

## Report to the Manitowoc Plan Commission

**Meeting Date:** Wednesday, October 26, 2022

**Request:** PC 12-2022: Howe, Request to Purchase City-Owned Property Adjacent to Lincoln Park

**Report:** Mike Howe from Mike Howe Builders is requesting to purchase up to a 40' strip of land adjacent to his proposed residential subdivision located in the 200 block of Reed Avenue. The strip of land is currently part of Lincoln Park. Per the Parks Comprehensive Outdoor Recreation Plan there are no current or long range plans for park activities in the subject area.

Howe's request has already been reviewed and recommended for approval by Parks Department staff, Public Infrastructure Committee and Common Council. His request was inadvertently referred to the Common Council from the Public Infrastructure before the Plan Commission was able to provide a recommendation. The offer to purchase has not been finalized yet so if Plan Commission has any issues or concerns there is time for those to be addressed.

The deeds, from when the City acquired the property, are clear of any restrictions or conditions and the subject property is not encumbered by any Land and Water Conservation grant requirements.

In spring of this year the Plan Commission and Common Council approved the placement and construction of a stormwater pond for Howe's subdivision in the same area. Since then Mr. Howe has determined that he will need to purchase the strip of property to make his subdivision lot sizes larger and to address some building setback issues.

Community Development staff will work with the City's outside attorney and the Howe to finalize the land sale.

**Recommendation:** Approve the sale of the properties and instruct the Community Development Department and City Attorney's office to finalize all details of the transaction.



N. 4TH

N. 3RD S

REED AVE.

REED AVE.

REED AVE.

E. REED AVE.

E. REED AVE.

E. REED AVE.

REED AVE.

E. REED AVE.

E. REED AVE.

Approximate Area of  
Land Purchase

Howe Subdivision

To: Paul Braun <[PBraun@manitowoc.org](mailto:PBraun@manitowoc.org)>; Adam Tegen <[ategen@manitowoc.org](mailto:ategen@manitowoc.org)>

Subject: External: 333 Reed ave

Paul, Looking to acquire 40 feet to the east of my property on 333 Reed Ave. The main reason for this is to make the lots 115' deep. I am looking to make an offer of \$40,000 for the 40' or a no build easement with zero setbacks. I spoke Curt Hall regarding this and he does not feel it is a area of the park that will ever be developed.

Mike Howe Builders, Inc.  
1013 Viebahn St.  
Manitowoc, WI 54220-9408  
Phone 920-242-3111

[www.mikehowebuilders.com](http://www.mikehowebuilders.com)

Like us on Facebook <https://www.facebook.com/MikeHoweBuilders>

## Be Alert !

This is External or System generated Email. Please verify before opening any links or attachments.



22-0822

# CITY OF MANITOWOC

WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)

Date: October 5, 2022

To: Public Infrastructure Committee  
From: Brock Wetenkamp, Parks Planner  
Re: Lincoln Park Land Sale - Howe

Mike Howe approached the City of Manitowoc Planning Department with a proposal to either purchase a portion of Lincoln park, approximately 40' wide east of his property at 333 Reed Avenue for \$40,000, or acquire a no-build easement with zero setbacks for that same area. The purpose of this request is to make the proposed lots of the future subdivision in this location 115' deep.

The Parks Division is amenable to this request of purchasing at a negotiated, agreed upon price or granting of a no-build easement for the above-mentioned portion of Lincoln Park.

The Parks Division would request that any profit made from the sale of this property stay with Lincoln Park and be placed in a fund for the specific use of helping fund the tennis court resurfacing project at Lincoln Park.