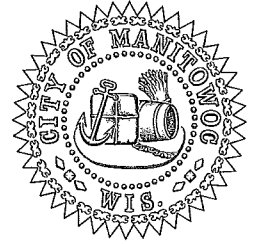




CITY OF MANITOWOC
WISCONSIN, USA
www.manitowoc.org



March 6, 2015

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: **PC5-2015: James Hansen; City's interest in purchasing property at 811 Franklin Street**

Dear Mayor and Common Council:

At the regular March 4, 2015 meeting of the Manitowoc City Plan Commission, the Commission reviewed a letter from James Hansen who owns property at 811 Franklin. Mr. Hansen asked to determine if the City is interested in purchasing the property because of its proximity to the City owned parking lot which is located at the southeast corner of Franklin and S. 9th Streets.

According to Mr. Hansen's letter the property and building is assessed at \$99,500 but he is offering it to the City for \$50,000. The property has 25' of frontage along Franklin Street and is 115' feet in depth which is 2,875 s.f. or 0.066 acres. An existing 2 story building built in 1926 with approximately 1,488 s.f. of first floor space is located on the northerly half of the lot. The building extends from side yard lot line to side yard lot with limited parking available south of the building.

The Commission notes that due to the narrow width of the lot and the existing building the City would not have any interest in purchasing the property. The narrow width and building preclude the property from being efficiently incorporated with the City-owned public parking lot.

The Commission unanimously recommends to the Council to place the communication on file and instruct the Clerk's Department to respond back to Mr. Hansen with a statement of no interest due to the lots narrow width, existing building and limited site development options for the City.

Respectfully Submitted,

Paul Braun
City Planner

15-263
attachment

James W. Hansen
7001 Stocks Lane
Manitowoc, WI 54220
920-758-1863

February 6, 2015

Mayor Justin M. Nickels
City Hall
900 Quay Street
Manitowoc, WI 54220

Dear Mr. Nickels,

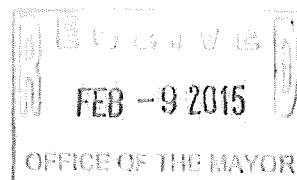
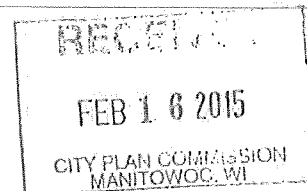
I am in possession of a commercial piece of property located at 811 Franklin Street adjacent to a city parking lot. The property has been for sale for many years now through a local real estate agency to no avail. Since I am no longer interested in the machinations of cleaning and renting this property again and again, I would really like to close the door on a sale. To that end, I was wondering if the City of Manitowoc would be interested in purchasing this property for \$50,000.00. Perhaps you might consider razing the building and expanding the city parking lot next door. The property is currently assessed at \$99,500.00.

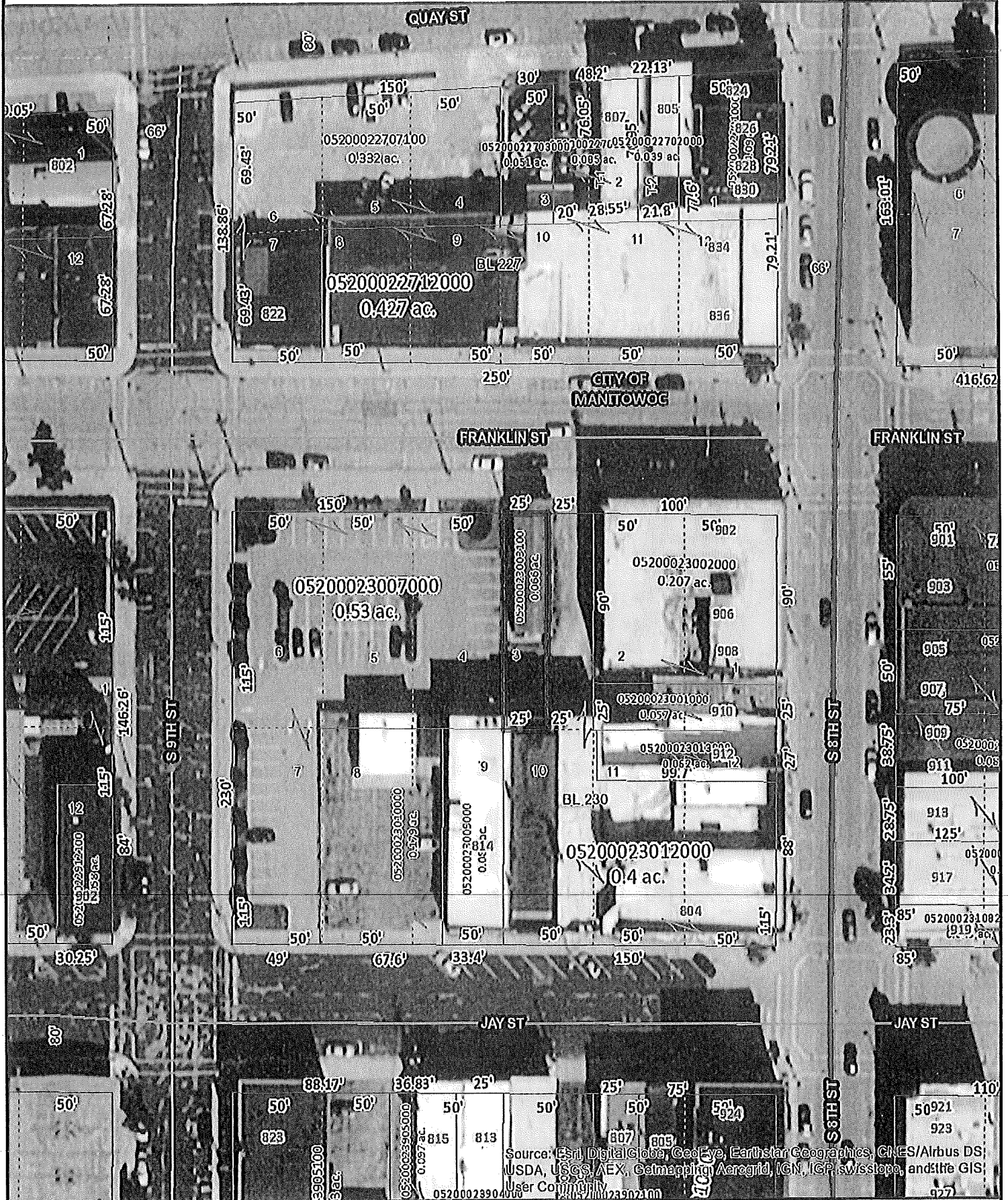
I look forward to hearing from you soon.

Most sincerely yours,



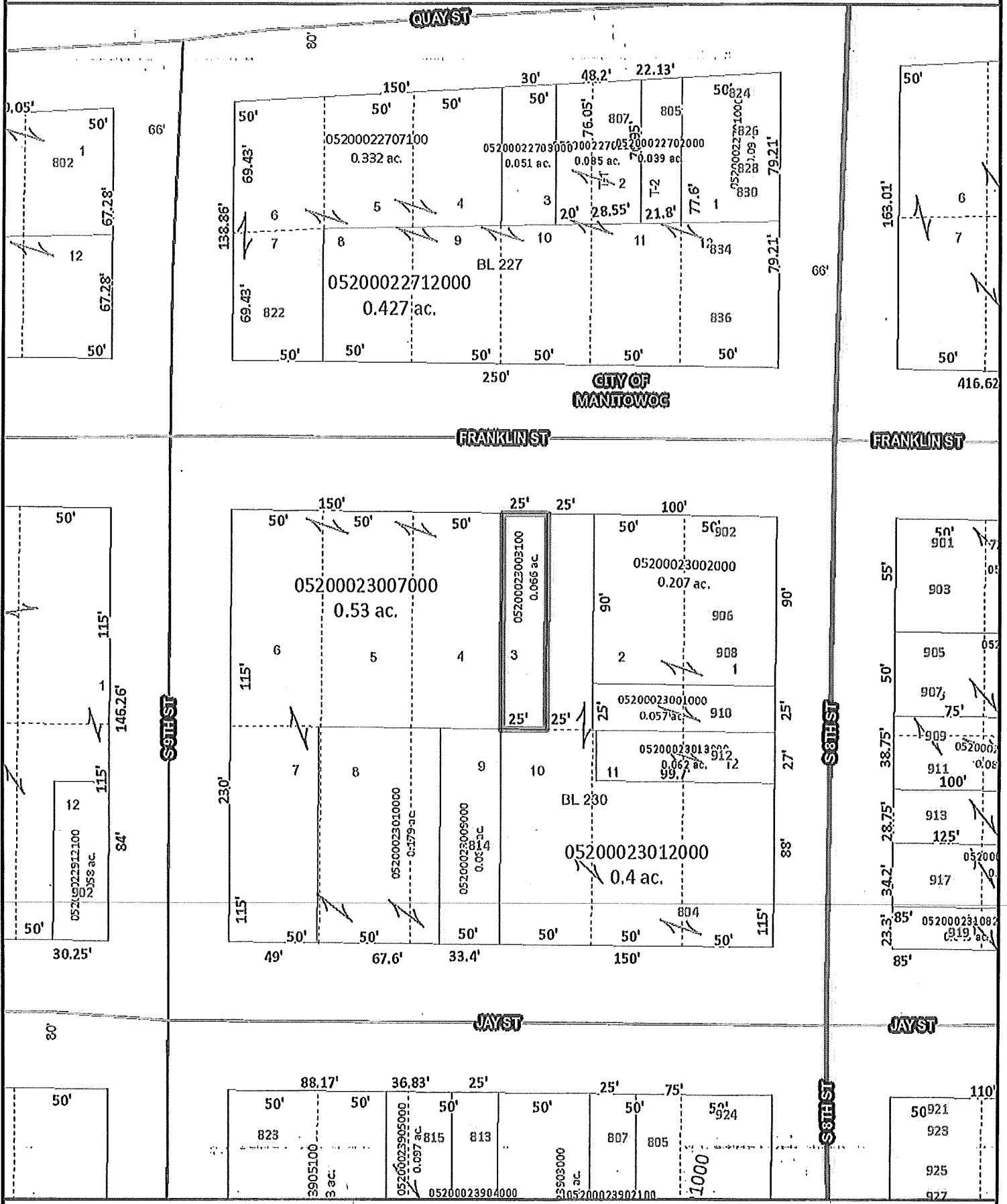
James W. Hansen

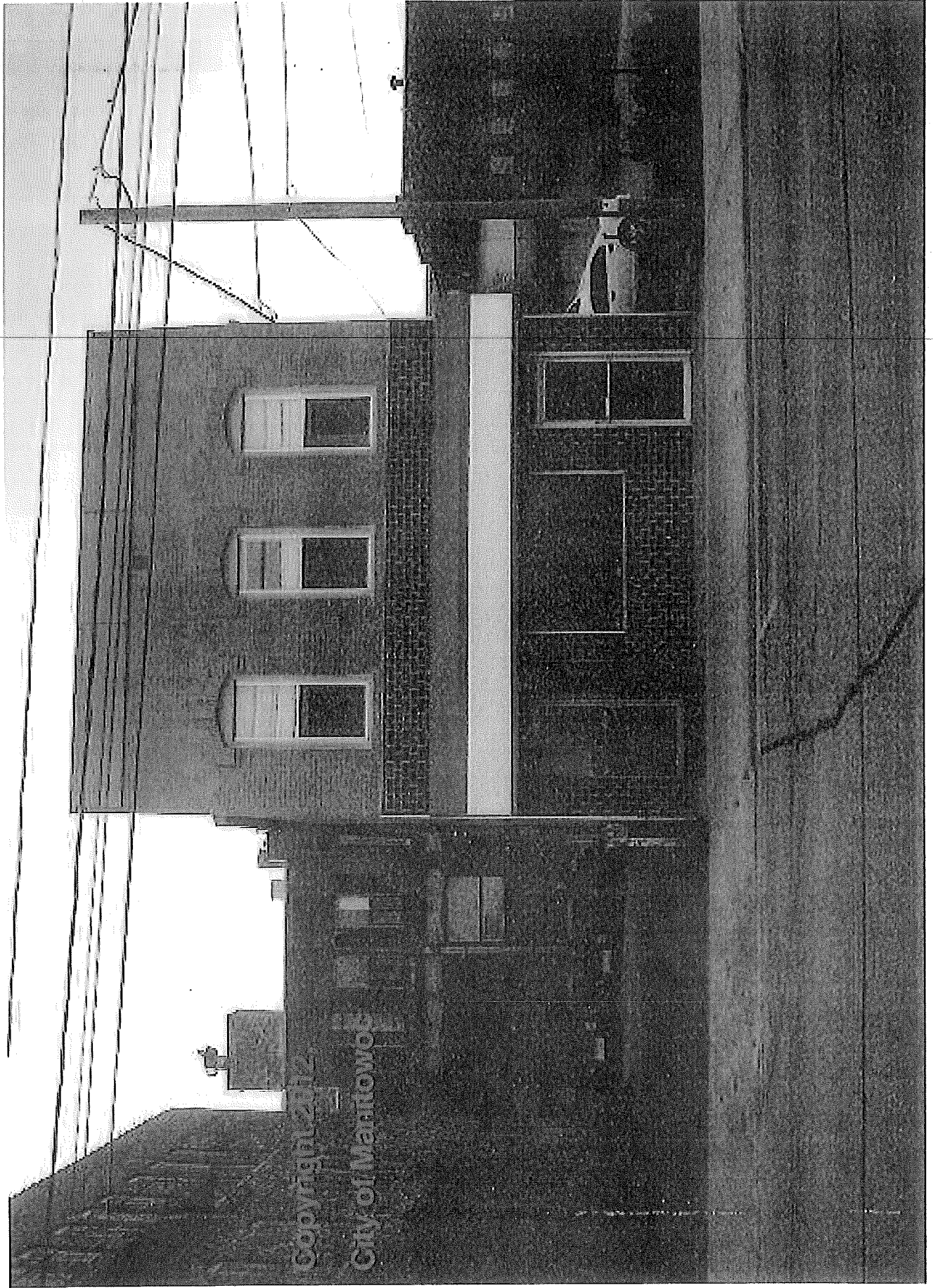




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and the GIS User Community







City of Manitowoc 2014 Property Record	
Parcel Number: 000-230-031	Current acres: 0.066
Current owner: HANSEN ET AL JAMES W	W 1/2 OF LOT 3 BLK. 230

Ownership				
Name:	HANSEN ET AL JAMES W			
Mailing Address:	7001 STOCK LN MANITOWOC,WI 54220			
Property Description				
Location:	811 FRANKLIN ST			
Conveyance Date:				
Date Recorded:				
Value/Sale Price:				
Deed Vol & Page:	V P., DOC. #			
Improvement Name	TALK TO THE PAW			
Legal Description:	W 1/2 OF LOT 3 BLK. 230			
Notes				
Conveyance Instrument:				
Assessment Value				
Valuation Date	01/01/2014			
Assessment Type	Acres	Land Value	Improved Value	Total Value
COMMERCIAL	0.066	11,500	88,000	99,500
Totals -->				
	0.066	11,500	88,000	99,500
Payments				
Date	Receipt Number		Amount	
12/17/2014	911626		2,024.72	
Special Assessment Projects				
Project	Delayed Assessment?	Balance Due		

Building Information Bldg 1	
Parcel Information	
Property Class:	Commercial
Roll Type:	REAL
Other	
Fair Market Value	94,500
Assessment Ratio	105.2529
Tax Detail	
Category	Tax Amount
GEN CITY	785.98
VOC SCHOOL	73.67
STATE	16.05
COUNTY	530.93
BD OF EDUC	791.95
SCHOOL CREDIT	(119.41)
TOTAL TAX	2,079.17
1ST DOLLAR CR	(54.45)
LOTTERY CREDIT	0.00
NET TOTAL	2,024.72
INSTALLMENT 1	506.18
INSTALLMENT 2	506.18
INSTALLMENT 3	506.18
INSTALLMENT 4	506.18
SPECIALS	0.00
TAX AND SPECIALS	2,024.72
Balance Due to City	0.00