

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, August 23, 2023

Request: PC 16-2023: Schaller – Request to Purchase City-Owned Land, 900 Block of S. 18th Street, Parcel # 000-248-031

Report: Martin Schaller is requesting to purchase a city owned lot that is adjacent to his property located at 903 S. 18th Street. Mr. Schaller purchased the 903 S. 18th Street property approximately 12 years ago and always assumed he owned the city parcel that is located to the south. In those 12 years he has also been maintaining the property. He recently paid for some concrete sidewalk replacement and during this process it was discovered the City owns the lot. The lot is zoned R-4 Single and Two Family Residential.

The City owned parcel was transferred to the City in 1983 and appears to be a half of a larger lot that had a residence located on that was razed in 1981. The property owner located at 911 S. 18th Street acquired the southerly portion of the lot leaving the remnant piece of property that the City owns. The 0.029 acre City lot is unbuildable with 25 feet of frontage along S. 18th Street and with a depth of 50 feet.

The Engineering Department was contacted and there is no need for the City to retain the lot.

Recommendation: Staff recommends proceeding with the sale of the lot to Mr. Schaller with the Attorney's Office instructed to proceed with all facets of the sale.

August 9, 2023

HAND-DELIVERED

Paul Braun
City Planner
City of Manitowoc
Community Development
900 Quay Street
Manitowoc, WI 54220

Re: Vacant lot adjacent to and south of 903 S. 18th Street (parcel number 000248031)

Dear Mr. Braun,

This is follow-up to your letter of July 27, 2023 and our subsequent telephone conversation regarding the city-owned vacant parcel of land immediately south of a property I own located at 903 S. 18th Street, Manitowoc.

Until I received your letter I was not aware that this vacant parcel was not part of the property I own at 903 S. 18th Street. Per our conversation, this letter will serve as my formal request of my desire to acquire this parcel from the City of Manitowoc.

As you consider this request and the possible price for the acquisition of this parcel, please take into consideration that I have provided lawn care and snow removal for this parcel for the past 12 years. Also for the parcel in question, in response to sections of sidewalk that were marked by the city this year as needing leveling or replacement, I had Pajula Construction replace 2 sections of sidewalk and had Raise Rite mud jack an additional sidewalk section.

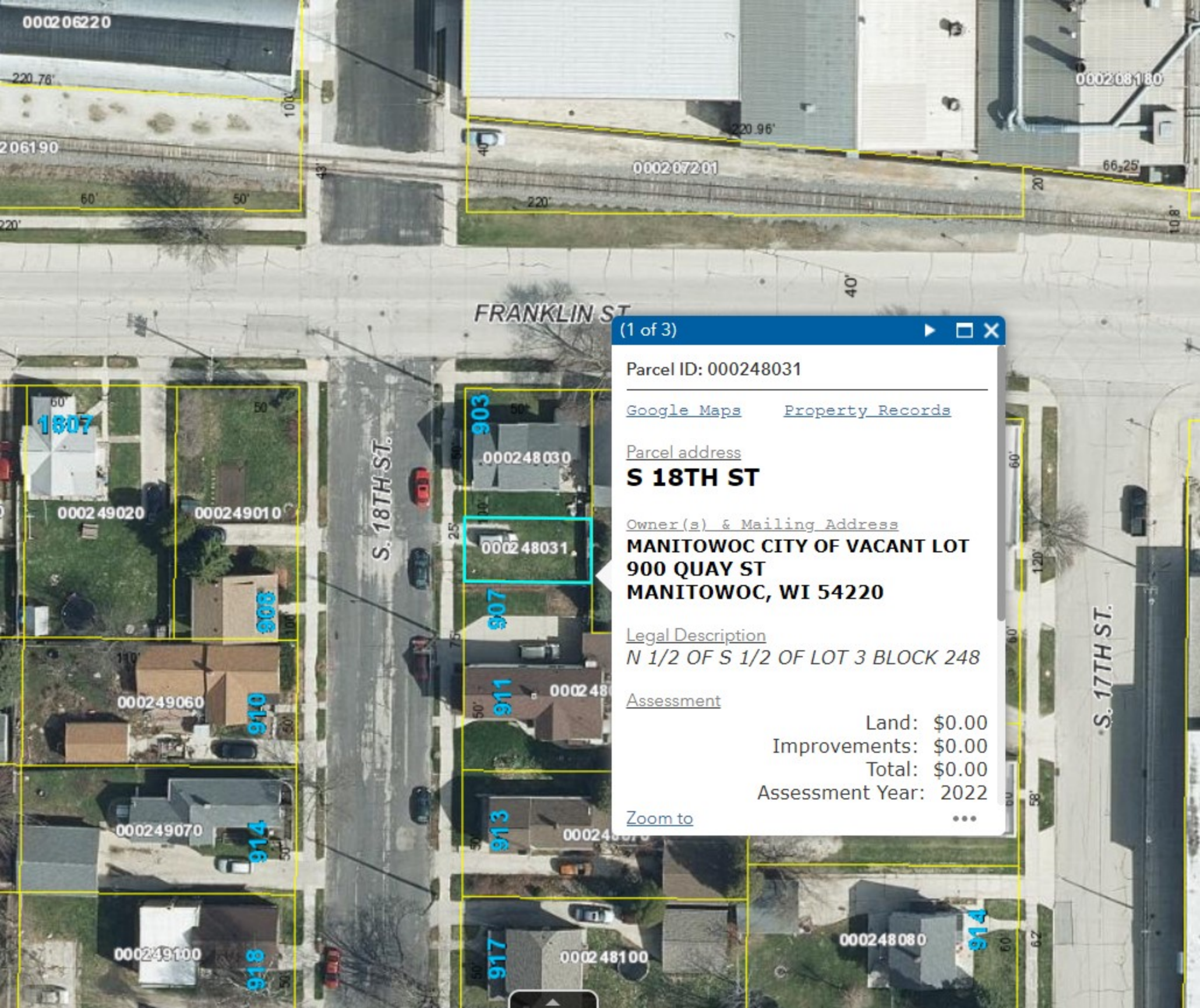
Please feel free to contact me by phone or mail if you have any questions. My contact information is listed below.

Many thanks,



Martin Schaller

Residence: 1125 S. 21st Street, Manitowoc
Phone: 920-242-2806
Email: mschaller1125@gmail.com



000206220

220.78'

206190

60'

50'

220'

100'

43'

40'

000207201

220'

220.96'

000208180

66.25'

20'

10.8'

FRANKLIN ST

(1 of 3)

▶ □ ✕

Parcel ID: 000248031

[Google Maps](#)

[Property Records](#)

Parcel address

S 18TH ST

Owner(s) & Mailing Address

**MANITOWOC CITY OF VACANT LOT
900 QUAY ST
MANITOWOC, WI 54220**

Legal Description

N 1/2 OF S 1/2 OF LOT 3 BLOCK 248

Assessment

Land: \$0.00
Improvements: \$0.00
Total: \$0.00
Assessment Year: 2022

Zoom to

⋮

1807

000249020

000249010

908

000249060

910

000249070

914

000249100

918

S. 18TH ST.

25'

903

000248030

000248031

907

911

000248070

913

000248070

917

000248100

S. 17TH ST.

60'

120'

60'

58'

60'

62'

000248080

914

