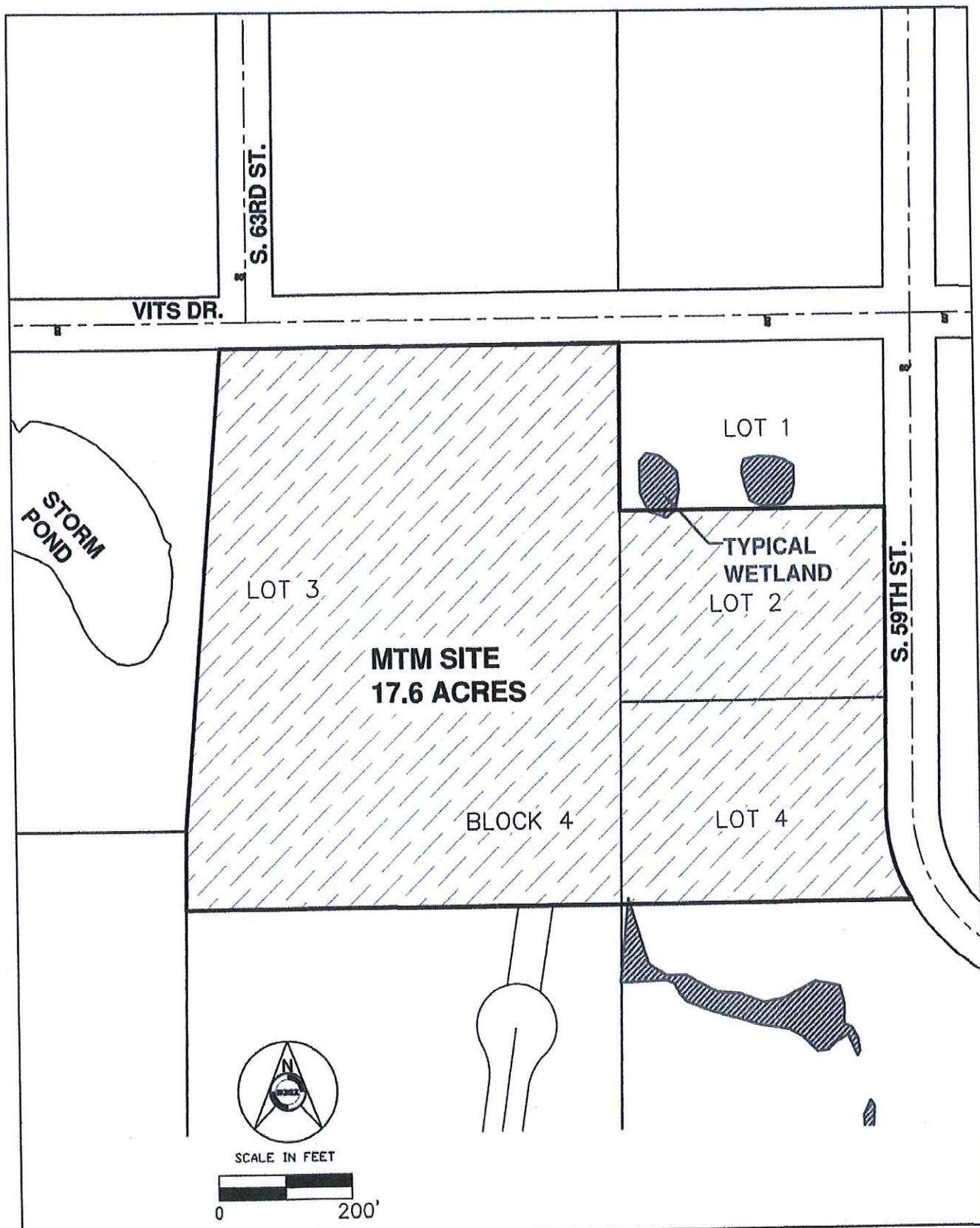
Paul , thank you to you and the Mayor for taking the time to discuss this important issue with MTM.

I appreciate your consideration to this matter.

Manitowoc Tool and Machining, LLC
Manitowoc Tool and Manufacturing, LLC



Scott Mertens
CEO
Manitowoc, WI 54220
Phone: 920-682-8825 x-130
Fax: 920-682-4299
Email: smertens@mantool.com
Web: www.mantool.com
www.mantoolmfg.com



CLIENT: MTM
ADDRESS: 4211 CLIPPER DRIVE
MANITOWOC WI 54220
920-682-8825
DATE: 8/29/18 JOB NO.: 18257MS
CAD FILE: IND-PARK-CONTOURS



SMI
CIVIL AND STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WISCONSIN 54220-3147
PHONE 920-684-5583 FAX 920-684-5584