

To the City of Manitowoc,

Kinzel Wood Products respectfully requests that the City of Manitowoc fund an extension of the sanitary sewer line in the industrial park property located on Alverno Road. We have placed a deposit and secured a one-year option with right of first refusal on Parcel #449008014.

When considering property within the industrial park, we believed the necessary utilities would be available to support future development. While evaluating this property, we recognized and accepted several significant challenges associated with the site. The two primary concerns are the three high-pressure natural gas pipelines that run through the property, rendering approximately one-third of the lot unusable, and second, the topography of the land, which we have been informed will substantially increase excavation costs.

Despite these challenges, we chose to move forward with the property. However, we did not anticipate the additional expense associated with extending the sanitary sewer line.

We respectfully ask the City of Manitowoc to consider our request and believe it would be fair for this property to have access to the same utilities available to other properties within the industrial park. Extending the sanitary sewer line would also benefit the approximately 25 acres of undeveloped land north of the property and support future development opportunities in that area.

Kinzel Wood Products has proudly operated since 1983, beginning in a basement and garage in the Newton area. In 1998, we relocated to South 30th Street in the City of Manitowoc and have since completed two building additions at our current facility. Unfortunately, we have reached the limit of our ability to expand at our existing location.

We are hopeful that the Alverno Road property will allow us to continue growing our business and our future in the City of Manitowoc.

Thank you for your time and consideration.

Sincerely,

Kinzel Wood Products