



## City of Racine, Wisconsin AGENDA BRIEFING MEMORADUM

**AGENDA DATE:**

August 8, 2022 – Finance and Personnel Committee

August 16, 2022 – Common Council

**SUBJECT:** Communication sponsored by Mayor Mason requesting the City sell a property at 1233 Schiller to Alfredo Hernandez, an abutting property owner.

**PREPARED BY:** Jeff Hintz, CNU-A – Planning Manager, City Development Department

**SUMMARY:** City staff received an offer from the property owner (Alfredo Hernandez) at 1232 Franklin Street. This property is located directly adjacent and to the east of the City owned property at 1233 Schiller Street.

**Property Facts**

**Zoning:** R3 Limited General Residence District

**Lot Size:** 2,680 square feet (dimensions: approximately 40x67)

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

**Zoning Analysis:** The parcel does not meet the minimum standards for lot size of 6,000 square feet for a single or two unit dwelling. When factoring in yard requirements (front, both sides and rear) the lot effectively becomes unbuildable.

The block between Schiller Street and Franklin Street is primarily through lots, meaning one piece of property not split in the middle. When examining the graphic on the right, the original block configuration of 12 through lots can still be seen. Half of these through lots as originally configured when subdivided still exist. The transfer of 1233 Schiller to the adjacent owner would restore a through lot and bring this total to seven (7) of the original 12.

### 1200 Block of Schiller Street



**Financial Impact:** A private owner would pay approximately \$187 in taxes to the City, which are not collected if the City retains ownership.

The property would also be required to pay approximately \$159 dollars in storm water fees to the City. The City currently pays this fee to the Water Utility, but the future owner would be required to pay this upon transfer.

The City currently pays approximately \$1000 annually for mowing, snow removal and other obligations for this property. Upon transfer of the property, these operations would no longer be required and would become the obligation of the new owner.

The adjacent lot at 1232 Franklin Street would be combined with 1233 Schiller if this were to be approved; that larger lot would then be eligible to build a garage, home addition and make other improvements which are not possible due to the small lot size.

**RECOMMENDED ACTION:** To approve the sale of a property at 1233 Shiller to Alfredo Hernandez for \$3,500 and to authorize City Staff to execute all necessary documents for the sale.

**FISCAL NOTE:** Sale proceeds of \$3,500 will be considered program income for CDBG and will be repurposed within the CDBG program.