



# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)

July 13, 2023

To: Mayor and Common Council

From: Industrial Development Corporation (IDC)

**Subject:** Beamaco Precision Machining & Fabrication; Land Sale Approval, Review of Site Plan and Building Design, & Waiver of Building Square Footage Ratio. Lot 2 of Certified Survey recorded in Volume 36, Page 11; Parcel # 449-004-040

Dear Mayor and Common Council:

At the July 12, 2023 meeting of the Manitowoc Industrial Development Corporation, the Corporation recommended to the Common Council the following action:

***Approve the land sale of Lot 2 of a Certified Survey recorded in Volume 36, Page 11 to Beamaco Precision Machining and Fabrication.***

The IDC would also like to note that they also approved the following two items: i) ***Approve the Site Plan and Architectural Design of the proposed building and ii) Approve the Waiver of the Building Square Footage to Lot Size Coverage.***

Respectfully Submitted,  
Paul Braun, City Planner

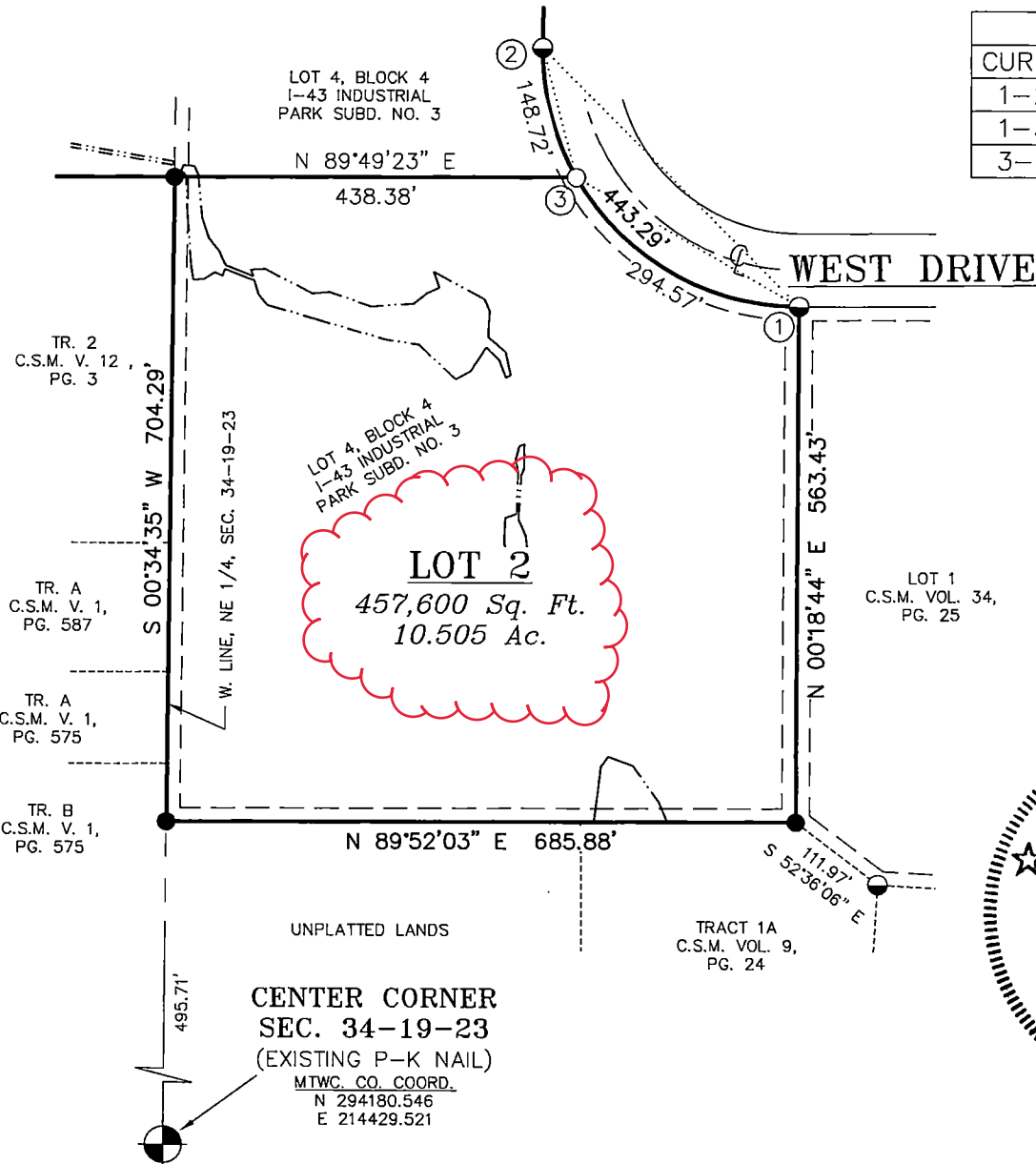
CERTIFIED SURVEY MAP

DOC# 1251415

VOL 36 PG 13

LOTS 1 AND 2 OF BLOCK 4 OF THE MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION No. 2 AND LOTS 3 AND 4 OF BLOCK 4 OF THE MANITOWOC I-43 INDUSTRIAL PARK SUBDIVISION No. 3, LOCATED IN THE NE 1/4, SE 1/4, NW 1/4 OF THE NW 1/4 AND SW 1/4, NW 1/4 OF THE NE 1/4 OF SECTION 34, TOWN 19 NORTH, RANGE 23 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN

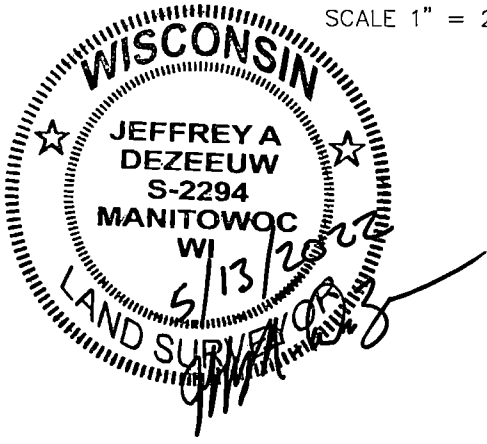
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1-2	90°42'33"	280.00'	443.29'	398.42'	N 44°46'49" W
1-3	60°16'41"	280.00'	294.57'	281.18'	N 59°59'45" W
3-2	30°25'52"	280.00'	148.72'	146.97'	N 14°38'29" W



NORTH IS REFERENCED TO THE  
MANITOWOC COUNTY COORDINATE  
SYSTEM. (PER THE COUNTY PUBLISHED  
SECTION SUMMARY)

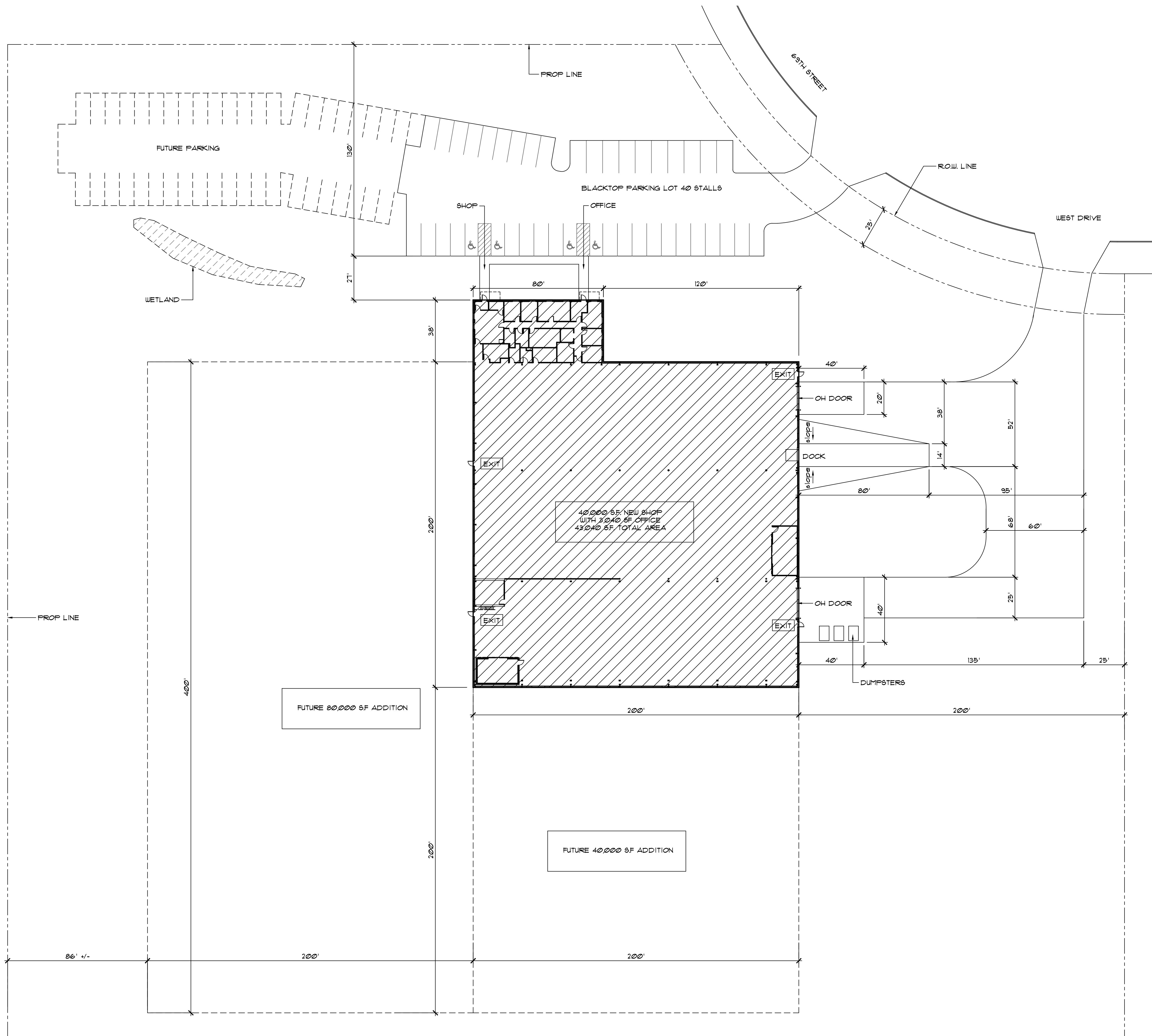
0 50 100 200  
SCALE 1" = 200'

- LEGEND**
- = 3/4" x 18" IRON REBAR SET WEIGHING 1.13 LBS/FT
  - = EXISTING 1" IRON PIPE
  - ◐ = EXISTING 3/4" IRON ROD
  - ◑ = EXISTING 1 1/4" IRON ROD
  - ⊙ = EXISTING 2" IRON PIPE
  - (000) = "RECORDED AS" DIMENSIONS
  - = WETLAND BOUNDARY



STATE OF WI - MTWC.CO  
KRISTI TUESBURG REGIDEEDS  
RECEIVED FOR RECORD  
06/18/2022 12:14:34 PM

**Corner Point**  
A DIVISION OF ACE BUILDING SERVICE  
3510 S. 26th Street  
Manitowoc, WI 54220  
Ph 920.682.6105



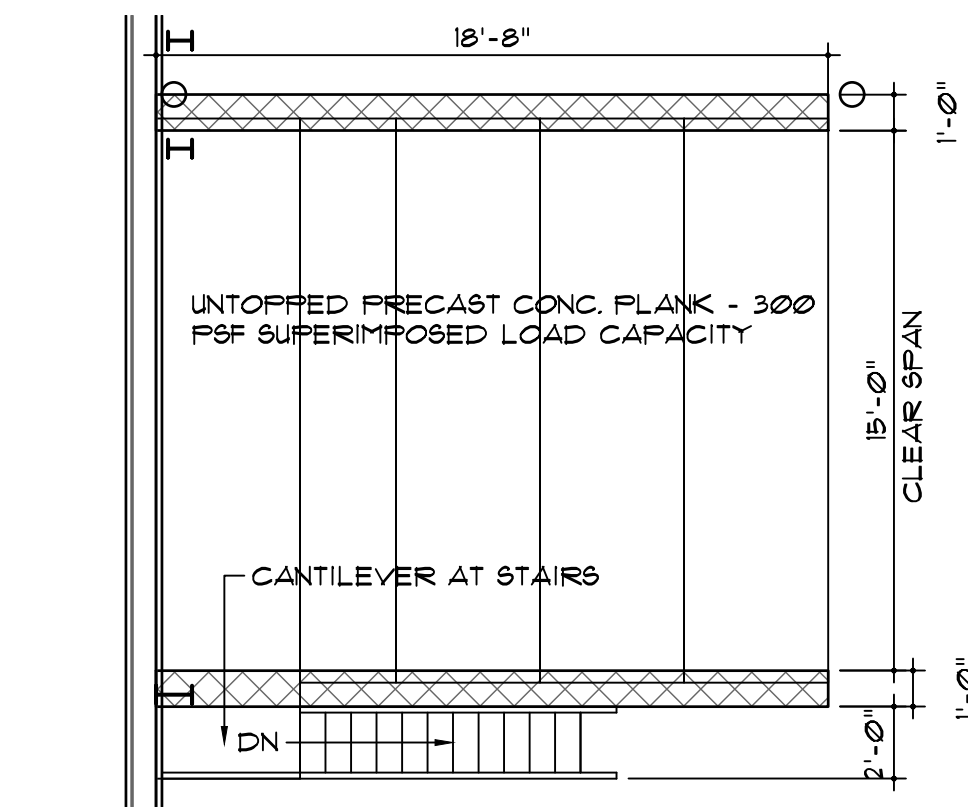
1 SITE PLAN - CONCEPT 5  
1" = 30'

**INDEX TO DRAWINGS FOR CONCEPT 5**

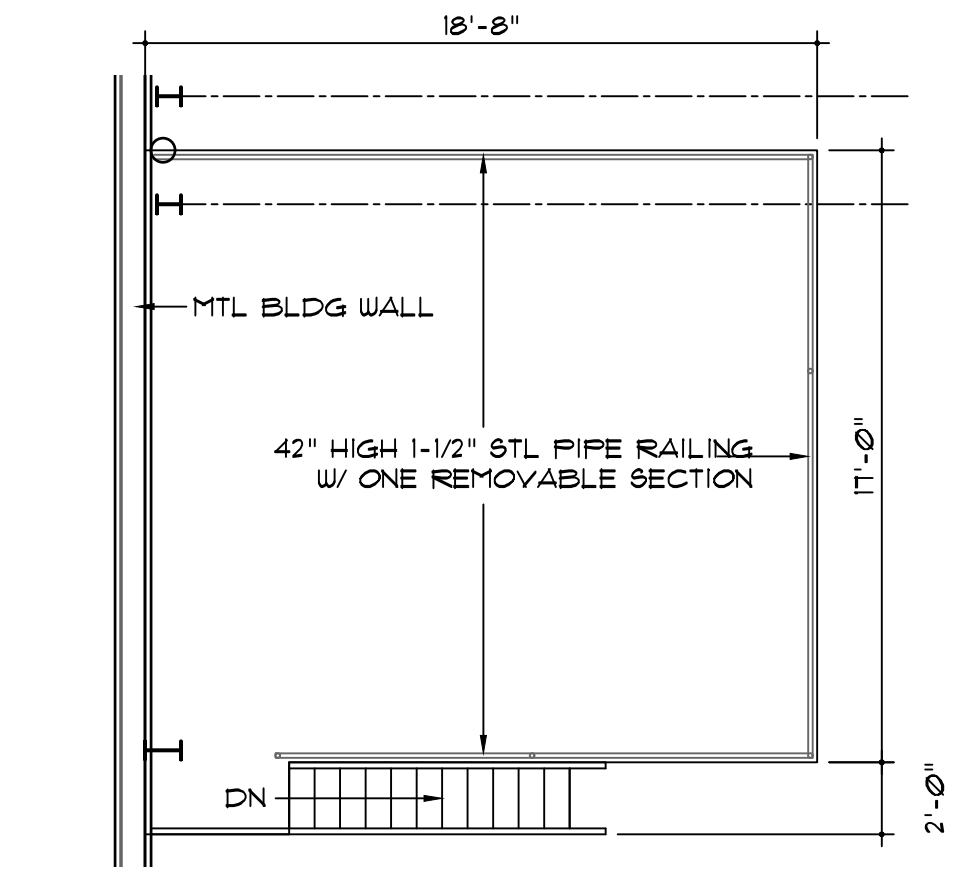
SHEET NO.	CONTENTS
FR5.0	SITE PLAN - INDEX TO DRAWINGS
FR5.1	BUILDING FLOOR PLAN - MISCELLANEOUS ROOM PLANS - DETAILS
FR5.2	ENLARGED OFFICE FLOOR PLAN - SCHEDULES - WALL TYPES
FR5.3	EXTERIOR ELEVATIONS - BUILDING SECTIONS - WALL DETAILS

CONCEPT 5 BIDDING EDITION - NOT FOR CONSTRUCTION

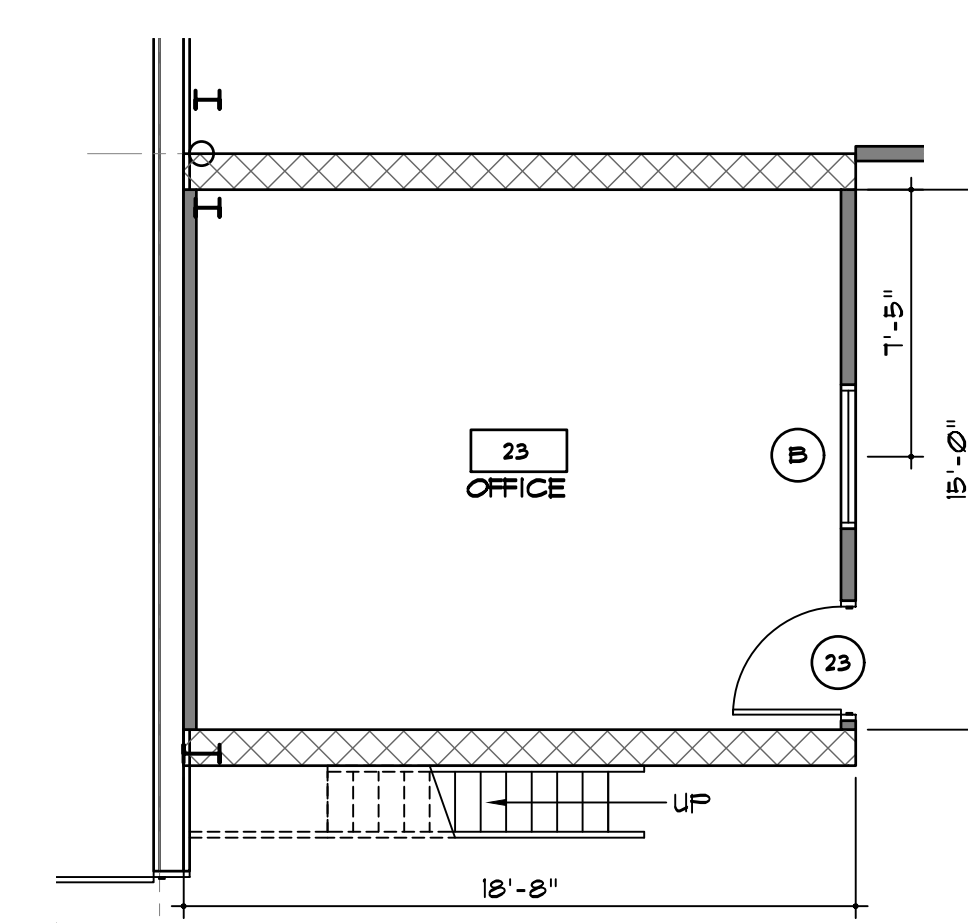
	DATE	REVISIONS	
<p><b>NEW MANUFACTURING FACILITY FOR BEAMACO MACHINE SHOP</b> 4400 SOUTH 16TH STREET - MANITOWOC, WI</p>			<p><b>HAMANN</b> CONSTRUCTION COMPANY</p>
<p><b>HAMANN CONSTRUCTION CO. INC.</b> 4613 CUSTER STREET - MANITOWOC, WI 54220 920 862-8882 - WWW.HAMANN.COM</p>			<p><b>PR5.0</b></p>
<p>DATE: MAY 24, 2023</p>		<p>PROJECT: 4-20-23</p>	
<p>SHEET:</p>		<p>DATE</p>	



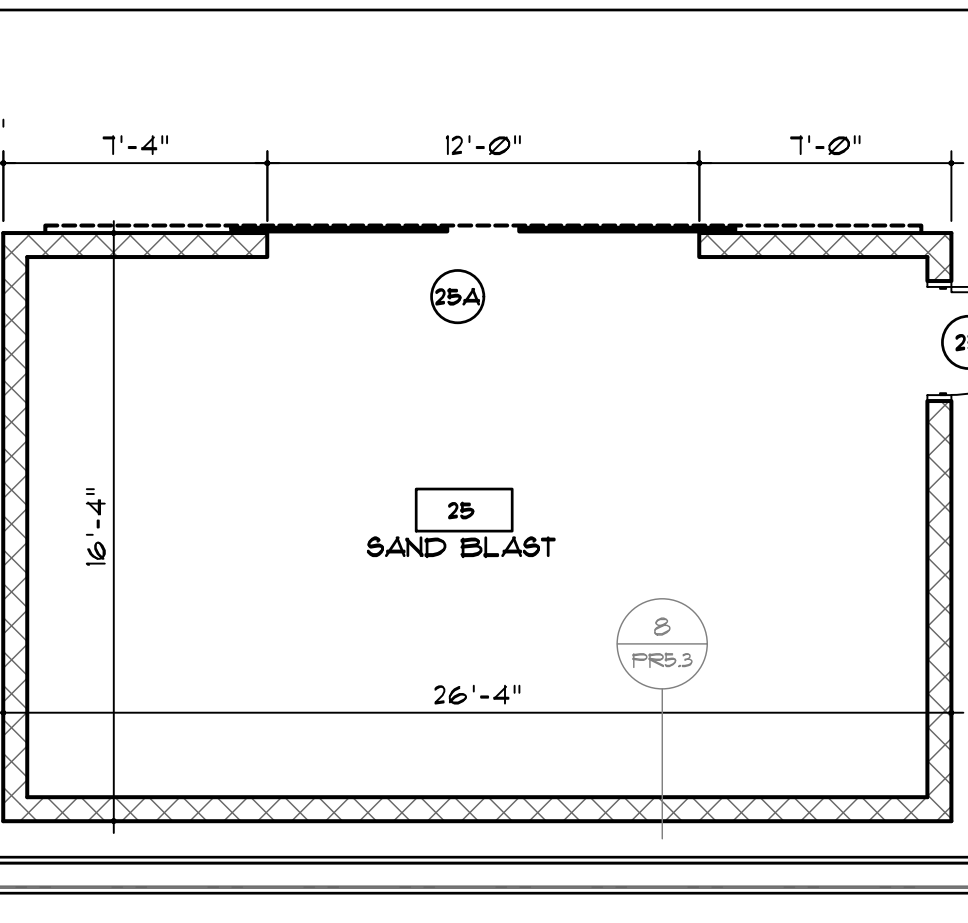
5 COMPRESSOR PLATFORM FRAMING PLAN  
3/16" = 1'-0"



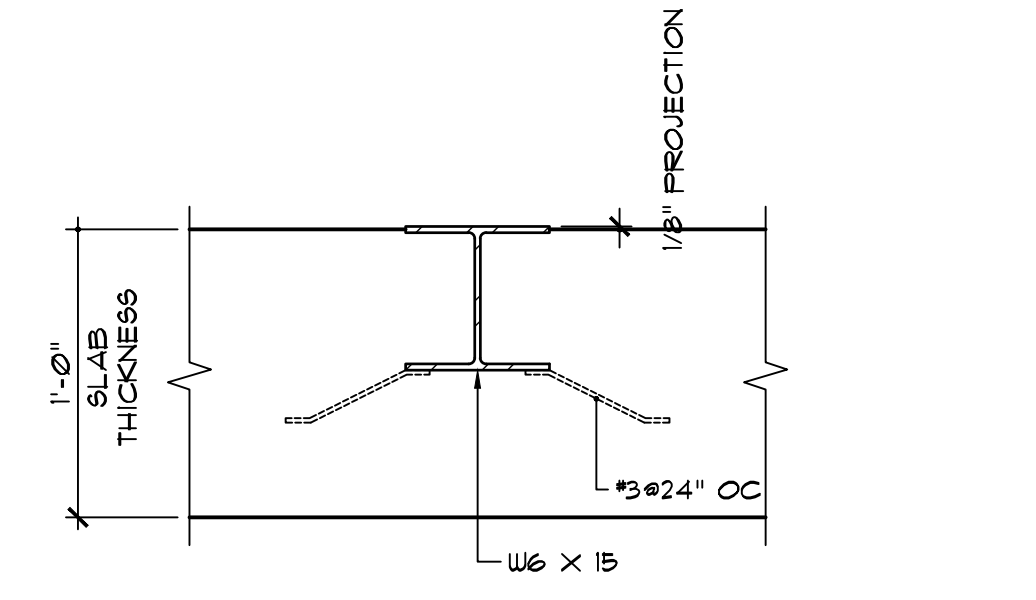
4 PLAN AT COMPRESSOR PLATFORM  
3/16" = 1'-0"



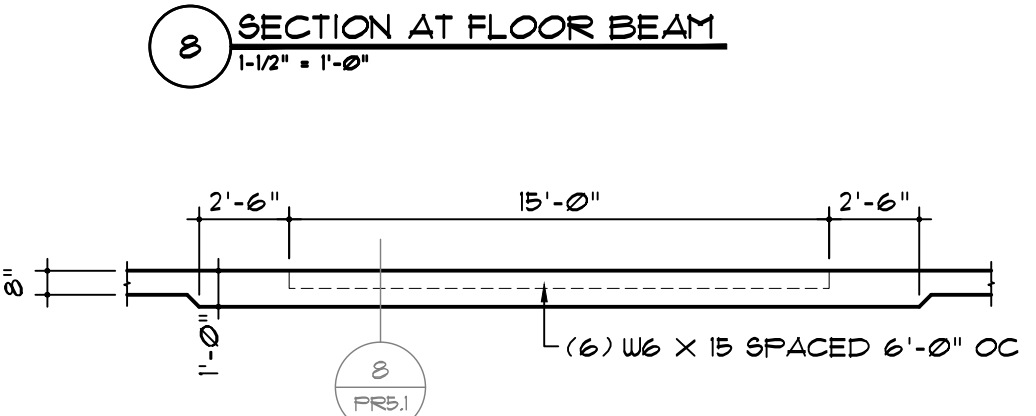
3 PLAN AT SHOP OFFICE  
3/16" = 1'-0"



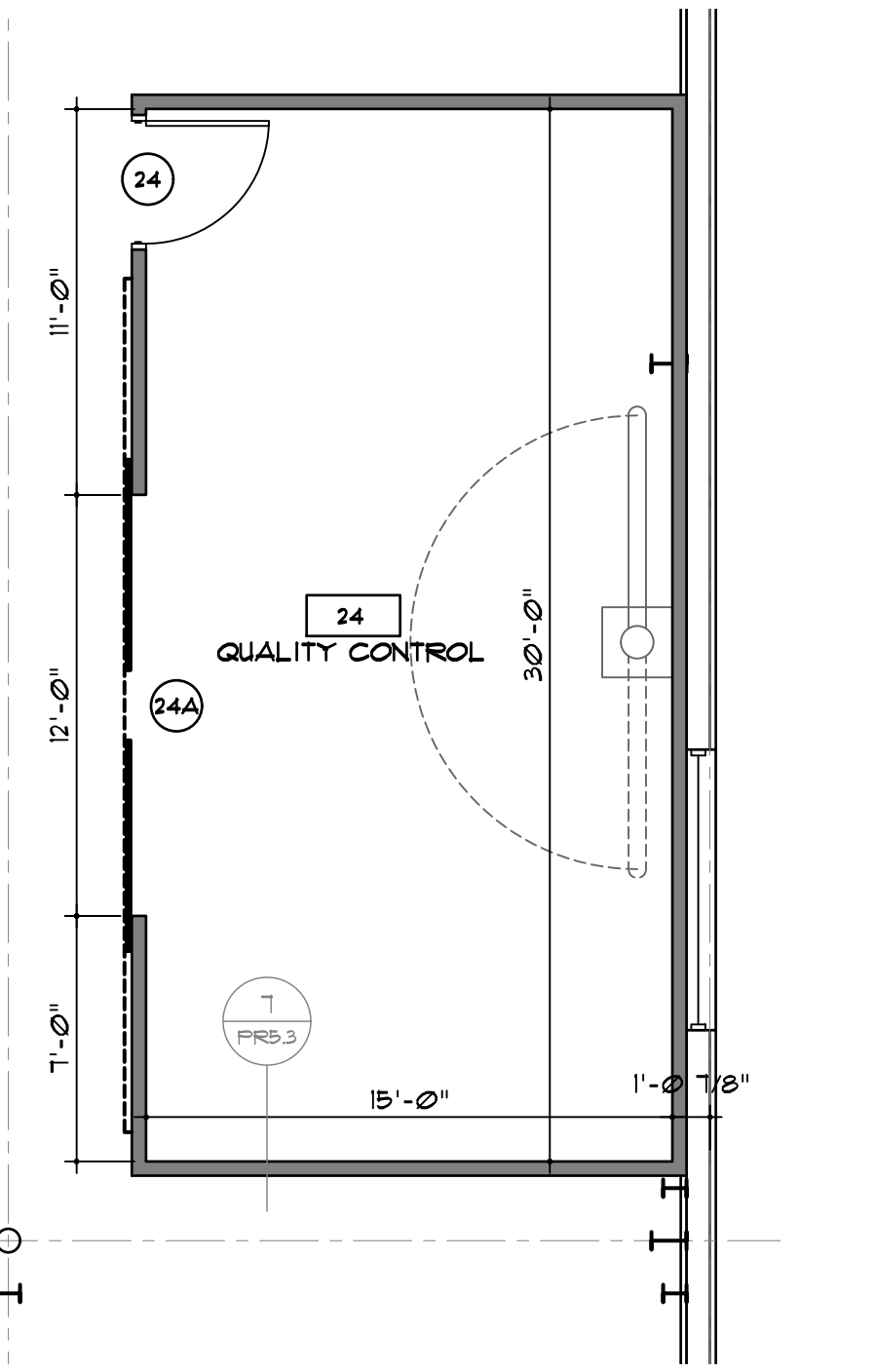
2 PLAN AT SAND BLAST ROOM  
3/16" = 1'-0"



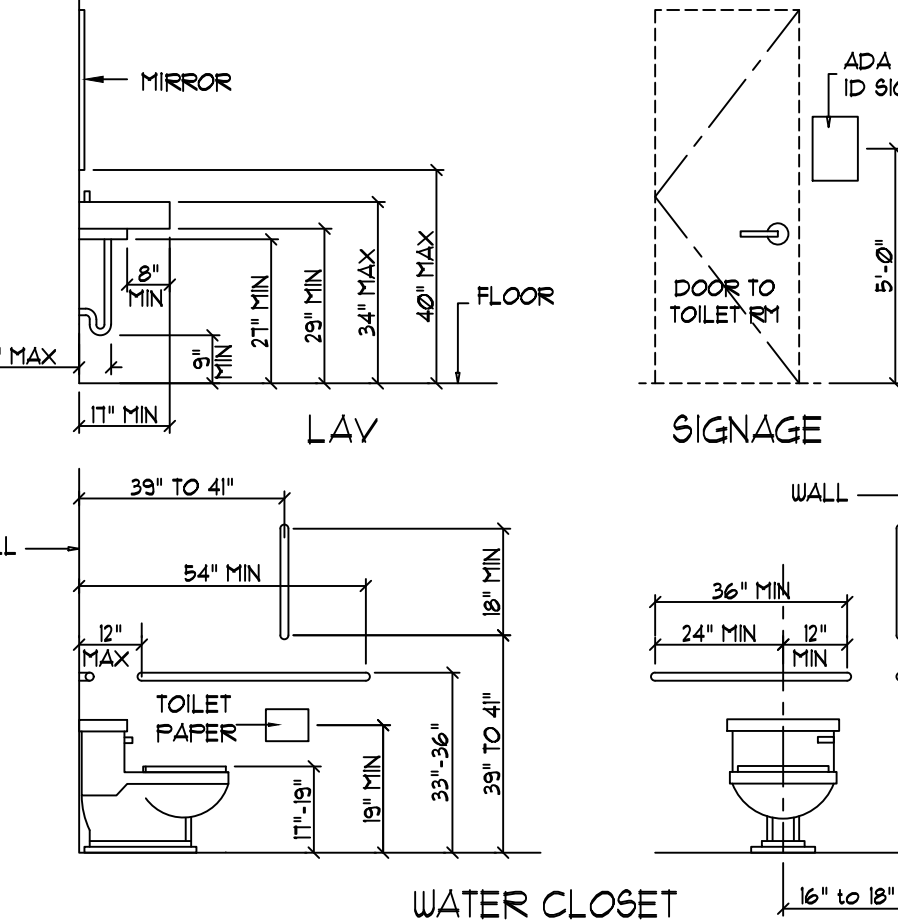
8 SECTION AT FLOOR BEAM  
1/16" = 1'-0"



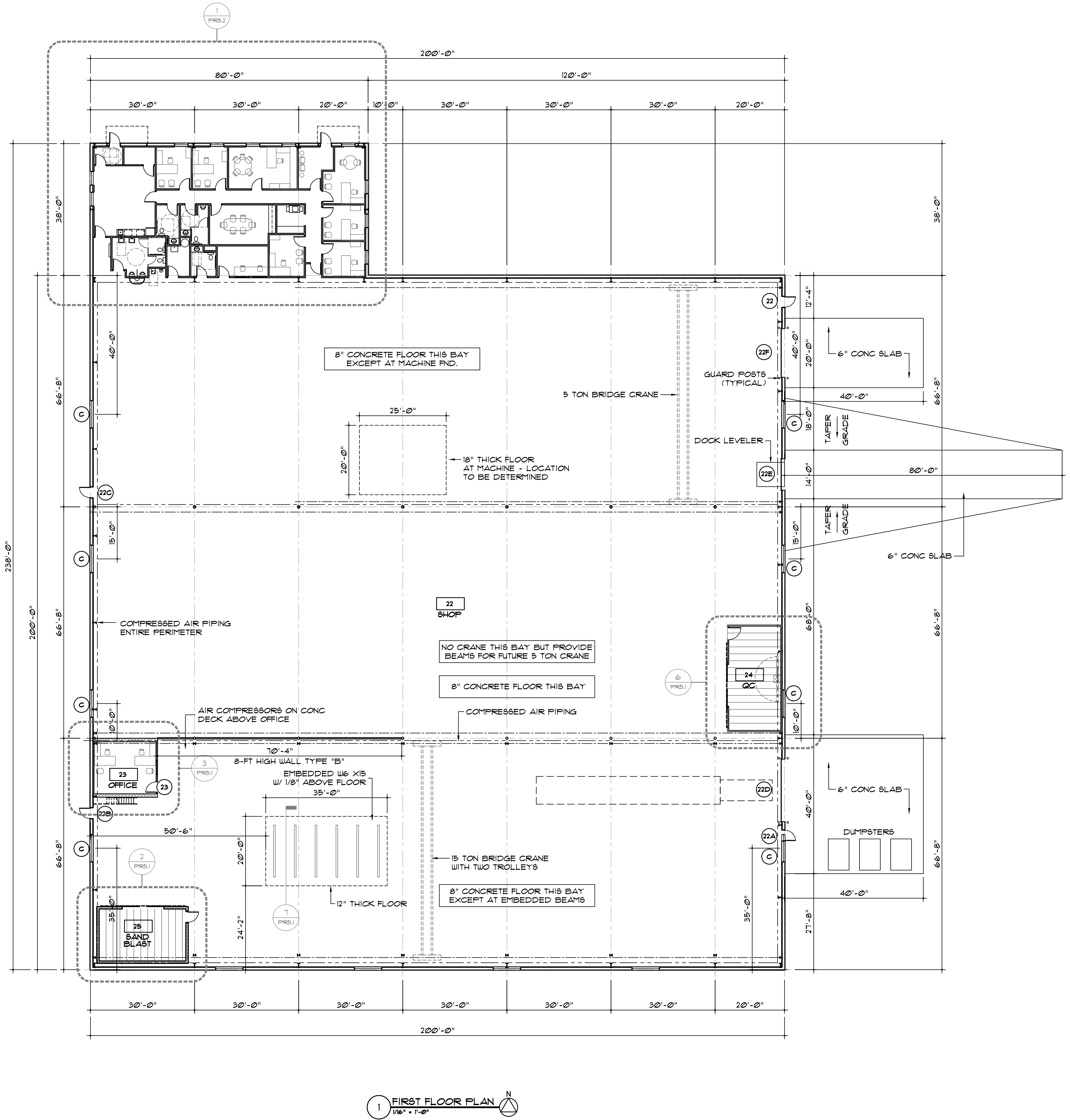
7 FLOOR SECTION AT WELDING AREA  
3/16" = 1'-0"



6 PLAN AT QUALITY CONTROL  
3/16" = 1'-0"



9 ADA WATER CLOSET DIMENSIONING  
3/16" = 1'-0"



1 FIRST FLOOR PLAN  
1/8" = 1'-0"

DATE	REVISIONS

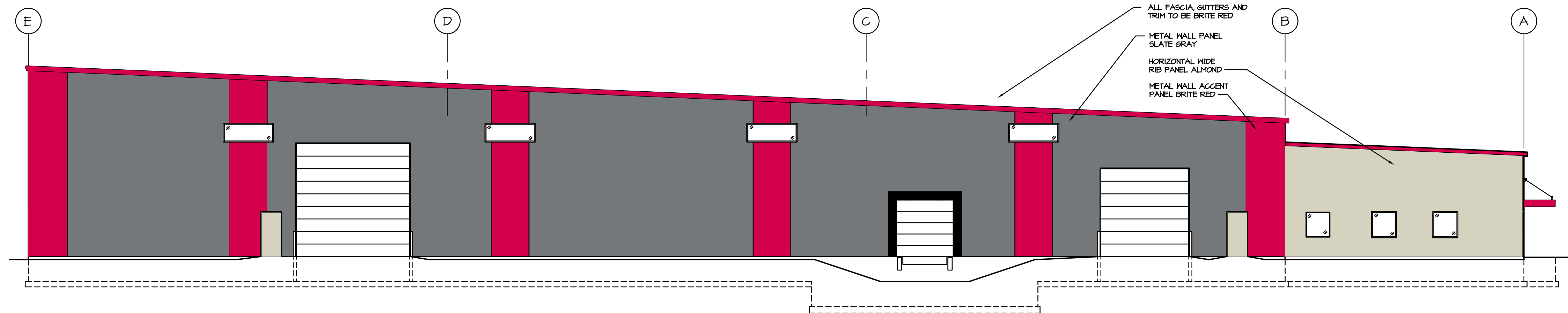
NEW MANUFACTURING FACILITY FOR  
**BEAMACO MACHINE SHOP**  
 4400 SOUTH 16TH STREET - MANITOWOC, WI

HAMANN  
 CONSTRUCTION COMPANY

HAMANN CONSTRUCTION CO. INC.  
 4613 CUSTER STREET - MANITOWOC, WI 54220  
 920 862-8682 - WWW.HAMANN.COM

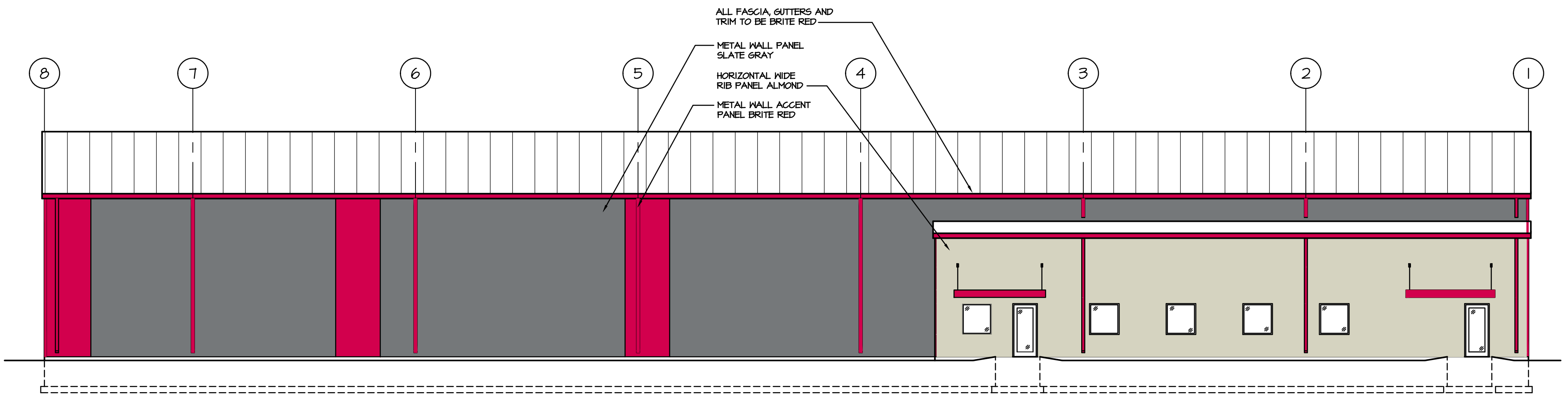
DATE: MAY 24, 2023  
 PROJECT: 4-20-23  
 SHEET: **PR5.1**

CONCEPT 5 BIDDING EDITION - NOT FOR CONSTRUCTION



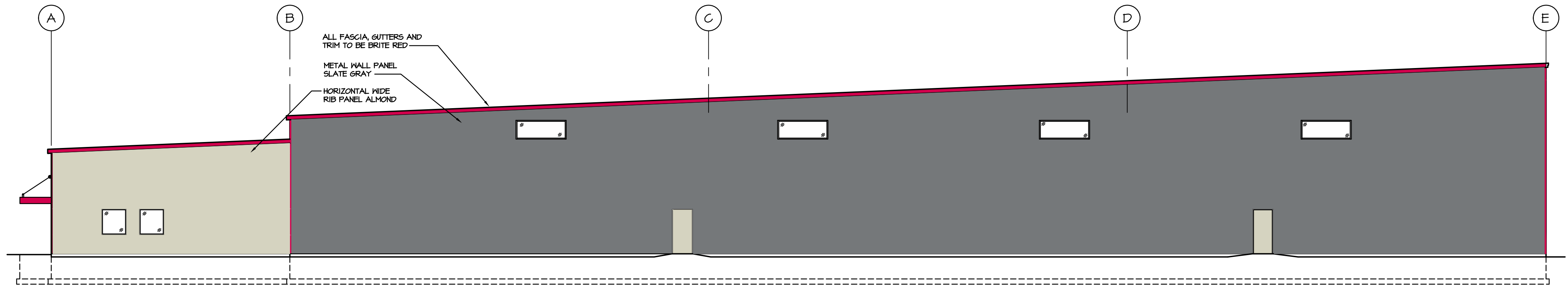
**EAST ELEVATION**

SCALE: 3/32" = 1'-0"



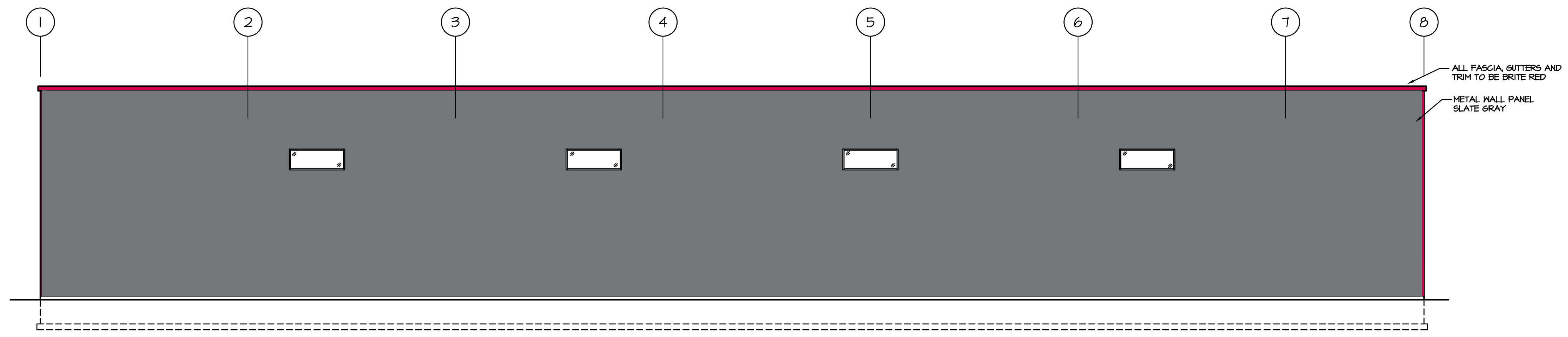
**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**WEST ELEVATION**

SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"

REVISIONS	DATE

NEW MANUFACTURING FACILITY FOR:  
**BEAMACO MACHINE SHOP**  
 5875 WEST DRIVE

**HAMANN**  
 CONSTRUCTION COMPANY

DATE: JUNE 30, 2023  
 PROJECT: 7867  
 SHEET: **A2.0**

HAMANN CONSTRUCTION CO. INC.  
 4613 CUSTER STREET - MANITOWOC, WI 54220  
 920 682-8282 · WWW.HAMANN.COM