



March 6, 2024

City of Manitowoc
Building Inspection
900 Quay Street
Manitowoc WI 54220

Demolition Permit Application Details

Regarding the demolition permit application, below are a few additional details.

- The future of the site includes a proposed expansion for a gathering space and office space.
- Detailed design of the proposed expansion is in process preparing for contractor bids.
- The interim plan for the demolition site will be a parking area with crushed limestone or recycled asphalt.
- The plan for building expansion is as soon as designs can be completed, bids can be received, contractors can be selected and scheduled. It is estimated to begin construction within the next 2 years.
- A plan is in place for Schaus Mechanical & Maritime Plumbing to coordinate gas and water disconnect and capping with MPU, WPS, and Interstate Sawing before demolition begins.

Any additional questions can be directed to

Deacon Mark LeGreve
Business Manager
St Francis of Assisi Parish



City of Manitowoc

355-056-001

Demolition Permit Application

School - 1418 Grand Avenue

PROJECT ADDRESS:		
1416 Grand Avenue / 1808 S. 14 th St.		
PROPERTY OWNER INFORMATION:		
Property Owner Name:		
Business Name: ST Francis of Assisi Parish		
Street Address: 601 N. 8 th STREET		
City / State: Manitowoc, WI	Zip: 54220	
Phone: 920-652-7851	Fax:	
Contact Person: Den Mark LeGrave	Email: mark.legrere@stamanitowoc.org	
DEMOLITION CONTRACTOR INFORMATION:		
Business Name: Interstate Sawing & Demolition		
Street Address: 7403 Sleepy Hollow Road		
City / State: West Bend, WI	Zip: 53090	
Phone: 262-334-7522	Fax:	
Contact Person: Kyle Bates	Email: Kyle@interstatesawing.com	
ESTIMATED PROJECT COST: (\$) 290,000		
IRREVOCABLE LETTER OF CREDIT:		
<input checked="" type="checkbox"/> Attach Copy	<input checked="" type="checkbox"/> Approved by City Attorney	
COMPREHENSIVE LIABILITY INSURANCE:		
<input checked="" type="checkbox"/> Attach Copy	<input type="checkbox"/> City of Manitowoc Listed as Certificate Holder	
PROJECT INFORMATION:		
Commencement Date: March 6, 2024	Completion Date:	
<input type="checkbox"/> Residential Use	<input checked="" type="checkbox"/> Commercial Use	<input type="checkbox"/> Historic District
<input type="checkbox"/> Vacated Building	<input type="checkbox"/> Condemnation Order	<input type="checkbox"/> Structural Damage
<input checked="" type="checkbox"/> Future Development - Structure	<input type="checkbox"/> Future Development - Parking	<input type="checkbox"/> Future Green Space
ASBESTOS ABATEMENT:		
Asbestos testing conducted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Asbestos present? <input checked="" type="checkbox"/> Yes, Attach Testing Report <input type="checkbox"/> No	

DETAIL OF ALL STRUCTURES TO BE DEMOLISHED:

Structure 1 Principal Accessory Commercial Residential ____ Units
 Year Built: 1970's Basement Yes No Number of Stories 3
 Construction Type Frame Brick Metal

Structure 2 Principal Accessory Commercial Residential ____ Units
 Year Built: 1960's Basement Yes No Number of Stories 3
 Construction Type Frame Brick Metal

Structure 3 Principal Accessory Commercial Residential ____ Units
 Year Built: _____ Basement Yes No Number of Stories _____
 Construction Type Frame Brick Metal

	Height	Length	Width	Square Feet	Cubic Feet
Structure 1	30	75	62	4650	139,500
Structure 2	30	130	62	8060	241,800
Structure 3					
Totals:				12,710	381,300

DEMOLITION OF PROPERTIES EXCEEDING 100,000 CUBIC FEET.

Yes, Requires Common Council approval. The Common Council may consider the permit application only after receiving the recommendation of the Licensing, Permits, and Inspections Committee. MMC 16.070(1)(b).
 No

PERMIT FEES. Available at www.manitowoc.org > Departments > Building Inspection > Fees > Fee Schedule or Fee Estimator

COMPLIANCE. The project shall comply with the Wisconsin Uniform Dwelling Code, Wisconsin Commercial Building Code, Wisconsin Plumbing Code, National Electrical Code, Municipal Ordinances, and all other applicable codes and conditions of this permit. The issuance of the permit creates no legal liability, express or implied, on the Department or Municipality. Department staff shall be granted access to the property for the inspection of this permit.

AUTHORITY.

The undersigned hereby represents and warrants that it has the authority to apply for this permit. If the party applying for this permit is not an individual, the person(s) signing on behalf of the entity represents and warrants that they have been duly authorized to bind the entity and apply for this permit on the entity's behalf. I hereby certify that all of the information provided on this permit application is correct, accurate and complete to the best of my knowledge.

Signature of the Applicant: Mark J. [Signature] Date: 3/6/2024
 Signature of the Property Owner: Mark [Signature] Date: 3/6/2024



City of Manitowoc

Demolition Utility Disconnection

The owner or agent shall notify all utilities having service connections within a building to be razed, such as water, electric, gas, sewer, telecommunications, and other connections. A permit to demolish or remove a building shall not be issued until the Building Inspector has determined that all appurtenant equipment, such as meters and regulators, have been removed, and service connections are sealed and plugged correctly.

Diggers Hotline 800-242-8511

Service Order #	Contact Name:
-----------------	---------------

Wisconsin Public Service 800-450-7260

Gas Meter Number # 433548	Contact Name: Julie Wiltman
Date of Service Retirement and Meter Removal: 10/31/2023	
Contact Signature: attached	

Manitowoc Public Utilities Water 920-683-4600

Water Meter Number # 0000041665	Contact Name: Cindy Carter
Date of Service Retirement and Meter Removal: 11/1/2023	
Contact Signature: attached email	

Manitowoc Public Utilities Electric 920-683-4600

Electric Meter Number # 27828947	Contact Name: Cindy Carter
Date of Service Retirement and Meter Removal: 3/4/2024	
Contact Signature: attached email	

Telephone Company.

Provider Name: AT&T	Phone: 800-288-2020
Date of Disconnection: many years ago	Contact Name:

Cable Television Company.

Provider Name: Comcast	Phone: 913-915-6134
Date of Disconnection: 11/7/2023	Contact Name: Rayma Nesseljode

Plumbing Inspector Sewer and Water Lateral Termination 920-686-6940. Upon completion of demolition, the ends of all underground sewer or drain pipes shall be securely stopped with watertight and durable material. The water supply and sewer systems shall be abandoned inside the lot line by a licensed master plumber.

Date of Disconnection:	Contact Name:
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Mark LeGreve <mark.legreve@sfamanitowoc.org>

Demolition Disconnection Information requested/TR

1 message

Wiltman, Julie A <julie.wiltman@wisconsinpublicservice.com>
To: "mark.legreve@sfamanitowoc.org" <mark.legreve@sfamanitowoc.org>

Tue, Dec 19, 2023 at 9:35 AM

Hi

Here is Demolition Permit Packet with the signature from WPSC that you need

If you would need anything else please do not hesitate to call


Thanks

Julie Wiltman
Operations Clerk (Two Rivers District)
Wisconsin Public Service
(920) 657-1828
(920) 657-1872
julie.wiltman@wisconsinpublicservice.com

-----Original Message-----

From: julie.wiltmanTwo Rivers <julie.wiltman@wisconsinpublicservice.com>
Sent: Tuesday, December 19, 2023 9:34 AM
To: Wiltman, Julie A <julie.wiltman@wisconsinpublicservice.com>
Subject: Send data from MFP13512929 12/19/2023 09:33

Scanned from MFP13512929
User Name: e129657
Date:12/19/2023 09:33
Pages:8
Resolution:300x300 DPI

 **DOC121923-12192023093330.pdf**
3417K



City of Manitowoc

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Diggers Hotline 800-242-8511

Service Order #

Contact Name:

Wisconsin Public Service 800-450-7260.

Gas Meter Number #

433548

Contact Name:

Wisconsin Public Service
Julie Withman

Date of Service Retirement and Meter Removal:

10/31/23

Contact Signature:

Julie Withman
of Clerk

Manitowoc Public Utilities Water 920-683-4600.

Water Meter Number #

Contact Name:

Date of Service Retirement and Meter Removal:

Contact Signature:

Manitowoc Public Utilities Electric 920-683-4600.

Electric Meter Number #

Contact Name:

Date of Service Retirement and Meter Removal:

Contact Signature:

Telephone Company.

Provider Name:

Phone:

Date of Disconnection:

Contact Name:

Cable Television Company.

Provider Name:

Phone:

Date of Disconnection:

Contact Name:

Plumbing Inspector Sewer and Water Lateral Termination 920-686-6940. Upon completion of demolition, the ends of all underground sewer or drain pipes shall be securely stopped with watertight and durable material. The water supply and sewer systems shall be abandoned inside the lot line by a licensed master plumber.

Date of Disconnection:

Contact Name:



Mark LeGreve <mark.legreve@sfamanitowoc.org>

RE: External: MUP Water and Electric Disconnect 1808 S.14th St for demolition

Cindy Carter <ccarter@mpu.org>
To: Mark LeGreve <mark.legreve@sfamanitowoc.org>

Mon, Mar 4, 2024 at 4:26 PM

Hi Mark,

Electric was shutoff today and meter removed. It appears the water was shutoff on 11/1. Note – the address we have on record is 1418 Grand Avenue. Please let me know if you have any questions.

Thank you,

Cindy

Cindy Carter, CPA
Chief Financial Officer

✉ ccarter@mpu.org

☎ (920) 686-4324

📍 (920) 973-7105

📍 1303 S. 8th Street, Manitowoc, WI 54220



From: Mark LeGreve <mark.legreve@sfamanitowoc.org>
Sent: Monday, March 4, 2024 8:31 AM
To: Cindy Carter <ccarter@mpu.org>

[Quoted text hidden]

[Quoted text hidden]



November 6, 2023

St. Francis of Assisi Parish Corp
601 N 8th St.
Manitowoc, WI 54220

To whom it may concern:

Bank First certifies with the signature below that St. Francis of Assisi Parish Corp has sufficient funds in their accounts to cover the \$290,000 cost of their upcoming demolition project. Questions can be directed to the contact information below.

Sincerely,

Amanda Sitkiewitz

Amanda Sitkiewitz
SVP – Market President | NMLS# 460815
(920) 652-3215
asitkiewitz@bankfirst.com

www.BankFirst.com

(920) 652-3100

402 N. 8TH STREET, P.O. BOX 10, MANITOWOC, WI 54221-0010

MEMBER FDIC
EQUAL HOUSING LENDER



Interstate Sawing & Demolition
 7403 Sleepy Hollow Road
 P.O. Box 453
 West Bend, WI 53090
 (262) 334-7522

Quote: 01314

Quote Date: Oct 10, 2023
 Quote Expires: **Jan 8, 2024**

Job Name: Demolition of Former S...
 Sales Rep: Kyle Bares

PREPARED FOR
St Francis Assisi Parish Mark LeGreve 601 North 8th Street Manitowoc, WI 54220

JOB SITE ADDRESS
1416 Grand Avenue Manitowoc, WI 54220

Description	Qty	Price	Adj	Total
Demolition	1	199,260.00		199,260.00

We propose to provide labor, materials, equipment and disposal fees for the following demolition work.

- Mobilization and supervision
- Install perimeter plastic site fencing
- Install necessary silt fencing or silt sock
- Install inlet protection
- Removal of the roof with the 5,000 sq ft of east contaminated material segregated and disposed of in regulated containers
- Removal of the building with all materials hauled to approved landfills and recycling facilities
- Removal of all foundations, footings, slabs and column pads
- Concrete and masonry materials to be crushed on site, placed and compacted to fill the foundation voids
- Select cutting and protection at the vestibule and pipe tunnel.
- Place 6" of 3/4" crushed stone graded to match existing asphalt grades

- * The removal of asbestos or other hazardous materials not considered normal C&D waste is not included.
- * Local Permits required for any of the work listed above are not included.
- * Any gas, electric, cable or telephone to be disconnected outside of the existing foundation for safe demolition. Coordinated by owner.
- * Interstate Sawing is not responsible for any damage to existing parking lot created by demolition efforts.
- * Standard insurance included. Any special insurance or bonding requirements or safety pre qualification will be charged accordingly.

Total 199,260.00

Changes affecting scope of work may result in additional charges, We will assume men in the field will be authorized to approve these changes unless we are notified in writing. A signed field ticket will bind the customer to all additional charges authorized by their job site Representative. In the event payment is not made as agreed upon, all costs including but not limited to legal and interest expenses related to the collection of monies related to this job will be the sole responsibility of the customer. Letters of intent to lien will be mailed on or about the 75th day from last date of completion.



OSHA 30 CERTIFIED OPERATORS
 EXPERIENCE MODIFICATION RATE (EMR): 0.74
 AVETTA CERTIFIED WITH GREEN LIGHT STATUS





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/22/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Richards Insurance of West Bend, LLC 3018 West Washington Street West Bend, WI 53095	CONTACT NAME: Bryce Gannon	
	PHONE (A/C, No, Ext): (262) 334-2500	FAX (A/C, No): (262) 334-5467
E-MAIL ADDRESS: bgannon@richardsinsurance.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : West Bend Mutual Insurance		15350
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

INSURED

INTERSTATE SAWING CO INC
PO Box 453
West Bend, WI 53095

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			A572867	3/7/2024	3/7/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			A572867	3/7/2024	3/7/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			A572867	3/7/2024	3/7/2025	EACH OCCURRENCE	\$ 7,000,000
							AGGREGATE	\$ 7,000,000
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nh) <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below			0596108	3/7/2024	3/7/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
A	Equipment Floater			A572867	3/7/2024	3/7/2025	Rented/Leased Equip.	800,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
St. Francis of Assisi Parish is additional insured on the general liability per form #WB1482 when required by written contract.

CERTIFICATE HOLDER St Francis of Assisi Parish 601 North 8th Street Manitowoc, WI 54220	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.
ADDITIONAL INSURED – CONTRACTOR'S BLANKET

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. WHO IS AN INSURED (Section II) is amended to include as an additional insured any person or organization whom you are required to add as an additional insured on this policy under a written contract or written agreement.

The written contract or written agreement must be:

1. Currently in effect or becoming effective during the term of this policy; and
2. Signed by all parties to the written contract or written agreement prior to the "bodily injury," "property damage," "personal injury and advertising injury."

B. The insurance provided to the additional insured is limited as follows:

1. That person or organization is only an additional insured with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part, by:
 - a. Your premises; or
 - b. Your negligent acts or omissions in connection with "Your work" for that additional insured.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 - b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the written contract or written agreement to provide such additional insured.
2. The Limits of Insurance applicable to the additional insured are those specified in the written contract or written agreement or in the Declarations for this policy, whichever is less. These Limits of Insurance are inclusive and not in addition to the Limits of Insurance shown in the Declarations.
 3. Except when required by written contract or written agreement, the coverage provided to the additional insured by this endorsement does not apply to:

a. "Bodily injury" or "property damage" occurring after:

- (1) All work on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured at the site of the covered operations has been completed; or
- (2) That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as part of the same project.

b. "Bodily injury" or "property damage" arising out of acts or omissions of the additional insured other than in connection with the general supervision of "your work."

4. The insurance provided to the additional insured does not apply to "bodily injury," "property damage," "personal injury and advertising injury" arising out of an architect's, engineer's, or surveyor's rendering of or failure to render any professional services including;

- a. The preparing, approving, or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
- b. Supervisory, or inspection activities performed as part of any related architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of, or the failure to render, any professional architectural, engineering or surveying services.

C. As respects the coverage provided under this endorsement, Paragraph 4.b. **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is amended with the addition of the following:

4. Other insurance

b. Excess insurance

This insurance is excess over:

Any other valid and collectible insurance procured by or on behalf of the additional insured whether primary, excess, contingent or on any other basis unless a written contract specifically requires that this insurance be either primary or primary and noncontributing. Where required by written contract, we will consider any other insurance procured by the additional insured for injury or damage covered by this endorsement to be excess and noncontributing with this insurance.

If no written contract specifically requires primary or noncontributory coverage, then this insurance is excess and as a condition of coverage, the additional insured shall be obligated to tender the defense and indemnity of every claim or suit to all other insurers that may provide coverage to the additional insured, whether on a contingent, excess or primary basis.

When this insurance is excess, we will have no duty under Coverage A. and Coverage B. to defend the insured against any "suit" if any other insurer has a duty to defend the insured against that "suit". If no other insurer defends, we will undertake to do so, but we will be entitled to the insured's rights against all those other insurers.



Mark LeGreve <mark.legreve@sfamanitowoc.org>

RE: External: St Francis of Assisi Parish Abatement complete

1 message

badgerenv@gmail.com <badgerenv@gmail.com>
To: Mark LeGreve <mark.legreve@sfamanitowoc.org>

Thu, Feb 29, 2024 at 10:19 AM



Badger Environmental Services, LLC

- Consulting - Engineering - Abatement - Inspections - Air Monitoring & Testing
- We specialize in Asbestos and Lead total project management
- Residential - Commercial - Industrial
- State licensed On-site Estimators

February 29, 2024

Attention: Mr. Mr. Mark LeGreve
 Saint Francis of Assisi Parish
 601 N. 8th Street
 Manitowoc, WI. 54220

updated letter requested

*1416 Grand Ave.
1808 S. 14th St*

Hello Mark-

Thank you for the opportunity to perform the asbestos removal located at: 1140 North 14th Street, in Manitowoc, WI.

Badger Environmental Services, LLC completed the asbestos containing materials removals identified by Keystone Environmental.

All current invoices have been paid and the building is ready to start the demolition process. If any unidentified asbestos or unknow materials are found during the

course of demolition, please stop the demolition process and call me to verify those suspect materials.

Charges included all labor, materials, WDNR notices, lift rental for the roof, required paperwork, dumpster and landfill charges.

All persons removing asbestos are certified to do so in the State of Wisconsin.

If you have any questions or concerns, please call or email me.

Sincerely,

Steven P. Davis

Licensed Asbestos Inspector AII-03347

Partner

Badger Environmental Services, LLC

