

Report to the Manitowoc Plan Commission

Meeting Date: July 28, 2021

Request: PC 31- 2021: Ruskin Investments LLC / Dan Luisier; 712 Buffalo Street, Request to purchase a portion of City Owned Property, part of Lot 10, Block 156, Original Plat.

Existing Land Use for Subject Property: Area of request is used for access to the rear of the building at 712 Buffalo Street owned by Mr. Luisier.

Existing Zoning for Subject Property: B-4 Central Business

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North, South, East, West	Commercial, business	B-4 Central Business, C-1 Commercial

Report: Dan Luisier, from Ruskin Investments LLC owns 712 (parcel # 000-156-100) and 714 (parcel # 000-156-091) Buffalo Street. Mr Luisier is requesting to purchase a portion of city owned property in Lot 10, Block 156. The area he is interested in is shown in cross hatch on the attached map. The area does not include any part of the existing city public parking lot; the area is west of an existing guard rail (see photos).

The City acquired the property from Dick Brothers Bakery Company in January of 1981. Previous owners to Dick Brothers granted easements providing access to the rear of the building at 712 Buffalo Street location. Staff is assuming that because of the easements the City parking lot was not constructed on the entire property the City owns.

Mr. Luisier currently accesses the rear of the 712 Buffalo Street building for tenant parking and garbage pickup. The asphalt drive in the area is in poor condition and Mr. Luisier would like to repave the area to improve the driveway for his tenants and garbage pickup.

Recommendation: Approve the sale of the subject area pursuant to the following conditions: i) the City Attorney's Department finalize all aspects of the land sale and ii) Mr. Luisier pays for recording costs, title report, certified survey costs, legal descriptions or other items related to the transaction.

July 12, 2021

Request for Manitowoc Planning Commission

Attn: ^{PAUL}~~Bob~~ Braun

Re: Property purchase 712 Buffalo Street

This is a request to have the committee look into our request to purchase the existing city property to the East and North of the building at 712 Buffalo street. As is, the building is a two unit apartment and the city has allowed access for off street parking for these apartments in the back. The access road (Blacktop) to the east and North is used by garbage haulers and parking for Tenants, as is getting in bad shape.

I wish to look at purchasing the property from the city, so I have ownership of this drive and can determine and pay for proper care and replacement when needed. This drive is also used for some parking and ADA access for tenants at 714 Buffalo Street which I also own.

I Thank you for your consideration in this matter.

Respectfully Submitted,



Daniel J Luisier
Ruskin Investments LLC
511 River Bluff Drive,
Manitowoc Wi 54220

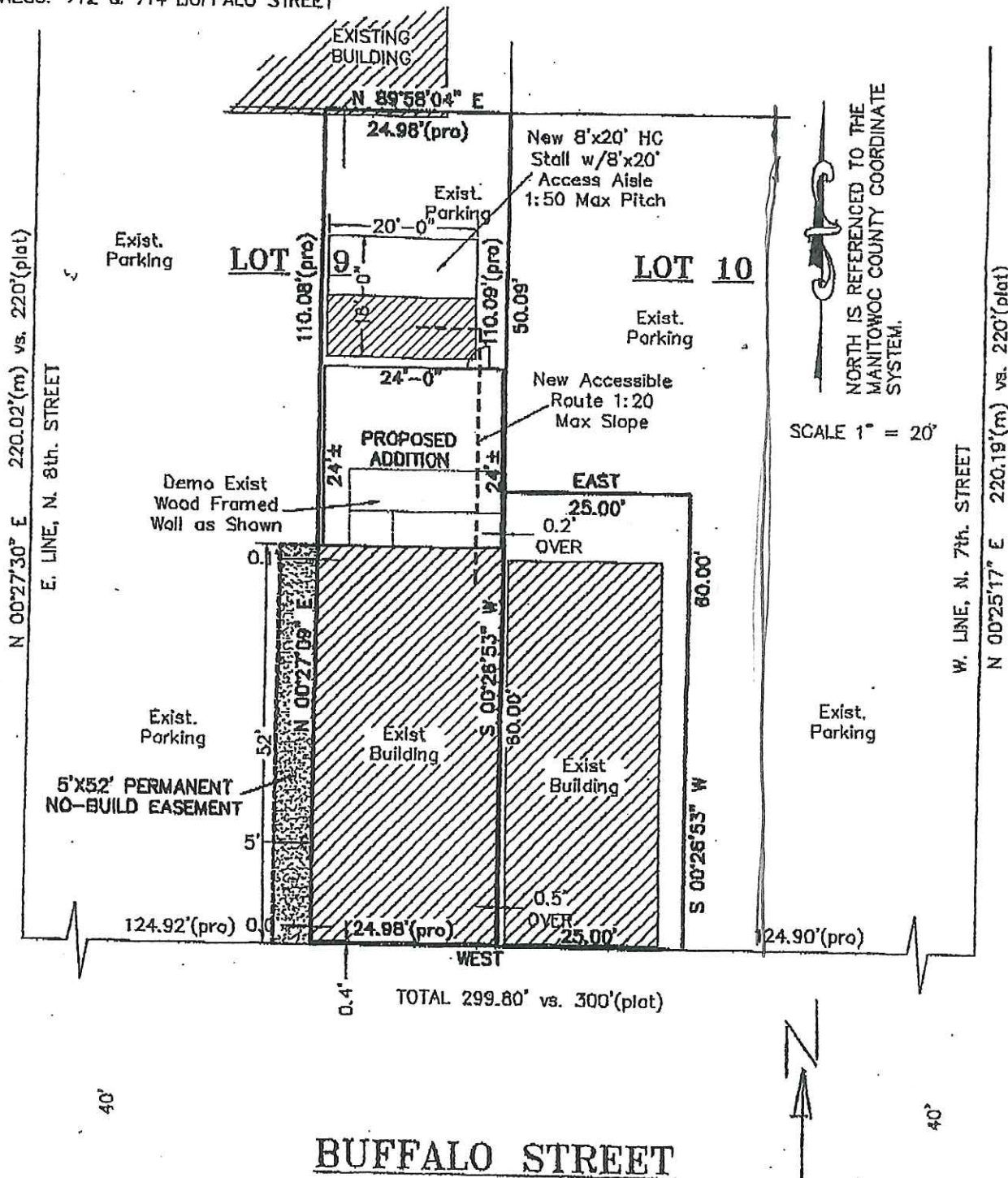
920-323-9812

PLAT OF SURVEY

DESCRIPTION:

THE EAST 1/2 OF LOT 9 AND THE SOUTH 80' OF THE WEST 25' OF LOT 10 ALL IN BLOCK 156 OF THE ORIGINAL PLAT OF THE CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

ADDRESS: 712 & 714 BUFFALO STREET



NORTH IS REFERENCED TO THE MANITOWOC COUNTY COORDINATE SYSTEM.

SCALE 1" = 20'

PAN COMMERCIAL

1" = 20'



Dan Luisier

From: Daniel Luisier <dan31563@gmail.com>
Sent: Tuesday, July 13, 2021 9:40 AM
To: Dan Luisier



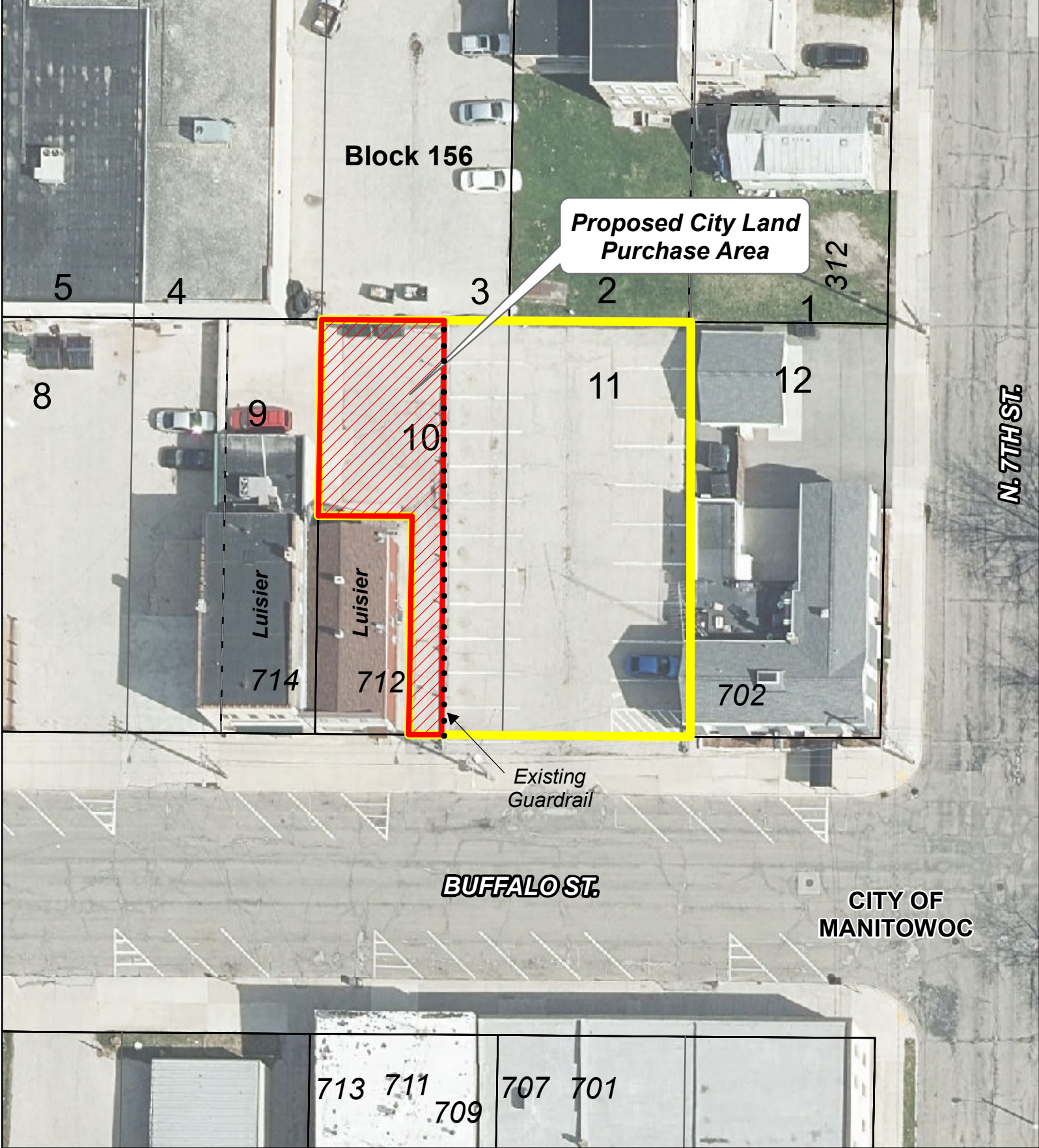
Sent from my iPhone

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Sent: Tuesday, July 13, 2021 9:40 AM
To: Dan Luisier



Sent from my iPhone



Block 156

Proposed City Land Purchase Area

N. 7TH ST.

BUFFALO ST.

CITY OF MANITOWOC

Existing Guardrail

Luisier

Luisier

714

712

702

713

711

709

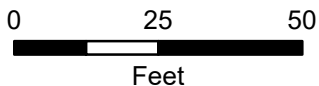
707

701



**Request to Purchase City Land
Buffalo St. Lot 10**

PC 31-2021
Buffalo St.



Legend

- Proposed City Land Purchase Area
- City Owned Area

DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 7/22/2021
O:\Planning\PC Plan Commission\PC_Request To Purchase City Lands\2021\PC 31-2021 Luisier Buffalo St Lot 10\Maps\PC 31-2021 City Land Purchase.mxd



PROPERTY
LINE

CITY
OF
MANITOWOC



LEASED
← 111
112 →

PROPERTY LINE

PROPERTY LINE

CITY OF
MANTOWOC



↑
PROPERTY
LINE

CITY OF
MANTOWOC