



CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org

June 11, 2026

To: Mayor and Common Council
From: Industrial Development Corporation
Subject: **Olin Winchester, LLC; Request for a 3 Year Land Lease and Option to Purchase (part of Parcel # 449-008-010)**

Dear Mayor and Common Council:

At the June 10, 2026 meeting of the Manitowoc Industrial Development Corporation, the Corporation recommended to the Common Council the following action:

Approve the 3-year Land Lease and Option to Purchase consistent with the terms and conditions of the land lease, between the parties, dated June 1, 2023. The Corporation also recommends instructing City staff to finalize all aspects of the lease and option to purchase.

Respectfully Submitted,
Paul Braun

Attachments: Request Letter
Map



May 28, 2026

Mayor Justin Nickels
Manitowoc City Hall
900 Quay Street
Manitowoc, WI 54220
jnickels@manitowocwi.gov

Adam Tegan
Community Development Director
Manitowoc City Hall
900 Quay Street
Manitowoc, WI 54220
ategen@manitowocwi.gov

- Re: (i) Land Lease dated June 1, 2023 between City of Manitowoc, as lessor, and Olin Winchester, LLC, as lessee (as assignee of Firelight Group I, LLC), as amended by that certain First Amendment to Land Lease with an effective date of April 18, 2025 ("Land Lease")
- (ii) Option to Purchase dated June 1, 2023 between City of Manitowoc and Olin Winchester, LLC (as assignee of Firelight Group I, LLC) and recorded August 4, 2023 as Document # 1264722 in Volume 3574, Page 160 of the Manitowoc County Register of Deeds Office, as amended pursuant to that certain Extension of Option to Purchase with an effective date of April 18, 2025 and recorded April 21, 2025 as Document # 1282617 in Volume 3684, Page 234 of the Manitowoc County Register of Deeds Office (the "Option to Purchase")

Dear Mayor Nickels and Mr. Tegan:

As discussed in our meeting on May 18, 2026, Olin Winchester, LLC ("Winchester") is formally requesting an extension of the Land Lease and the Option to Purchase for an additional three (3) year period, extending each agreement until May 31, 2029. We understand that the Land Lease and the Option to Purchase will both be extended until the time that the Economic Development Committee and the Common Council may consider this request, which we understand will occur in June of 2026.

Thank you for your time and consideration. If you have any questions, please feel free to contact us.

Sincerely,

Jim Mann
General Manager Operations (Manitowoc Facility)

MANITOWOC I-43 TECHNOLOGY & ENTERPRISE CAMPUS

(as of April 2026)

Legend

- City Limits
- Property Available
- Property Sold
- Right of First Refusal
- Wetlands
- FEMA Flood Zone

0 200 400 Feet

