

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, October 26, 2022

Request: PC 23-2022: Hanson, Request to Purchase City-Owned Property Adjacent to 3309 South 10th Street

Report: Gary and Cheryl Hanson, 3309 S. 10th Street are requesting to purchase two pieces of property that are adjacent to their property. The two pieces are currently part of Silver Creek Park.

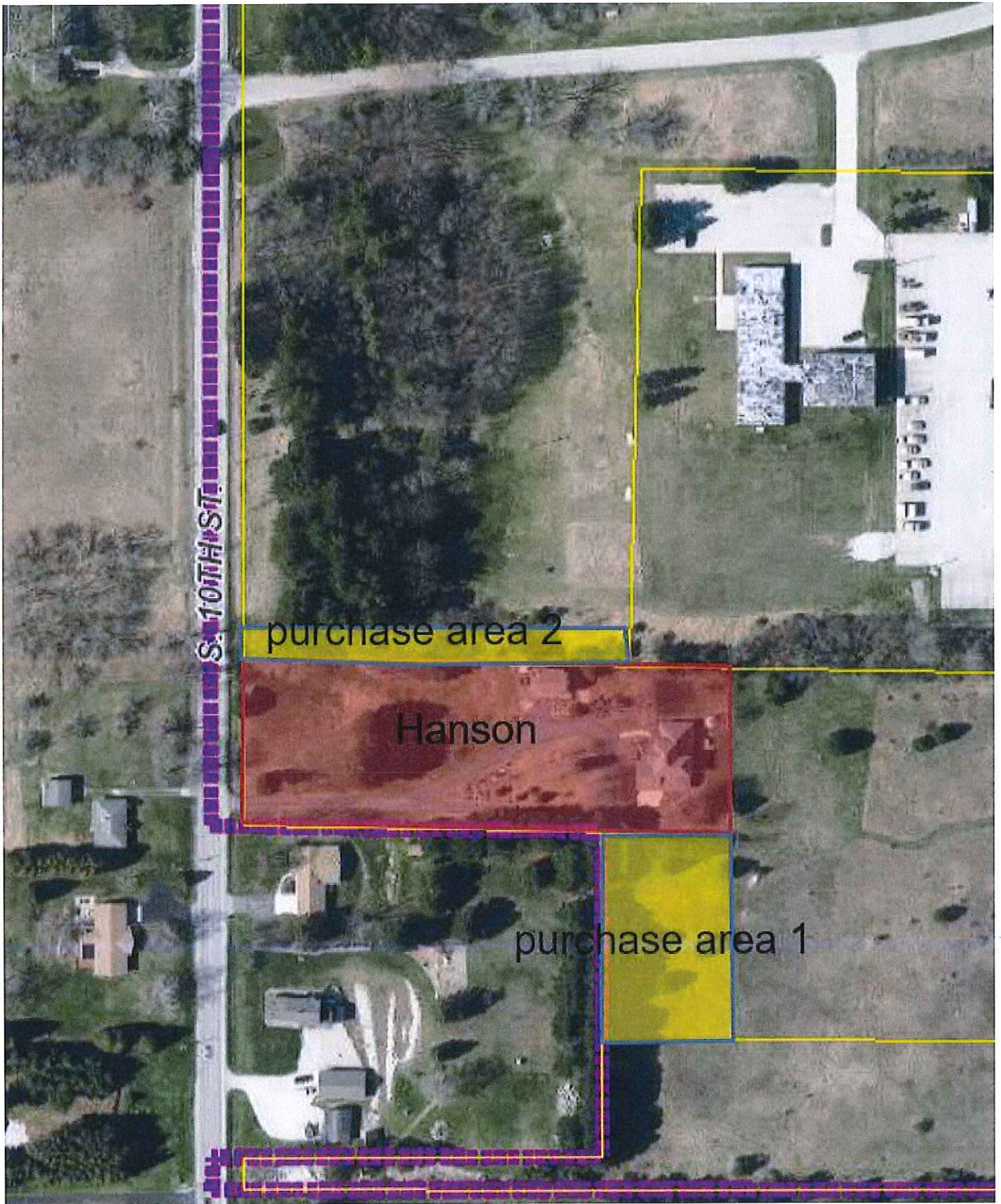
The Hanson's request has already been reviewed and recommended for approval by the Public Infrastructure Committee and Common Council. Their request was inadvertently referred to the Common Council from the Public Infrastructure before the Plan Commission was able to provide a recommendation. The offer to purchase or closing has not occurred 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 properties are not encumbered by any Land and Water Conservation grant requirements.

The two areas are shown on the attached maps. Parcel 1 is approximately 27,000 s.f. and Parcel 2 is approximately 8,000 s.f.

Community Development staff will work with the City's outside attorney and the Hanson's 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.



Cheryl and Gary Hanson
3309 South 10th Street
Manitowoc, WI 54220

August 31, 2022

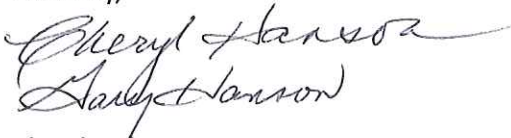
Re: Property Purchase

We are interested in purchasing a parcel of land adjacent to our property at 3309 South 10th 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 10th 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.

Seller: CITY OF MANITOWOC

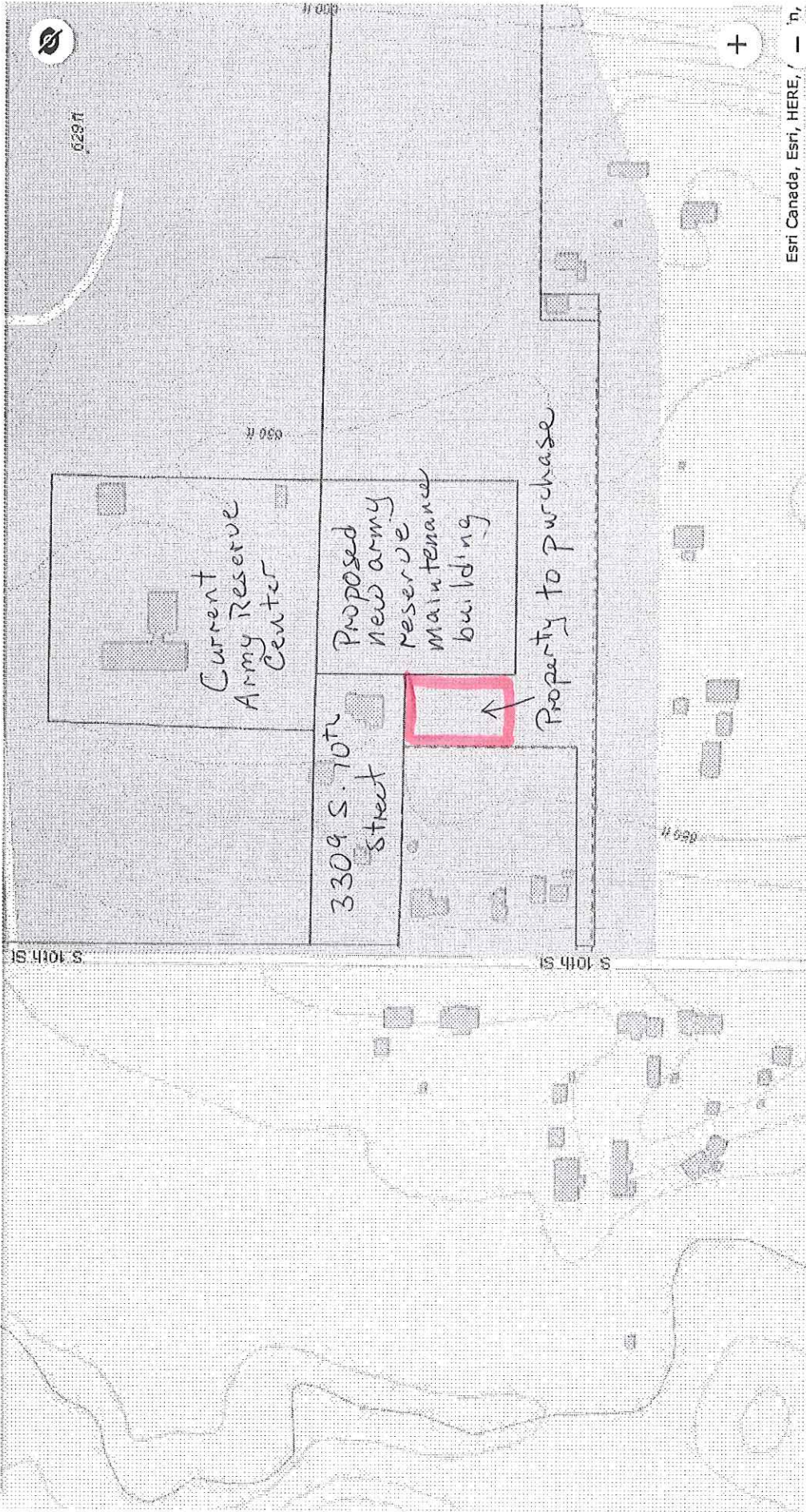
Buyer: CHERYL AND GARY HANSON
Cheryl Hanson
Gary Hanson

Date

8/31/2022

Date

Enter Address



Esri Canada, Esri, HERE, DeLorme, Swatch, ©



920-242-5650.

Cheryl and Gary Hanson
3309 South 10th Street
Manitowoc, WI 54220

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 10th 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.

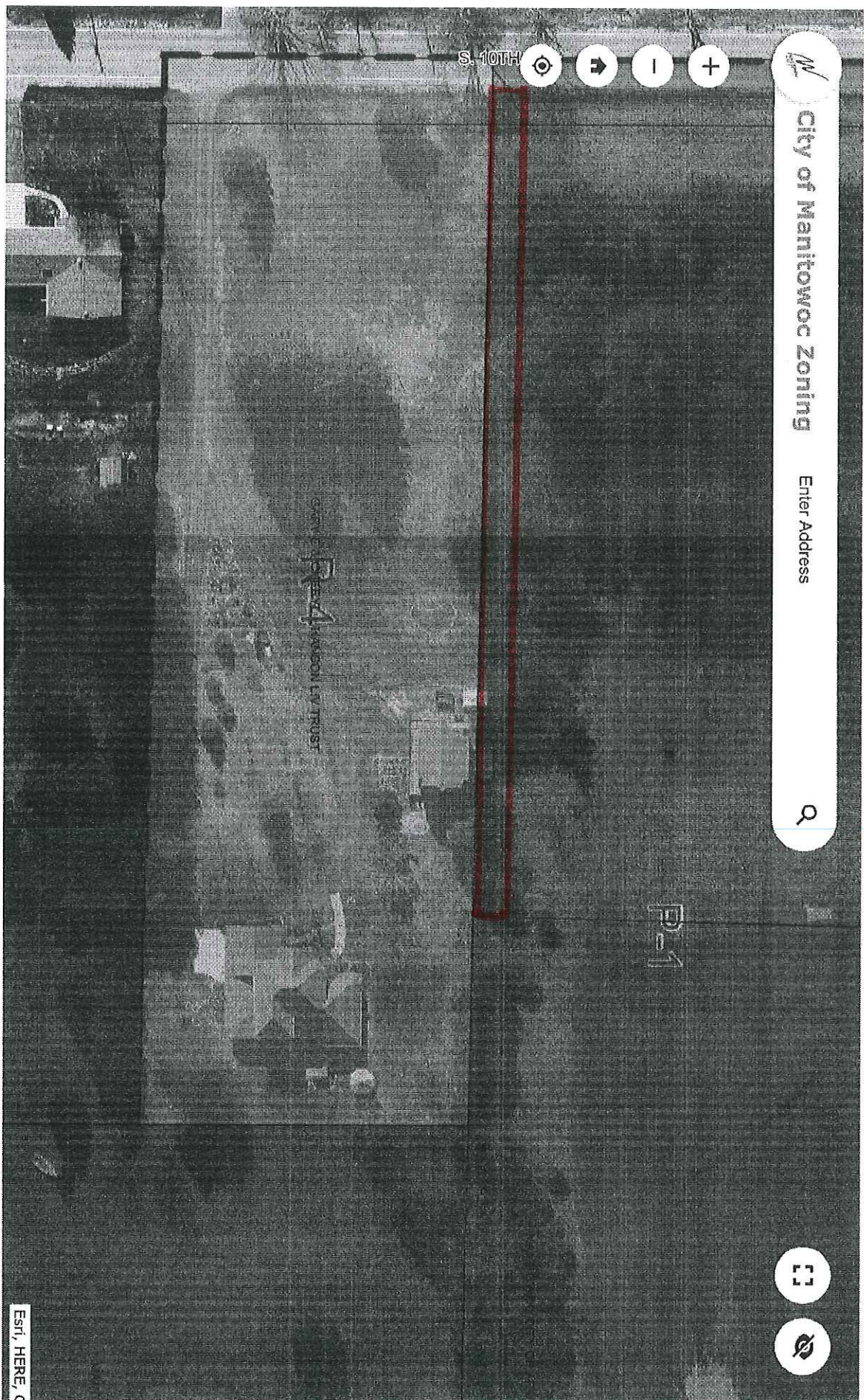
This parcel is predominately brush as can be seen from the attached photos and the included map. There is no apparent economic value to this land.

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



City of Manitowoc Zoning

Enter Address



S. 10TH

Grove Brook Farm Trust

P-1

-87.659 44.059 Degrees

60ft

Est, HERE, C