

Blight Determination
1512 Washington Street
Also known as the former Mirro Plant #9
Date: May 9, 2016
Parcel #: 052-000-246-000.00



Current Conditions

The following assessment examines the current conditions of the subject property per the statutory definition of “blight” found in Chs. 32.03(6) and 66.1333(2m)(bm), Wis. Stats.

Statutory Elements	Observations	Exhibits
abandonment, dilapidation, deterioration, age or obsolescence; deterioration of site or other improvements	The site consists of a partially demolished, vacant manufacturing complex. The buildings have been vacant since 2001. Since then, the buildings have been salvaged for easily recoverable/recyclable materials. The bulk of the building and more difficult salvaging and demolition work remain. What remains of the buildings is uninhabitable. The City of Manitowoc issued a raze order on this basis, which the owner appealed, but the Circuit Court upheld.	Raze Order 6-26-15 Court Order 10-12-15 Photos
inadequate provisions for ventilation, light, air or sanitation; insanitary conditions	The remaining, partially demolished structure has no functional provisions for utilities. Plumbing, electrical, and HVAC components have been removed or damaged. Most of the windows and doors are either removed or damaged and non-functional for the purpose of creating a weather-proof or vermin-proof interior.	Photos
high density of population and overcrowding	Not applicable – this is a non-residential property.	
conditions which endanger life or property by fire and other causes; unsafe conditions	There are no functional fire protection or fire prevention provisions on the site. The structure is deteriorating, and pieces of the building are falling off the exterior onto the adjacent sidewalks. The site is fenced off to secure the perimeter and prevent access due to the dangerous conditions on the site. Dangerous conditions include structural deterioration and failure, large pieces of suspended metal and concrete, open elevator shafts, unsecured and unmaintained stair cases, unsecured roof access, uneven floors, uneven surfaces where bricks were crushed on site as a road base, unsecured piles of demolition materials, unsecured subsurface tunnels, and the presence of hazardous materials and other contamination.	Fire Dept. Citations List Symbiont Report Photos

faulty lot layout in relation to size, adequacy accessibility or usefulness	Not applicable – this was a developed, urban block.	Tax Record
diversity of ownership	The property is owned by an out-of-state Limited Liability Company, E J Spirtas Manitowoc LLC.	
tax or special assessment delinquency exceeding the fair market value of the land	There are no significant tax or special assessment delinquencies against the property. The property is assessed at a total value of \$200.00.	Tax Record
defective or unusual conditions of title	There are known construction liens filed against the property.	Lien-Case Details

Potential Impacts

The following assessment considers the potential impacts of the current state of the property as detailed above per the statutory definition of “blight” found in Ch. 66.1333(2m)(bm).

Statutory Elements	Conclusions	Exhibits
conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime	The presence of hazardous materials and other contamination on the property are causes for concern relative to health and mortality. Lead-based paint and PCBs are known to be present on the site, and these compounds are particularly harmful to infants. The unsecured access to the site and partially demolished buildings are attractive for delinquency and crime. The lack of sanitation and lack of a vermin-proof building exterior are causes for concern relative to transmission of disease.	Symbiont Report Photos
detrimental to the public health, safety, morals or welfare	Causes for concern with public health, safety, morals and welfare stem from the dangers present in these partially demolished, unsecured buildings, the environmental contamination on the site, the hazardous materials remaining in and falling off of the buildings, and the extended period of time that these conditions have been present on the site.	Symbiont Report Photos
substantially impairs or arrests the sound growth of a city	Due to their height and volume, the negative visual impact of the partially demolished buildings extends for several blocks. There is a preponderance of vacant buildings and other deteriorated properties in the blocks immediately surrounding this property.	Photos
retards the provisions of housing accommodation	Not applicable – this is a non-residential property.	

constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare	There is a preponderance of community complaints that have been filed with, and have required action/response by, the Building Inspection Division, Police Department, and Fire Department relative to this property. The estimated value of daily forfeitures for citations filed against this property would exceed \$100,000 if prosecuted. Reasons for concern relative to public health, safety, morals, and welfare have been noted above. Because the property owner has failed to prevent the property from causing these conditions and impacts, the City has budgeted \$2.4 million to complete the demolition. This is a significant economic liability to the community as it required a 96% increase in above its planned level of annual borrowing to generate the funds. This also constitutes a community liability and menace as the previous owners have caused environmental contamination and the release of hazardous substances, and the cost of their clean-up is expected to go beyond the borrowed \$2.4 million.	Code & Contact Report 2016 Executive Budget Symbiont Report
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Determination

The subject parcel and its contents meet the statutory definition of blight.

Completed by: Nicolas Sparacio, AICP
Community Development Director

Approved by: City of Manitowoc Common Council (*insert date*)
Community Development Authority of the City of Manitowoc (*insert date*)