



CITY OF MANITOWOC WISCONSIN, USA

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MINUTES

Industrial Development Corporation

4:00 PM | Wednesday, April 14, 2021

City Hall, 900 Quay Street

Second Floor Conference Room

This meeting was also conducted via remote conferencing software, Zoom.

I. CALL TO ORDER

Board Chairman James Hamann called to order the meeting of the Industrial Development Corporation at 4:00 PM on April 14, 2021.

II. ROLL CALL

Present: James Hamann, Ald. Jim Brey, Ald. Brett Vanderkin, Chris Herzog, Dennis Tienor, Adam Tegen, Jeff Grunewald, John Fillingim, Sam Grage, Jeff Dvorachek

Absent: Mike Williams

Staff Present: Paul Braun, Jen Bartz

Others Present: None

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

Motion by Ald. J. Brey, Seconded by J. Grunewald, to approve the Minutes.

Motion carried. (10-0)

IV. NEW BUSINESS

1. Discussion and Possible Action: City of Manitowoc / AMMO, Inc. Review of a Certified Survey Map.
2. Discussion and Possible Action: Sale of a portion of Parcel 449-008-010 to AMMO, Inc. to establish a separation area.
3. Discussion and Possible Action: AMMO, Inc. Waiver Request of Protective Covenants for Minimum Building Square Footage per Acre Purchased.

P. Braun stated all three items are related and will be covered individually, but recommended approval with one motion. He reviewed the Certified Survey Map. He referred to the map members received which detailed the locations being discussed. He noted that it is currently divided into two lots of record, with one being on the west side of Silver Creek and not buildable as it is in the flood plain. The smaller non-buildable lot, which is about 3.2 acres, would be sold to AMMO, Inc. and the sale has been approved by Council and is part of the overall development agreement. He said that the two parcels will be combined into one lot of record.

P. Braun provided background on the protective covenant requirements. He

explained that within the parcel there are about 12 acres of unbuildable area. The request for variance is acknowledgement that the 5,000 sf minimum will pertain to the buildable acreage.

Ald. J. Brey asked about underground shooting range. P. Braun detailed aspects of the projects and noted that AMMO, Inc. has met with the fire department.

D. Tienor asked if there will be any marketing of sites available and noted that a information would be of value to Progress Lakeshore, bankers and realtors. P. Braun stated that there has been some interest recently west of Silver Creek.

Motion to approve the AMMO, Inc. Certified Survey Map, Land Sale, and Waiver Request by D. Tienor, Seconded by S. Grage.
Motion carried. (10-0)

I. OLD BUSINESS

None

II. ADJOURNMENT

Motion by Ald. J. Brey to adjourn the meeting at 4:09 PM, Seconded by S. Grage.
Motion carried. (10-0)