

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, February 22, 2023

Request: PC 10–2023: U.S. Army Reserve Center / Silver Creek Park; Request to Extend Lease located at 3125 S. 10th Street. Pursuant to § 62.23(5) Matters Referred to City Plan Commission

Existing Land Use for Subject Property: Institutional / Park

Existing Zoning for Subject Property: P-1 Conservancy

Report: Pursuant to § 62.23(5) “*Matters Referred to the City Plan Commission*”; leases of public property shall be referred to the Plan Commission for their consideration and report before final action is taken by the Council.

The Army Reserve is currently leasing 8 acres of land at Silver Creek Park; its expiration date is April 30, 2056. The Army Reserve is requesting a 50-year extension. The Army is in the process of designing and constructing a renovation and expansion to the facility; and with this capital investment they would like the lease extension.

Recommendation: Approve the request to extend the term of Lease with the Finance Committee and Council negotiating and finalizing all the details of said Lease.



DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
1616 CAPITOL AVENUE, SUITE 9000
OMAHA NE 68102-4901

January 30, 2023

CENWO-RE-M

City of Manitowoc
Attn: Adam Tegen
Community Development Director
900 Quay Street
Manitowoc, WI 54220

Dear Mr. Tegen:

Per conversation with my team, the United States Army Reserve (USAR) is leasing eight acres of land from the city of Manitowoc at 3125 South 10th Street, Manitowoc, Wisconsin. We are pleased to partner with the city of Manitowoc in land lease number DA-11-032-ENG-4822 that allowed us to invest in your community. At this location, the USAR has built four facilities that include an Organization Maintenance Shop, an USAR Center (currently being remodeled), a storage building in addition to the soon to be built Vehicle Maintenance Shop. With this significant capital development, on behalf of the USAR, we are requesting a 50-year extension beyond the current expiration date of 30 April 2056 to land lease number DA-11-032-ENG-4822 with terms and conditions to remain the same, including the nominal fee.

I understand that this request will be considered by your community leaders. If you have any questions, you may contact me at the address above or you can contact Realty Specialist, Renel Hall-Beck, at phone (605) 341-3169 ex 3613 or e-mail renel.a.hall-beck@usace.army.mil. Thank you for this consideration.

Sincerely,

A handwritten signature in black ink that reads "Ryan Vaughan".

RYAN J. VAUGHAN
Military Branch Chief, Real Estate Division
Real Estate Contracting Officer

