

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, May 24, 2023

Request: PC13-2023: Wheeler – Request City Interest in Acquiring Wheeler Property off of Menasha Avenue. Parcels 718-002-010 & 718-003-030

Report:

Business Resource Associates, on behalf of the Dona Wheeler family, is inquiring if the City of Manitowoc has any interest in purchasing two of their properties located off of Menasha Avenue (see attached letter). The larger parcel (parcel # 718-002-010) is 14.55 acres and has 60' of frontage off of Menasha Avenue and then “balloons” into a larger portion approximately 250' off of Menasha Avenue. The assessed land value is \$126,800 and there are no improvements on the lot. Approximately half of the lot is mapped as wetland per the WDNR Wetland Inventory map (see attached wetland map). The lot has split zoning on it; the southerly portion which is adjacent to Menasha Avenue is zoned R-4 Single and Two Family Residential, the middle portion is zoned I-2 Heavy Industrial and the northerly portion is zoned P-1 Conservancy.

The second smaller parcel (parcel # 718-003-030) is 0.44 acres and has 77' of frontage along Menasha Avenue. The assessed land value is \$28,900 with no improvements on the lot. No wetlands are shown on the lot. The lot is zoned I-1 Light Industrial (see attached zoning map).

Historically the lots were a former auto salvage yard, which is shown on the 1973 aerial that is attached. The property is listed in the DNR's BRRTS database; BRRTS is the Bureau of Remediation and Redevelopment Tracking System that houses information on the investigation and cleanup of environmental contamination in Wisconsin. The BRRTS database did not indicate if the environmental concerns are closed or active (see attached BRRTS summary). If the City is interested in the property additional research would need to occur such as a Phase I Environmental Site Investigation.

Community Development staff reached out to the Engineering and Parks Department's for comments and feedback. Engineering noted that there is no benefit to have the property under City ownership for stormwater purposes or credits. Parks indicated there may be a value to own the property for passive open space purposes but not at the current asking price.

A vast majority of the lots are shown on the future land use map as Public Parks and Open Space but the Comprehensive Outdoor Recreation Plan does not show the area as a potential park location.

Recommendation: Community Development staff recommends that the City take no action on this offer and place the request on file.

BUSINESS RESOURCE ASSOCIATES

MERGERS & ACQUISITIONS

Leonard J. Lewensohn, Attorney at Law

April 30, 2023

City of Manitowoc
Manitowoc, WI 54220

To Whom it May Concern:

This office represents the Wheeler family for the purpose of liquidating real estate located at 1426 Menasha Avenue, Manitowoc WI. There are 2 parcels included, totaling 15 acres. Parcel # 052-718-002-010.00 and parcel # 052-718-003-030.00. Gene Wheeler, owner of this property previously gave the City of Manitowoc an adjacent 6-acre parcel. The asking price is \$250,000. The family has asked us to contract you first before the property is generally marketed.

The City of Manitowoc's comprehensive plan shows this property as "Public Parks and Open Space." See attached map.

The property has not been occupied for the past 30 years and the Wheeler family has paid all property taxes on the property. It is zoned Industrial and was a salvage yard when in use.

This is an opportunity for the city to purchase the remaining 15 acres. You could eventually make this into a public park as shown in your comprehensive plan. The city would then own a total of 21 acres for green space and public park.

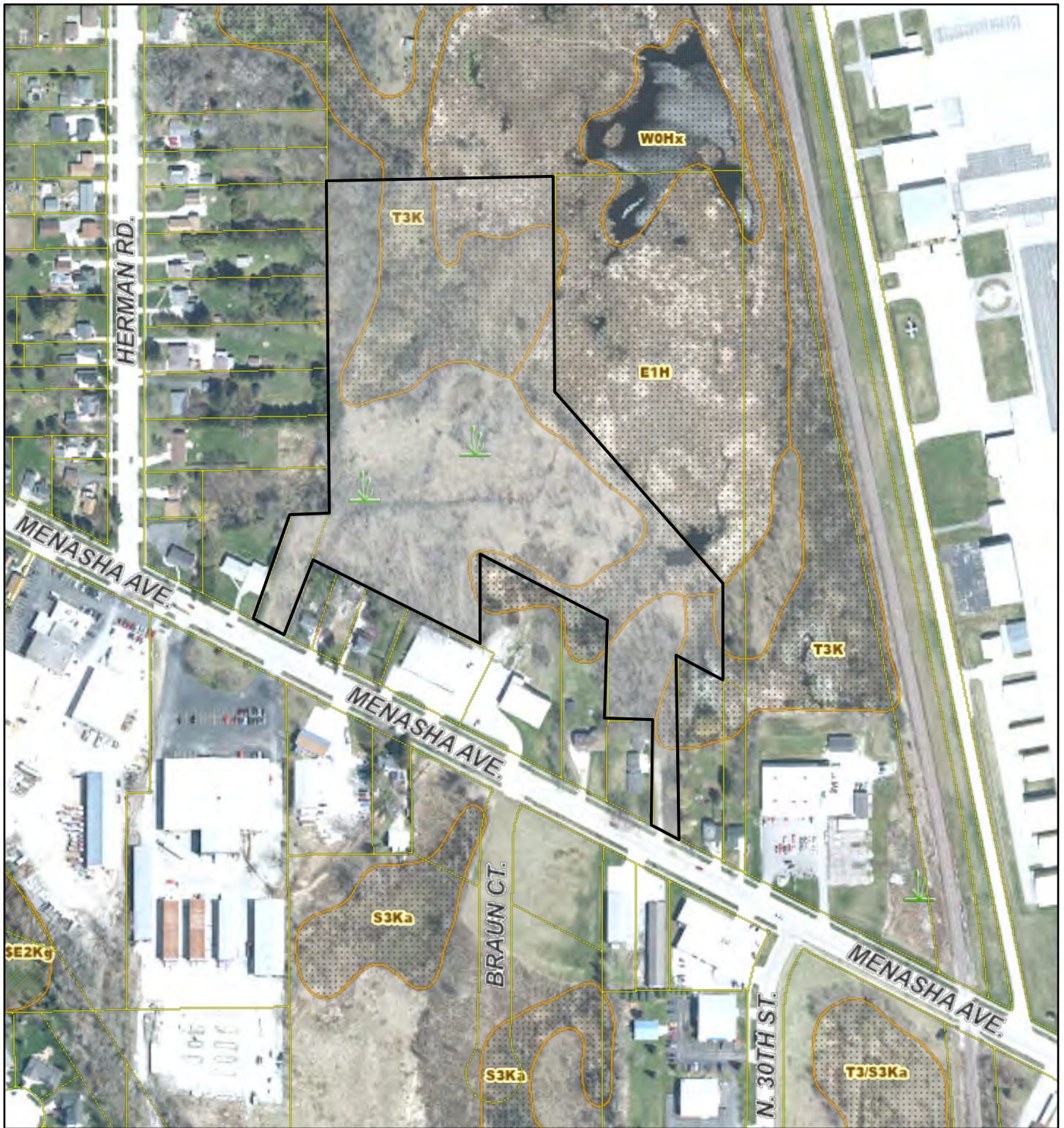
This also would eliminate potential issues with an industrial business occupying the property in a mostly residential neighborhood. The property has been cleaned up removing the debris.

Please let us know your thoughts and questions.

Sincerely,

Leonard Lewensohn

Wheeler Interest of City to Purchase - Wetland



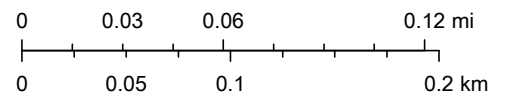
5/18/2023, 8:11:44 AM

1:5,043

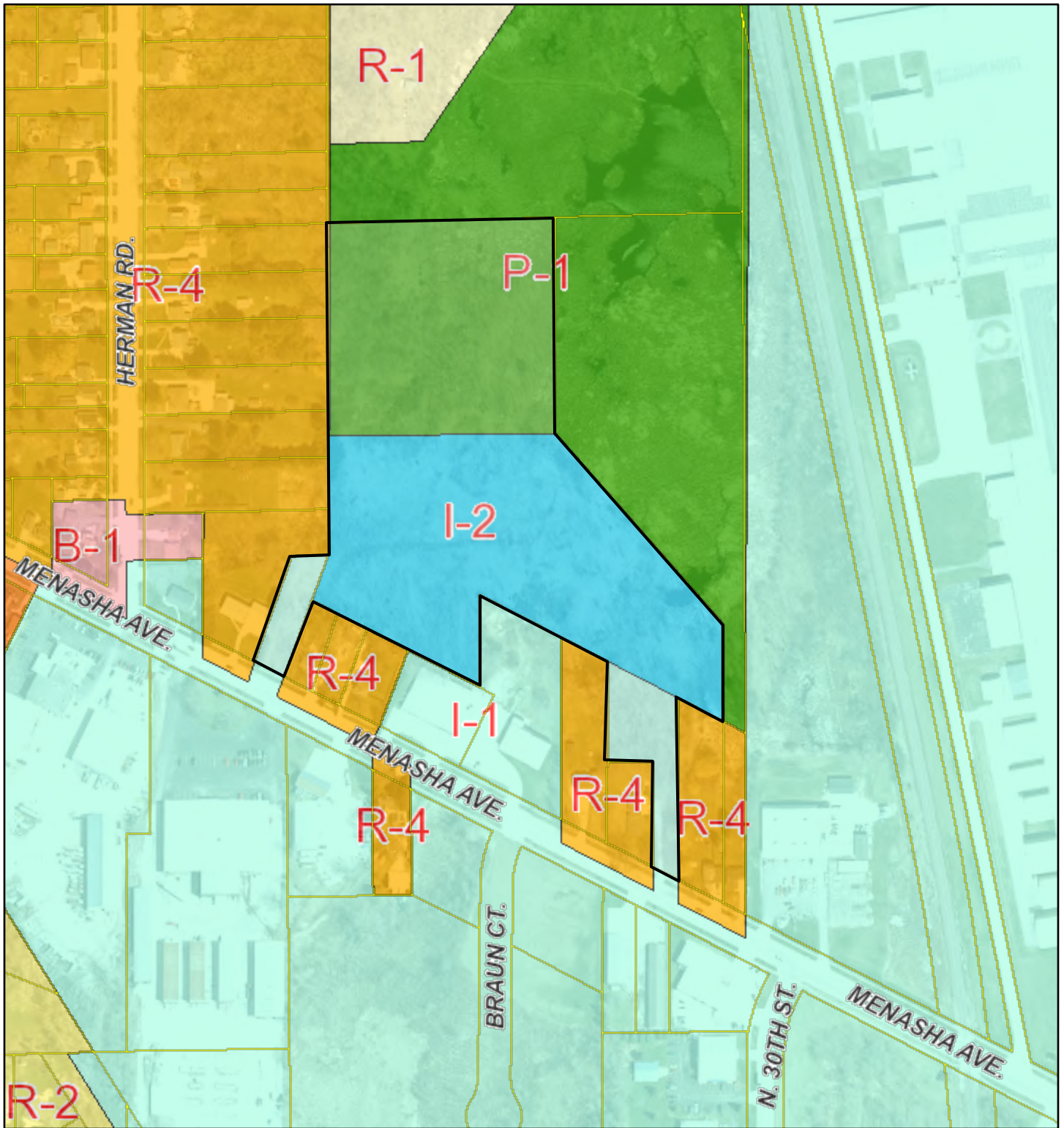
Parcels
 Wetland Class Areas

Filled Areas
 Wetland Class Points

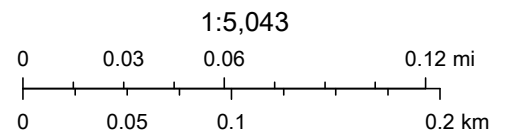
Y
 Wetland too small to delineate



Wheeler Interest of City to Purchase - Zoning



5/18/2023, 8:13:18 AM



1973 Aerial
Approximate property line





ENVIRONMENTAL CLEANUP & BROWNFIELDS REDEVELOPMENT BRRTS ON THE WEB

[Home](#) >> [SEARCH](#) >> [RESULTS](#) >> [ACTIVITY](#)

Click the Location Name or FID below to view the Location Details page. If additional Activities are present at this location, they may be accessed from Location Details.

ACTIVITY DETAILS

07-36-544694 WHEELER PROPERTY (SALVAGE YARD)					
Status GEN PROP		Activity Type GENERAL PROPERTY		Jurisdiction DNR RR	
Location Name <u>TEMME SALES</u>			County MANITOWOC	DNR Region NORTHEAST	
Address 3302 MENASHA AVE			Municipality MANITOWOC		
PLSS Description SW 1/4 of the NE 1/4 of Sec 13, T19N, R23E		Latitude (WGS84) 44.1196319	Longitude (WGS84) -87.6894008	Google Maps CLICK TO VIEW	RR Sites Map
Additional Location Description					
Additional Activity Details				Acres UNKNOWN	
Facility ID <u>436031640</u>	PECFA No.	EPA ID	Start Date	End Date	

Characteristics

PECFA Funds Eligible	EPA Superfund	EPA NPL Site	Above Ground Petrol Tank	Underground Petrol Tank	Drycleaner	PFAS	Sediments	WI DOT Site
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Actions

Records related to the site are documents that were available at the time the scanned paper or electronic file was uploaded. Records withheld by the department due to confidentiality, attorney-client privilege, and other sensitive records, as well as

lab data, may not be included. Additional records associated with the site may or may not be accessible through an open records request through DNR or another state agency (see Jurisdiction above).

Date	Code	Name	File	Comment
2006-04-07	614	DNR Site Assessment Grant (SAG) Award Declined		SAG-363 DECLINED
2005-10-20	601	DNR Site Assessment Grant (SAG) Application Received		SAG-363 SMALL GRANT

Financial

Grants, Loans, DERF Expenditures, State-Funded and Spill Response

The information listed below does not necessarily represent a complete or current list of all financial data that may be present for this Activity. Categories have been consolidated to simplify searching and display. For more information, please contact the Project Manager listed in the Who section below.

Category	Fiscal Year	Amount
State Site Assessment Grants:Small Award	2006	\$30,000

DNR Project Manager

[TAUREN BEGGS](#) tauren.beggs@wisconsin.gov

For additional Activity information contact: [Denise Danelski](#) denise.danelski@wisconsin.gov Northeast Region

BRRTS data comes from various sources, both internal and external to DNR. There may be omissions and errors in the data and delays in updating new information.

544694 | 07-36-544694

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