



# Community Development Authority

## City of Racine

### AGENDA BRIEFING MEMORANDUM

**AGENDA DATE:**

February 26, 2024 – Finance and Personnel Committee  
March 5, 2024 - Common Council

**PREPARED BY:** Cathy Anderson, Economic Development and Housing Manager

**SUBJECT:** Communication sponsored by Alderman Coe on behalf of the Assistant Director of City Development requesting the City sell a property at 1205 Schiller Street (Parcel ID: 276000008733000) to the adjacent parcel owner at 1201 Schiller Street owned by Panfila Victor and Jose Tellez.

**SUMMARY:** City staff received an offer from the adjacent property owner at 1201 Schiller Street to purchase the adjoining parcel directly to the south of the City-owned property at 1205 Schiller Street. This dwelling is owner-occupied, and the purchase of this adjacent property would allow for a yard in the short term, and garage in the future. This action is conditioned on the owner combining the lot with their property immediately to the north within 90 days of purchasing the property.

**Property Facts:**

**Zoning:** R-3

**Lot Size:** 2,969 square feet  
(dimensions: approximately 40x73)

**Lot Frontage:** 50 feet is required  
(40 feet is provided)

**Zoning Analysis:** The parcel is less than half the size of what is typically required for a single-unit dwelling to be built in this zoning district. The zoning code does allow for exceptions that would allow for a home to be built on the site, but it would lead to a lot with little to no yard and no garage.

A similar transfer of nearly the same configuration was approved in August of 2022 by the Common Council on this block to the south. Though a building could technically be built on this lot, with the small size, it is more likely to remain vacant. Allowing it to be added to the neighboring lot to the north would allow it to go



back into use as extra yard space and allow for a garage or home addition in the future.

**BUDGETARY IMPACT:** A private owner would pay approximately \$28 in taxes to the city, which is not currently collected as the property is exempt. Additionally, the city has maintenance costs for mowing and snow removal and occasional costs related to debris and litter.

**RECOMMENDED ACTION:** To approve the sale of the property located at 1205 Schiller to Panfila Victor for \$4,000 and to authorize City Staff to execute all necessary documents related to the sale.