

## Report to the Manitowoc Plan Commission

**Meeting Date:** Wednesday, January 22, 2025

**Request:** PC 3-2025: City of Manitowoc / Redeemer Lutheran Church Sale of City owned land N. 16th Street, Parcel # 155008120.

**Report:** The City of Manitowoc owns an oddly shaped, unbuildable lot that has no value to the City. The irregular shaped lot was platted in 1947 and is described as Lot 12, Block 8 of the S.O. Berge Subdivision. It is 0.09 acres (3,920 s.f.), with 76.5 feet of frontage along N. 16<sup>th</sup> Street.

The lot was brought to staff's attention because there were some dead ash trees on it that the City forestry crew had to remove. Historically the City has tried to sell any property that has no use or value to the City.

The City Attorney's office has contacted the two adjacent property owners and Redeemer Lutheran Church (Redeemer) expressed interest in acquiring the property. James and Amy Kabrhel, 1310 N. 16<sup>th</sup> Street did not have any interest in the property.

The property is zoned R-2 Single Family Residential. Redeemer could combine the irregular shaped lot with some of their existing property and make a buildable lot. Currently the City is responsible for maintenance on the lot. The sale of the lot would benefit both the City and Redeemer.

Engineering, Public Works and Parks are all supportive of selling the property.

**Recommendation:** Staff recommends proceeding with the sale of the lot with the Attorney's Office instructed to proceed with all facets of the sale and Redeemer Lutheran Church paying for any of the following costs: drafting of legal descriptions, easement preparation, survey costs, recording costs and closing costs.



