



# CITY OF MANITOWOC WISCONSIN, USA

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## MINUTES

### Industrial Development Corporation

4:00 PM | Wednesday, March 10, 2021

City Hall, 900 Quay Street

Second Floor Conference Room

*This meeting was also conducted via remote conferencing software.*

#### I. CALL TO ORDER

Board Chairman James Hamann called to order the meeting of the Industrial Development Corporation at 4:00 PM on March 10, 2021.

#### II. ROLL CALL

**Present:** James Hamann, Ald. Jim Brey, Ald. Brett Vanderkin, Chris Herzog, Dennis Tienor, Adam Tegen, Jeff Grunewald (4:10 PM), John Fillingim, Mike Williams

**Absent:** Sam Grage, Jeff Dvorachek,

**Staff Present:** Adam Tegen, Jen Bartz

**Others Present:** Andy Steimle, Nick Murray

#### III. APPROVAL OF MINUTES of the February 10, 2021 Regular Meeting.

Motion by J. Brey, Seconded by C. Herzog, to approve the Minutes.

Motion carried. (8-0)

#### IV. NEW BUSINESS

1. Amendment to the Manitowoc I-43 Industrial Park Protective Covenants:  
Removing a portion of Lot 1, Block 3, I-43 Industrial Park Subd. No. 1 from the Covenant area related to the Bank First Property.

A. Tegen reviewed the location of the property exchange and provided detail on the requested amendment. He stated that as part of the land swap between Bank First and GLS Subs, the small piece of city-owned property that GLS will obtain would be removed from the Industrial Park and the legal description would be cleaned up to indicate as such. Per the bylaws, a vote of the industrial park property owners is required. Information was sent to 29 owners and more than 50% support the amendment and that is what is required by the bylaws to support the amendment. Approvals came by either email or phone call and no property owner who replied was against the amendment. He stated that Community Development staff support the amendment.

Industrial park property owners approving of the amendment include (see attached): Apex Leasing, Apex Leasing LLC, Bank First, Jagemann Stamping, Kona Realty LLC, Webster Family Holdings LLC, Wisconsin Aluminum Foundry Company Inc, and the City of Manitowoc.

Motion by C. Herzog, Seconded by J. Fillingim, to approve the Amendment to the

Manitowoc I-43 Industrial Park Protective Covenants.

Motion carried. (7-0)

D. Tienor abstained.

2. Review of Site Plan for Redline Plastics, Inc building expansion; 1434 S. 59th Street.

A. Tegen pointed to the document provided to members and stated that Redline Plastics will be mirroring the look of the existing building. He stated staff review of the plan has brought forth no major issues and that Paul Braun is working on finalizing the landscape plan. A. Tegen said that Community Development staff support the project and recommends approval.

Motion by J. Brey, Seconded by J. Fillingim, to approve the Redline Plastics building expansion site plan.

Motion carried. (8-0)

3. Review of Site Plan for Ammo, Inc, new building construction; S. 63<sup>rd</sup> Street.

A. Tegen briefly reviewed the project and pointed out that the main building will be located on the north side of the parcel per the site plan. He detailed some building materials and some pointed out several unique aspects that will be underground. He further detailed the plan and location/requirements. He stated that Paul Braun has been working with them on the site plan and will be working with them on the large amount of prairie plantings proposed to be sure that it is done in a way that makes sense for both the covenants and the City's weed ordinance. He stated that overall it will fit well within the industrial park. A. Tegen said that Community Development staff support the project and recommends approval.

D. Tienor asked if beds by ammunition storage area are raised or set back. Discussion ensued and it was noted by A. Steimle that it will likely be bermed due to a variety of reasons including safety & visual.

Motion by J. Brey, Seconded by J. Fillingim, to approve the proposed AMMO, Inc. site plan.

Motion carried. (9-0)

4. Discussion and Possible Action related to a request from Ammo Inc. for an Easement or Purchase of a portion of Lot 1, Block 8, I-43 Industrial Park Subd. No. 3

No action was taken. This item was tabled.

## **I. OLD BUSINESS**

None

## **II. ADJOURNMENT**

Motion by J. Fillingim adjourn the meeting at 4:12 PM, Seconded by J. Brey.

Motion carried. (9-0)

## COVENANT AMENDMENT VOTING RECORD - 2021

<u>TxParID+A1:F21</u>	<u>OWNR NM</u>	<u>MAILG ADDR</u>	<u>Contact</u>	<u>Vote YES</u>	<u>Vote No</u>
449006020	APEX LEASING	PO BOX 2032 MANITOWOC, WI 54220-2032	Jim Hamann	1	
449004050	APEX LEASING LLP	3441 BARKWOOD LN MANITOWOC, WI 54220	Jim Hamann	1	
447003020	BANK FIRST NA	PO BOX 10 MANITOWOC, WI 54221-0010	phil plagemann	1	
447003010	BANK FIRST NA	PO BOX 10 MANITOWOC, WI 54221-0010	phil plagemann	1	
447003030	BANK FIRST NA	PO BOX 10 MANITOWOC, WI 54221-0010	phil plagemann	1	
447003040	BANK FIRST NA	PO BOX 10 MANITOWOC, WI 54221-0010	phil plagemann	1	
447001040	CORP TAX DEPT; PARKER-HANNIFIN CORP	6035 PARK LAND BLVD CLEVELAND, OH 44124-4141	mail		
447005020	GKN SINTER METALS INC; THT ENTERPRISES LLC	PO BOX 426 SALEM, IN 47167-0426	mail		
447003061	GLTD HOLDINGS LLC	5631 WEST DR MANITOWOC, WI 54220	email trent nelson		
447001050	HENNESSEY DEVELOPMENT LLC	724 WOODRIDGE DR MANITOWOC, WI 54220	mail		
827403041	JAGEMANN STAMPING CO	5757 W CUSTER ST MANITOWOC, WI 54220-9790	greg jagemann	1	
447002030	KONA REALTY LLC	5500 WEST DR MANITOWOC, WI 54220	mail	1	
447003050	MANITOWOC CITY OF	900 QUAY ST MANITOWOC, WI 54220		1	
449004060	MANITOWOC CITY OF MPU I-PARK WTR TOWER	1303 S 8TH ST MANITOWOC, WI 54220	email		
447001090	MANITOWOC CITY OF RETENTION POND	900 QUAY ST MANITOWOC, WI 54220		1	
449009010	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
447004020	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
449004040	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
447004010	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
449004030	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
447006010	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
449007020	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
447001080	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
449007011	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
449006030	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
449007010	MANITOWOC CITY OF VACANT LOT	900 QUAY ST MANITOWOC, WI 54220		1	
834102010	NORTHERN LABS INC	PO BOX 850 MANITOWOC, WI 54221			
449006031	WEBSTER FAMILY HOLDINGS LLC	1434 S 59TH ST MANITOWOC, WI 54220	email Nick Murray	1	
447001070	WISCONSIN ALUMINUM FOUNDRY COMPANY INC	838 S 16TH STREET MANITOWOC, WI 54220-	mail	1	
				23	
			29 Total Parcels		