



# CITY OF MANITOWOC

22-0824

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

Date: October 5, 2022

To: Public Infrastructure Committee  
From: Brock Wetenkamp, Parks Planner  
Re: Silver Creek Park Land Sale - Hanson

Gary Hanson approached the City of Manitowoc Planning Department with a proposal to purchase up to two parcels at Silver Creek Park adjacent to his property at 3309 S. 10<sup>th</sup> St.

The first parcel, roughly 27,000 square feet, is the primary parcel that Mr. Hanson is interested in and is bordered to the north by Mr. Hanson's property, east by the Army Reserve leased property, south by Silver Creek parkland, and to the west by privately owned property.

The second parcel, roughly 8,000 square feet, is a strip of land 20 feet wide stretching along Mr. Hanson's northern property border from S. 10<sup>th</sup> Street to the Army Reserve leased property from the City. This property, currently owned by the city has a lean-to type shed encroaching onto it from Mr. Hanson's property.

The Parks Division is amenable to this request of purchasing one or both parcels on the basis that a fair price is negotiated. If only the first parcel (~27,000 sq. ft) is purchased, the Parks Division requests that the lean-to structure be removed from City park property.

The Parks Division would request that any profit made from the sale of this property stay with Silver Creek Park and be placed in a fund for the specific use of helping fund Silver Creek Stream Restoration and Habitat Management project.

**Cheryl and Gary Hanson  
3309 South 10<sup>th</sup> Street  
Manitowoc, WI 54220**

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August 31, 2022

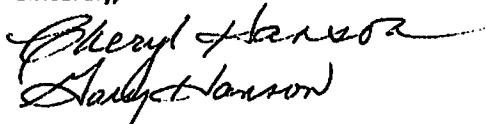
Re: Property Purchase

We are interested in purchasing a parcel of land adjacent to our property at 3309 South 10<sup>th</sup> Street here in the city of Manitowoc. We have attached an offer to purchase and a map highlighting the proposed area which is about 27,000 square feet.

We have discussed this with Adam Tegen, Community Development Director and Brett Vanderkin our city alderman. We have also been in contact with Colin from Accurate Appraisal who works as Manitowoc's City Assessor. He has quoted us a price of \$ 0.37 per square foot for this type of property.

We understand that, if approved, we will be responsible for an official survey of the property to determine its actual square footage. Please contact us if any questions develop.

Sincerely,

Handwritten signatures of Cheryl and Gary Hanson in cursive script.

Cheryl and Gary Hanson

# PURCHASE AND SALE AGREEMENT

**DATE:** August 31, 2022

**SELLER:** City of Manitowoc  
900 Quay Street  
Manitowoc, WI 54220

**BUYER:** Cheryl and Gary Hanson  
3309 South 10<sup>th</sup> Street  
Manitowoc, WI 54220

This is a contract for the purchase and sale of real estate (Property) located in MANITOWOC COUNTY, WISCONSIN. The Buyer and Seller agree to the following terms:

1. **PROPERTY DESCRIPTION:** AS PER ATTACHED MAP
2. **PRICE:** Buyer will pay \$0.37 PER SQUARE FOOT USD. Seller will only accept funds paid by cashier's check or wire transfer.
3. **PAYMENT:** Buyer will pay the purchase price in cash. The Seller will not accept any financing contingencies.
4. **TITLE AND CONVEYANCE:** Seller will transfer marketable title to the Property by Warranty Deed. Seller will clear all liens and encumbrances from title, with the exception of unpaid taxes, which should not exceed \$0.00 USD.
5. **CLOSING:**
  - a) Buyer will pay for any escrow fees, attorney fees, title insurance, transfer taxes, and recording fees for the Property. Buyer will pay for a survey to determine the actual square footage of the outlined property.
  - b) Seller will pay for any liens or judgments against the Property.
  - c) This transaction will be closed by a reputable notary public, title company or attorney, as determined by Buyer.
6. **CLOSING DATE:** Deed and possession will be delivered to Buyer on or before NOVEMBER 30, 2022 or within a reasonable time. If deed and possession are not delivered to Buyer by Closing Date, this purchase agreement will be null and void, unless an extension is agreed upon in writing and signed by all parties.
7. **CANCELLATION:** Buyer retains the right to terminate this agreement. Buyer may cancel only by delivering written electronic (e-mail) notice of cancellation to Seller before Closing Date or the date when the deed is delivered to Buyer, whichever is earlier.
8. **DISCLOSURE:** Each party represents itself. Buyer represents itself exclusively and Seller represents itself exclusively. Neither party has reviewed documents or negotiated in the best interests of the other party. Each party is advised and agrees to consult with licensed real estate professionals, like attorneys, Realtors, or appraisers, as necessary.
9. **BINDING AGREEMENT:** This agreement is binding on the heirs, administrators, executors, successors, personal representatives and assigns of Buyer and Seller and supersedes all other agreements, written or oral, regarding the subject matter hereof.
10. **DEADLINE FOR ACCEPTANCE:** This agreement is submitted to the Seller as an offer to purchase the Property under the terms listed above. This agreement will only be valid if Seller signs this agreement and returns to Buyer via mail, or electronic mail by OCTOBER 31, 2022 at 11:59 PM EST. If Buyer does not receive the executed agreement by that date and time, this offer will automatically expire.

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Seller: CITY OF MANITOWOC

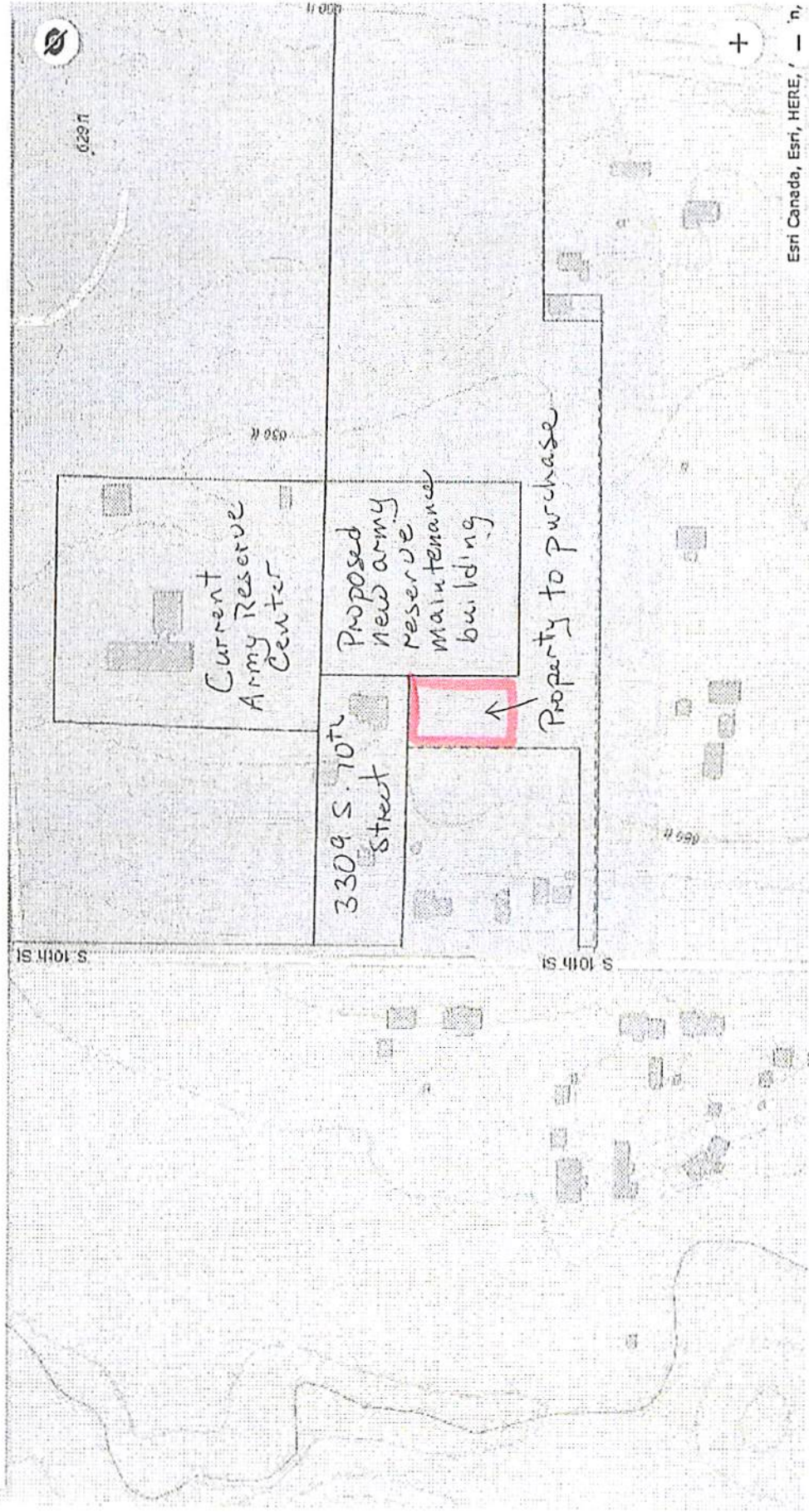
\_\_\_\_\_  
Date

*Cheryl Hanson*  
\_\_\_\_\_  
Buyer: CHERYL AND GARY HANSON  
*Gary Hanson*

*8/31/2022*  
\_\_\_\_\_  
Date

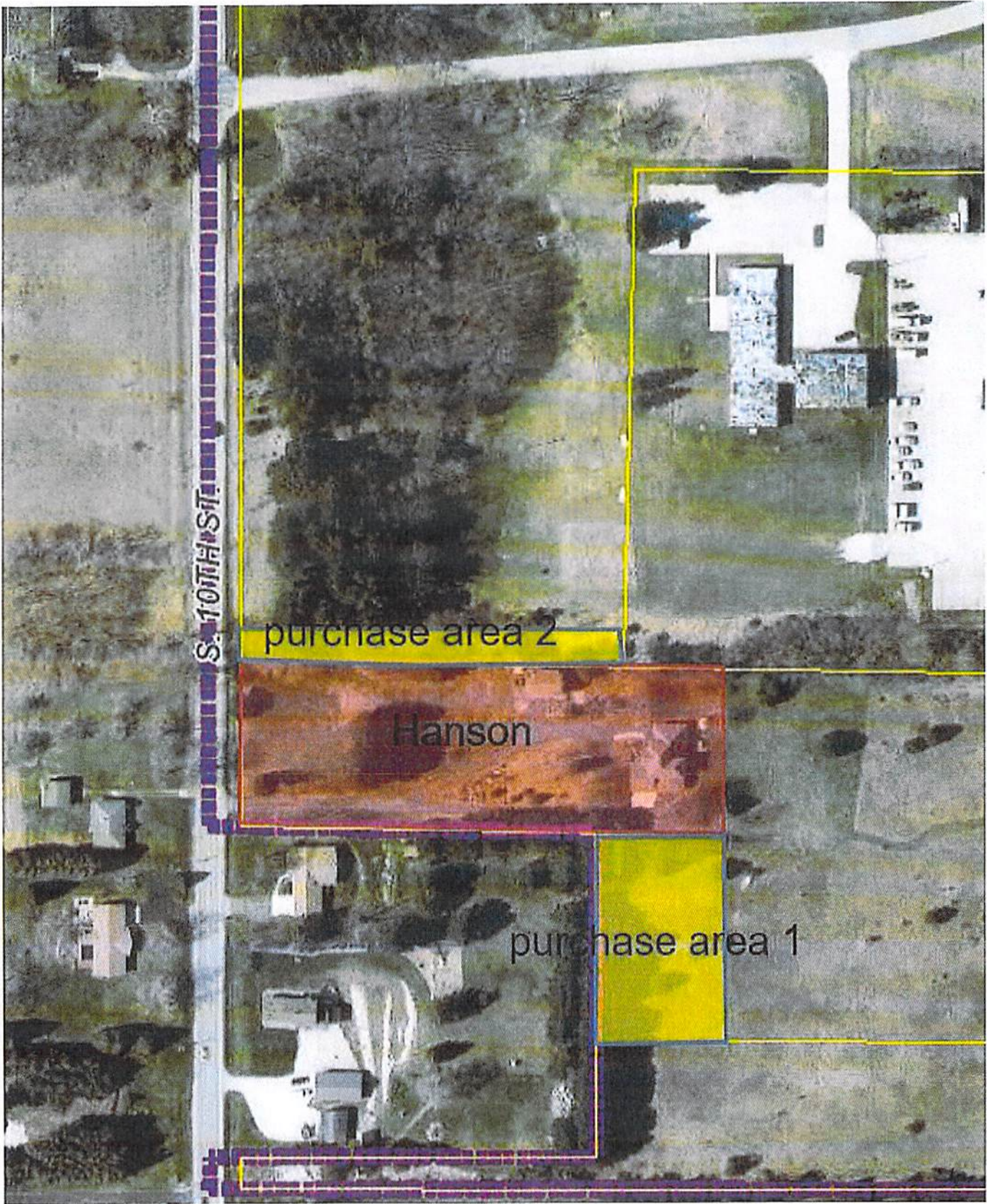


Enter Address



300ft





920-242-5650.

**Cheryl and Gary Hanson  
3309 South 10<sup>th</sup> Street  
Manitowoc, WI 54220**

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September 27, 2022

**Addendum to vacant land purchase**

We would like to add a request to purchase an additional parcel of land. The land we wish to purchase is 20 feet wide by 392 feet long. It is the 20 feet directly north of our present property and 392 feet east from the 10<sup>th</sup> Street property line.

It has come to our attention that a metal lean-to structure on the north side of one of our buildings is actually partially on city property. Our purchase of this parcel would then solve that problem.

This parcel is predominately brush as can be seen from the attached photos and the included map. There is no apparent economic value to this land.

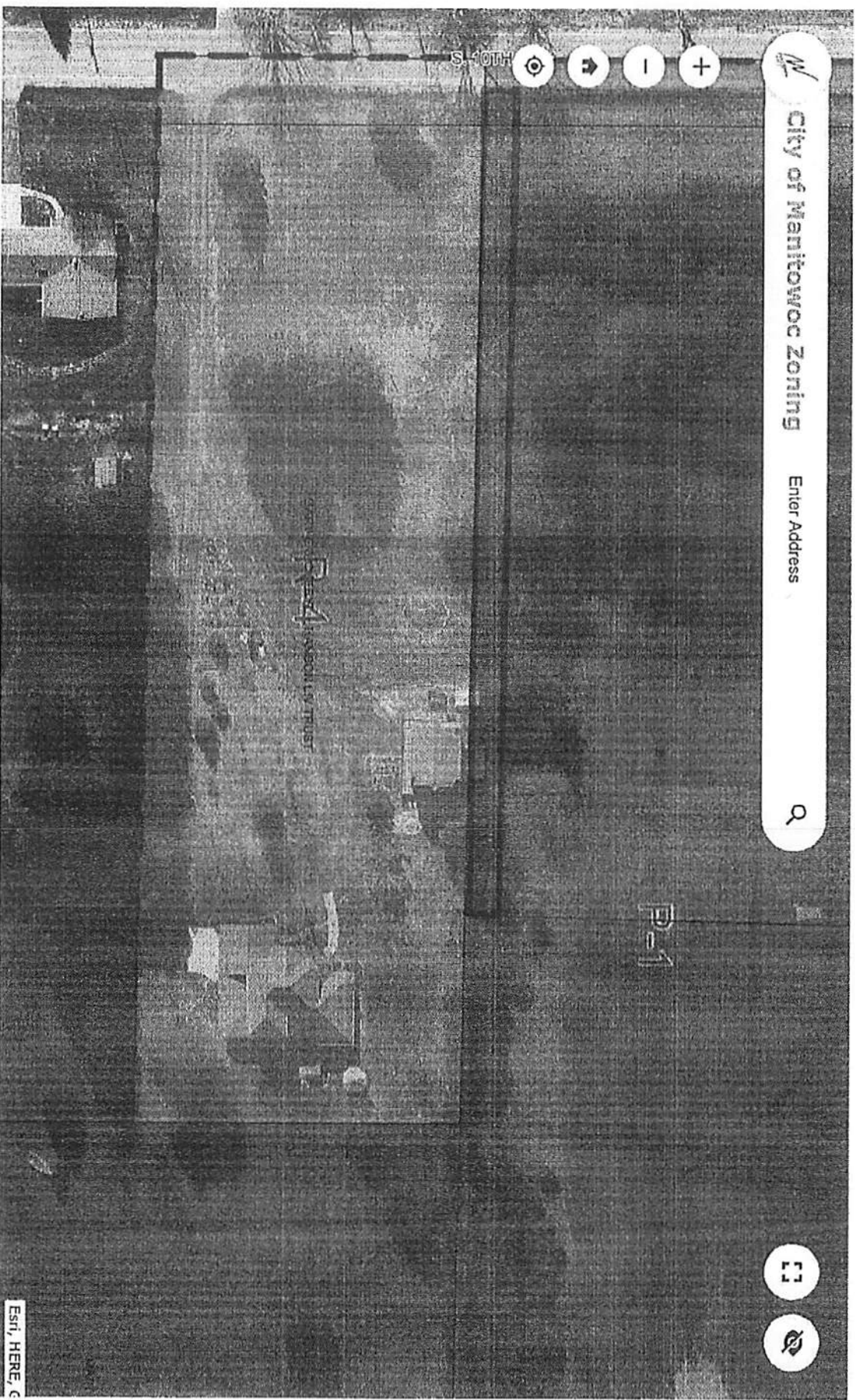
The approximate size of this parcel would be 8000 square feet. Our offer to purchase is \$0.05 per square foot or approximately \$400. We realize that a survey would have to be done at our expense.

Thanks for your consideration.

*Cheryl Hanson*  
*Gary Hanson*

Cheryl and Gary Hanson

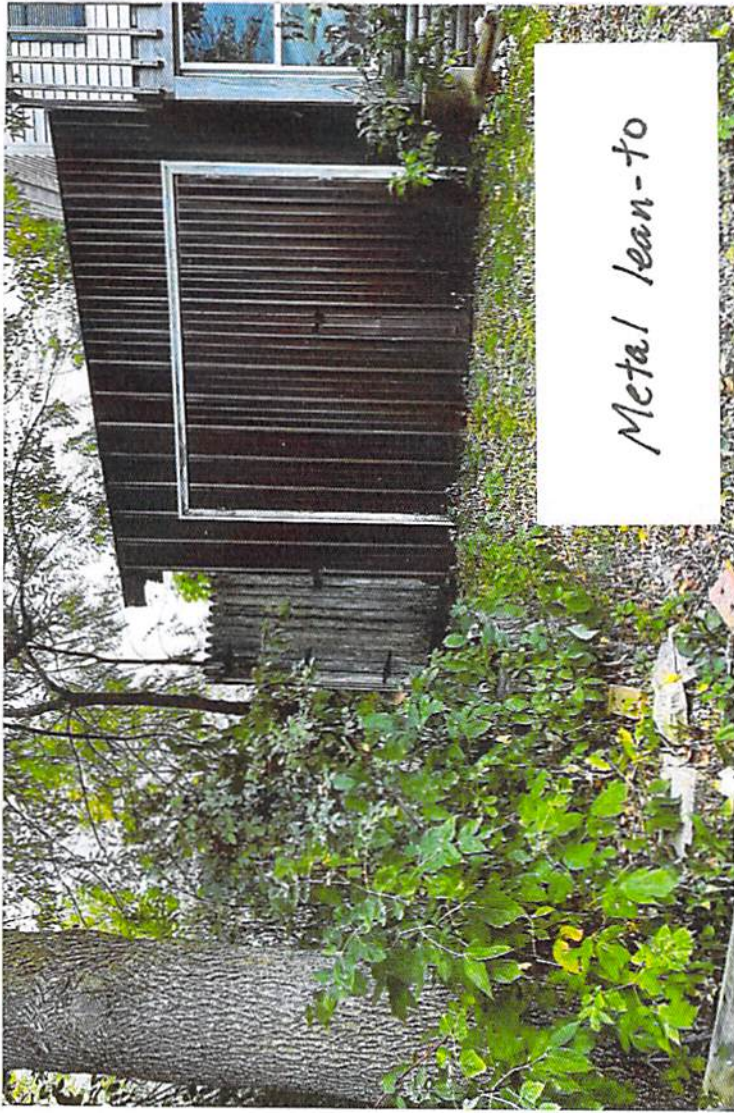




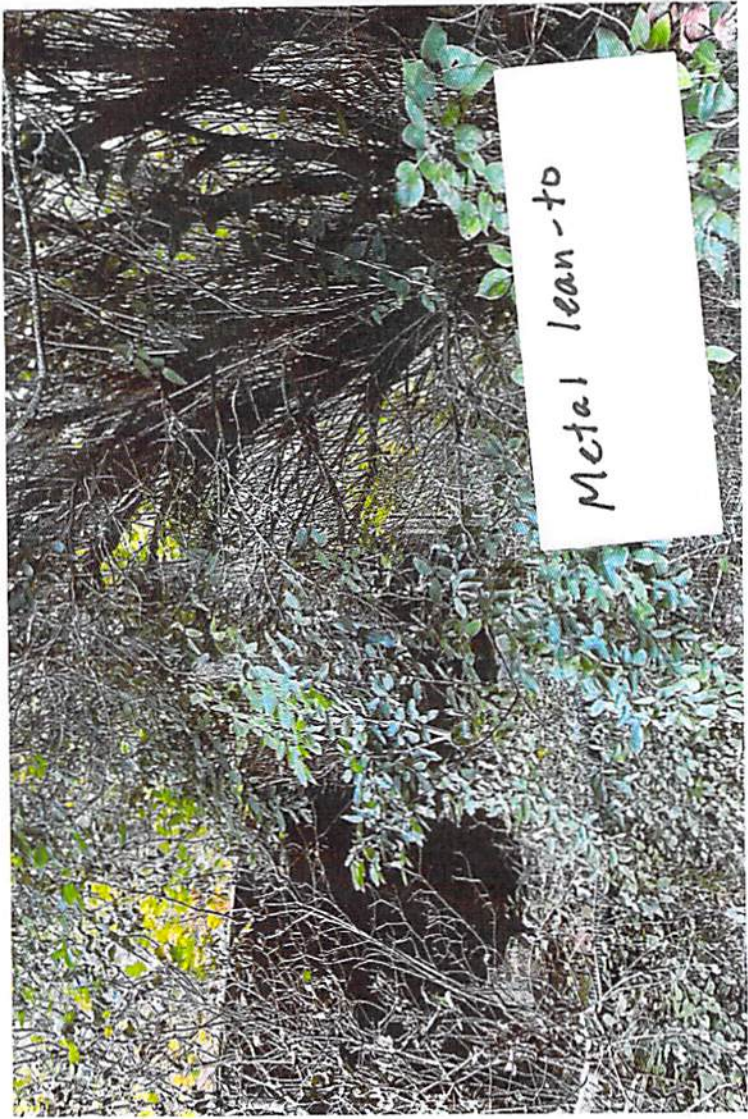
-87.659 44.059 Degrees

60ft





*Metal lean-to*

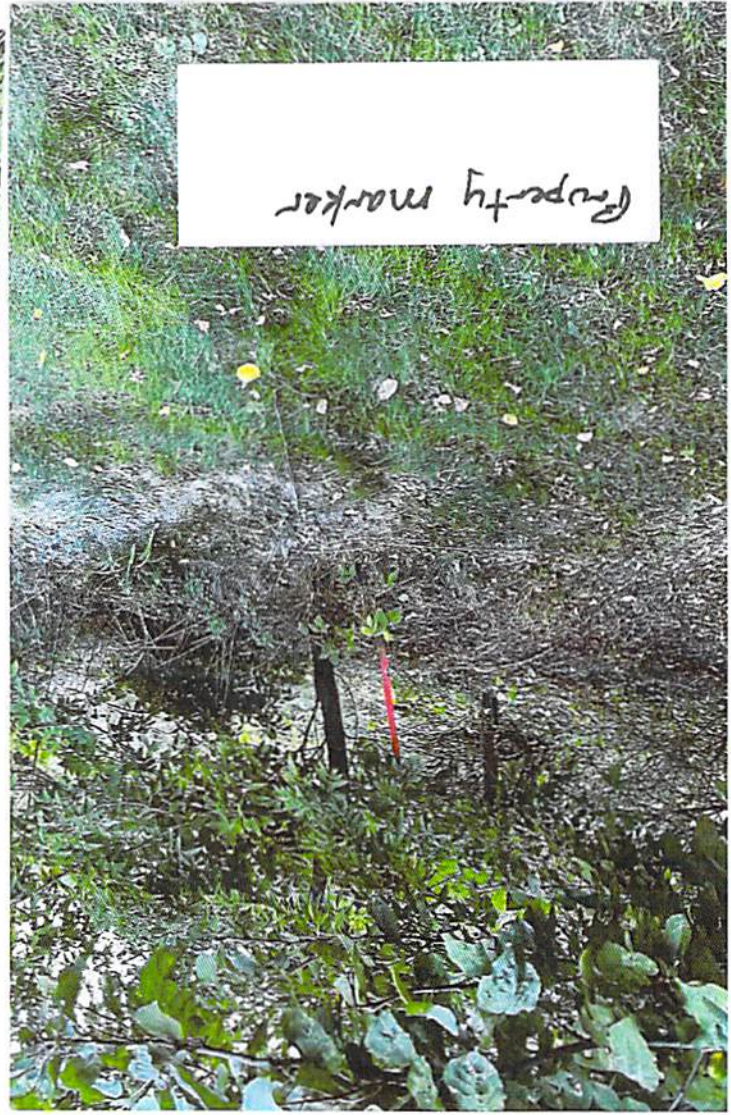
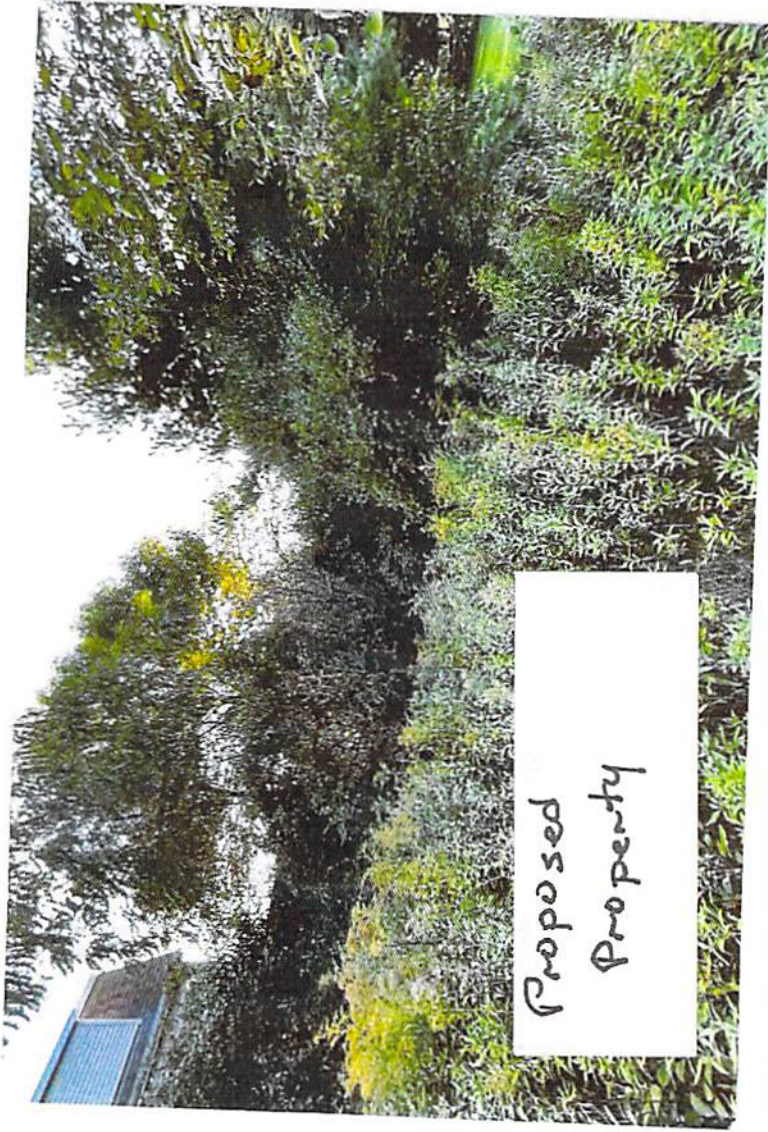


*Metal lean-to*

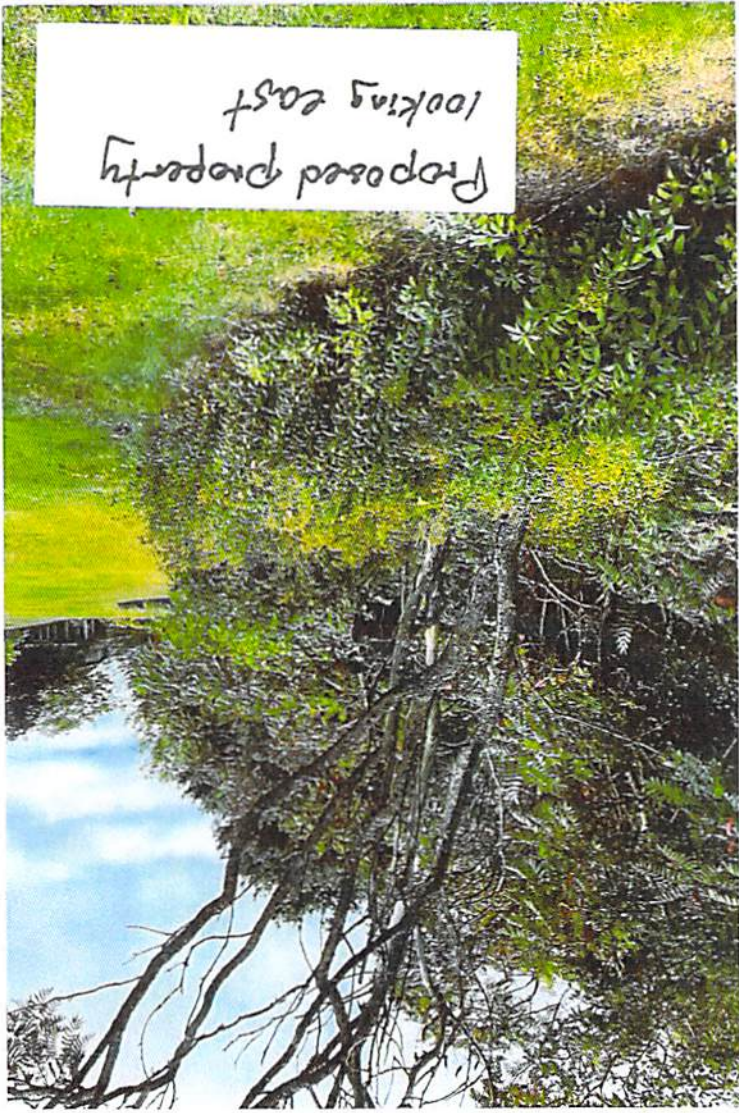


*Property marker*









Proposed property  
looking east



Proposed property  
looking north



Proposed  
Property looking  
west



**Cheryl and Gary Hanson  
3309 South 10<sup>th</sup> Street  
Manitowoc, WI 54220**

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August 31, 2022

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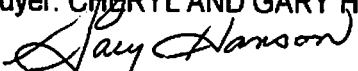
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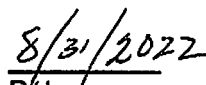
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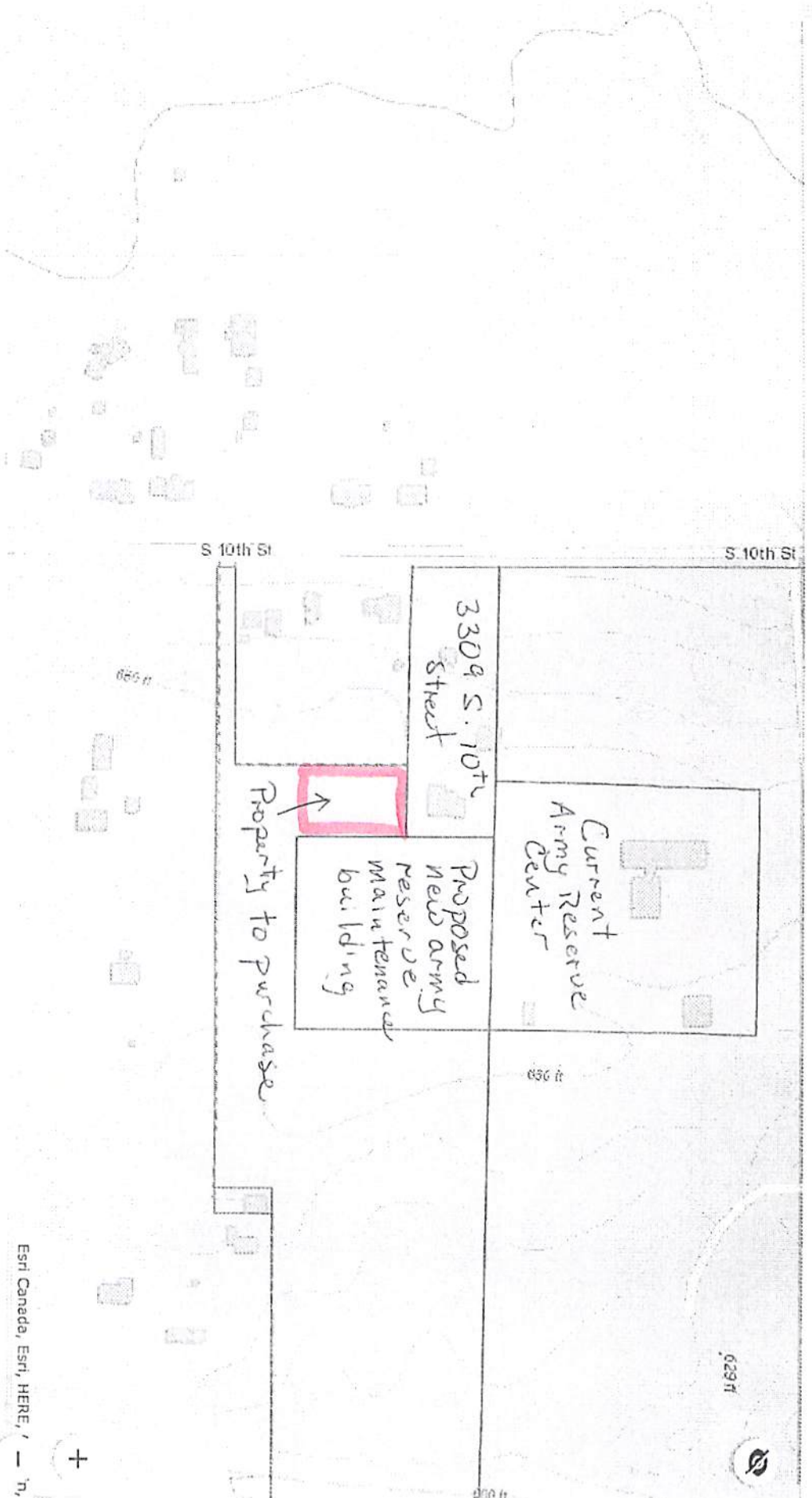
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Buyer: CHERYL AND GARY HANSON  


  
\_\_\_\_\_  
Date



Enter Address



300ft

Esri Canada, Esri, HERE, ...



# City of Manitowoc



8/31/2022, 9:23:46 AM

Corporate Limits



Corporate Limits

Manitowoc Aerial (2020)



Green: Band\_2

<all other values>

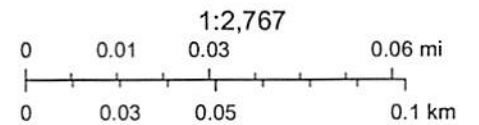
Water



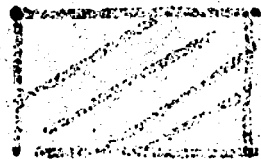
Red: Band\_1



Blue: Band\_3







# City of Manitowoc



8/31/2022, 9:25:54 AM

- Lot Dimension Leaders
- Corporate Limits
- Corporate Limits
- Water
- <all other values>
- Blue: Band\_3
- Red: Band\_1
- Green: Band\_2



