



# CITY OF MANITOWOC

WISCONSIN, USA

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

**Date:** June 29, 2026

**To:** Finance Committee

**From:** Adam Tegen, Community Development Director

**Re:** Request for a Sanitary Sewer Extension by S. Alverno Road

Back in March of this year, the City approved an Option to Purchase with Kinzel Wood Products for parcel 449-008-014 in the Industrial Park off of Alverno Road. To help get your bearings, here is a map of the property (area in light blue) with the current utilities:



ADAM TEGEN, COMMUNITY DEVELOPMENT DIRECTOR  
CITY HALL ■ 900 QUAY STREET ■ MANITOWOC, WI 54220  
PHONE: (920) 686-6931 ■ EMAIL: [ATEGEN@MANITOWOCWI.GOV](mailto:ATEGEN@MANITOWOCWI.GOV)

Attached is a letter from Kinzel that provides an overview of their efforts to complete their project and the issues they have encountered. In a nutshell, the issue is tied to the high-pressure gas lines (yellow on the map) rolling topography of the site, and the lack of nearby sanitary sewer (green on the map). They feel that they can overcome the topography and gas lines, but the cost of the extension of sanitary sewer would be excessive. In talking with Engineering, the best way to serve the site for sanitary would be to run a line from the main that runs east of the parcel along Silver Creek. It would likely skirt the stormwater pond on the north. This is a run of around 720' if it was run to a new manhole located at the northeast corner of their property. That would then have the ability to serve the property to the north as well. The very rough cost for this work was estimated at \$200 per lineal foot or approximately \$150,000. A map showing options to serve the property is also attached.

Since this is an extension of the main and it would serve more than one property, it seems appropriate that it would be the City installing it versus the business owner. They would then be responsible for the cost of the service line from the manhole to their property. The funding for the extension is proposed to come from fund balance in TID #21 which is within ½ mile of the proposed extension and this cost is permitted under the project plan.

I would note that this is the second group looking at the property and it is unlikely that this will cease to be an issue if this particular project does not move forward. Some of you may recall that due to the site constraints, the previous project had negotiated a reduced purchase price to offset the gas line issue.

As always, if there are any questions, feel free to contact me at [ategen@manitowocwi.gov](mailto:ategen@manitowocwi.gov) or 920-686-6931.

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.

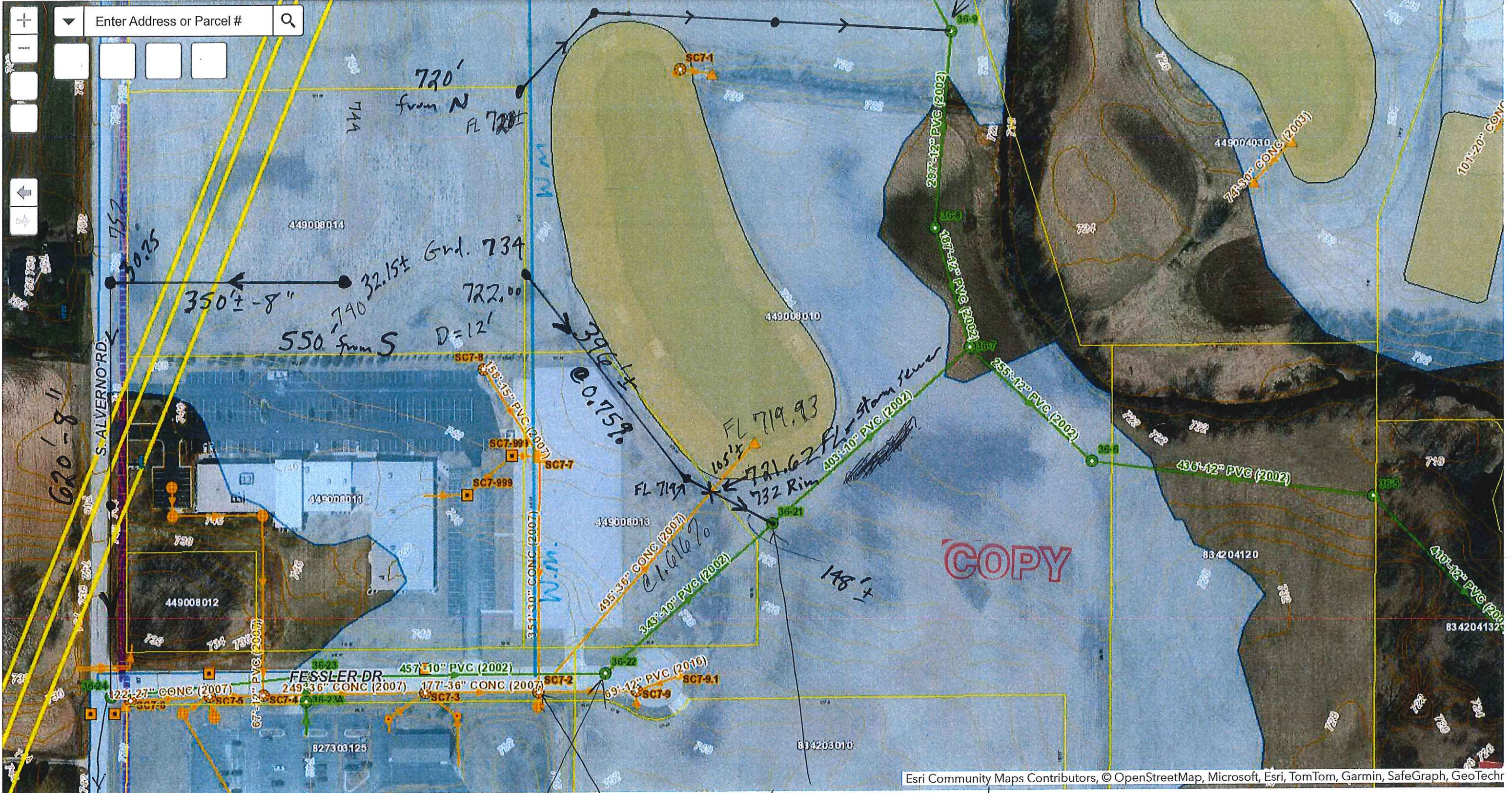
Thank you for your time and consideration.

Sincerely,

Kinzel Wood Products

105'

722.29 Rim  
711.76 S



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San 36-24  
 Rim 743.37  
 NE 728.06

36-22  
 Rim 746.10  
 W, NE 725.00

SC7-2  
 Rim 744.67  
 NE 727.93

36-21  
 Rim 729.77  
 NE, SW 718.07  
 NW 718.25

April 2026  
 G.J.M.

1" ≈ 141.0' ±

W. m  $\approx$  North Row Line  
Vits Dr.



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1"  $\approx$  70.0'  $\pm$

60ft  
44.079006 -87.735150 Degrees