



# CITY OF MANITOWOC

WISCONSIN, USA  
www.manitowoc.org



May 3, 2017

17-0483

TO: Mayor and Common Council

FROM: Board of Public Works

SUBJECT: Snow Removal Assessment  
Parcel No. 000-197-010

Dear Mayor and Common Council:

At the May 3, 2017 Board of Public Works meeting, the Board heard from Mr. Wenzel of Wenzel Properties LLC regarding a private snow removal assessment in the amount of \$850.00 placed on his 2016 tax bill and asking that it be removed due to the fact that he did not ask for the snow to be removed and was unaware that the previous owner had put the parcel on the City's list for private snow removal.

It was moved by Alderperson Brey, seconded by Alderperson Lotz, to rescind the snow removal assessment along with interest. Ayes, 3. Nays, 4. Motion failed.

Very Truly Yours,

JENNIFER HUDON  
Secretary Board of Public Works

JH:dan



**2015-16 SNOW REMOVAL – PRIVATE REQUESTS**

<b>Location</b>	<b>Parcel #</b>	<b>No. of Feet Ordered Removed</b>	<b>Assessment Amount</b>
<b>\$5.00 per foot</b>			
St. Mary's Church & School – 1114 South 21 <sup>st</sup> Street Marshall St side S 21 <sup>st</sup> to S 22 <sup>nd</sup> ; S 22nd St side from corner south to end of angle parking	000-298-080 \$2.00 per foot	220' (Marshall) 275' (S 22 <sup>nd</sup> St)	\$990.00
Dr. Wm J Bero – 2102 Marshall Street Blk 259 Lots 19	000-259-190	50' (Marshall)	\$250.00
Marshall Street Dental Clinic – 2001 Marshall Street Blk 297 Lots 1 & E 20' of Lot 2	000-297-010	70' (Marshall) 100' (S 20 <sup>th</sup> St)	\$850.00
First Team Financial – 536 N 9 <sup>th</sup> Street Blk 106 N 28' of Lot 1	000-106-012	28' (N 9 <sup>th</sup> St)	\$140.00
Gary's Getaway – 2015 Marshall Street Blk 297 Lot 4 – No Parking here to corner sign to telephone pole	000-297-040	37'	\$185.00
The Woodcarver - 807 North 8 <sup>th</sup> Street Blk 9 Lot 3	000-009-030	60'	\$300.00
Louie's Sporting Goods – 809 North 8 <sup>th</sup> Street Blk 9 Lot 2	000-009-021	66.37'	\$331.85



Jacob Wenzel <wenzelproperties@gmail.com>

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**FW: Information Regarding 2003 Marshall**

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Kathleen McDaniel <kmdaniel@manitowoc.org>  
To: "Jake Wenzel (wenzelproperties@gmail.com)" <wenzelproperties@gmail.com>

Mr. Wenzel,

Attached are documents relating to the private snow removal at your property at 2003 Marshall Street

Kathleen

**Kathleen M. McDaniel**  
Manitowoc City Attorney  
900 Quay Street, Manitowoc, WI 54220  
(920) 686-6590 | kmdaniel@manitowoc.org

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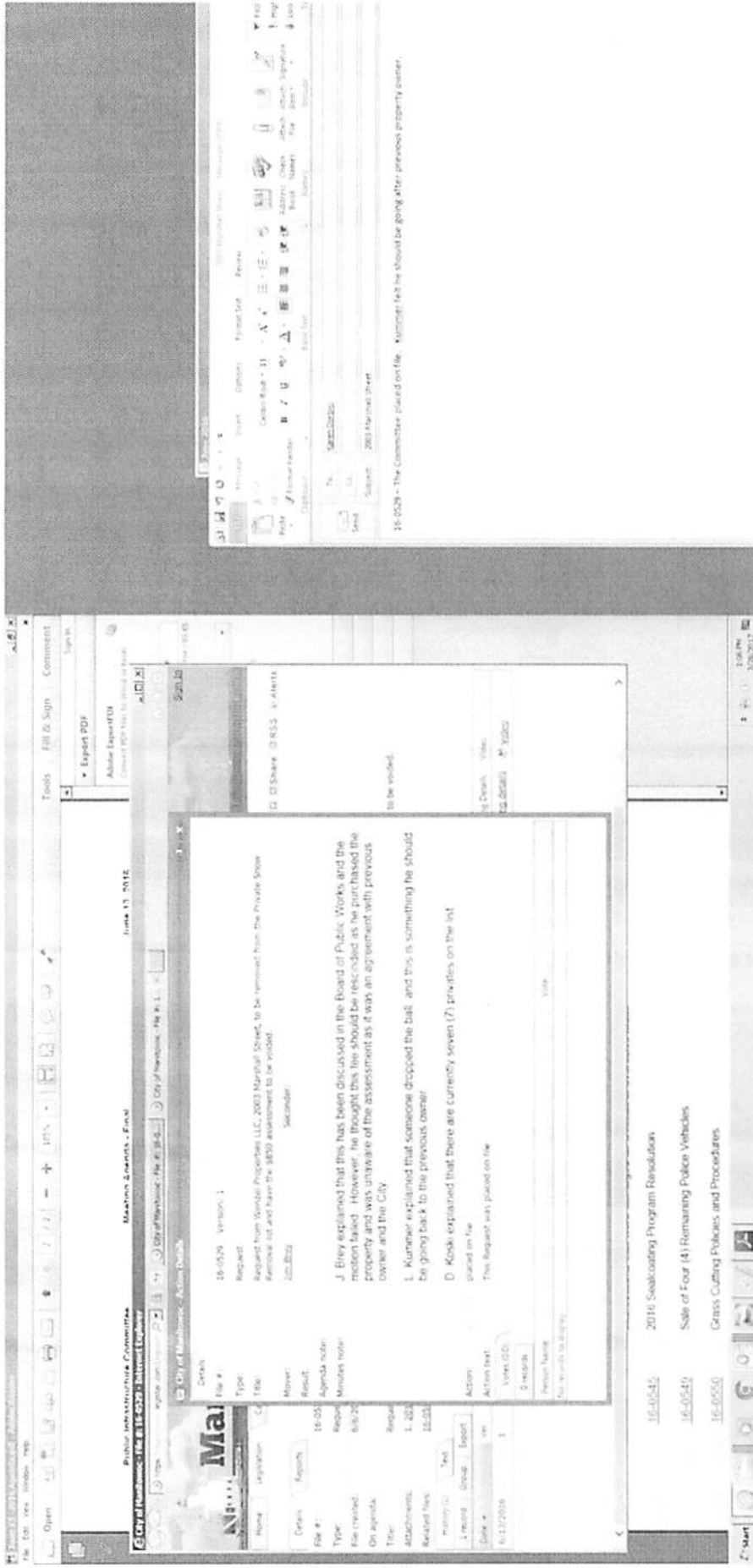
**From:** Karen Dorow  
**Sent:** Thursday, March 30, 2017 2:13 PM  
**To:** Kathleen McDaniel  
**Subject:** Information Regarding 2003 Marshall

See Attached.

**Karen Dorow | Business Manager**  
City of Manitowoc  
2635 S. 33<sup>rd</sup> St.  
Manitowoc, WI 54220  
Office (920) 666-6514  
Mobile (920) 374-9494

----- Forwarded message -----  
**From:** Sonja Birr <sbirr@manitowoc.org>  
**To:** Karen Dorow <kdorow@manitowoc.org>  
**Cc:**  
**Bcc:**  
**Date:** Tue, 28 Mar 2017 18:07:36 +0000  
**Subject:** 2003 Marshall Street

16-0529 – The Committee placed on file. Kummer felt he should be going after previous property owner.



Karen Dorow | Business Manager  
 City of Manitowoc  
 2655 S 35th St

Manitowoc, WI 54220  
Office (920) 866-6514  
Mobile (920) 374-0404

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

From: Jason Sladky  
Sent: Tuesday, March 28, 2017 7:51 AM  
To: Karen Dorow  
Subject: 2003 Marshall

Hi Karen,

I received a call from the owner here about a bill for snow removal he received. Could you tell me what this is for? It's not on the downtown pickup map.

Thank you,

Jason Sladky  
Alderman District 10  
Manitowoc, WI 54220  
(920) 323-9887  
jsladky@manitowoc.org

----- Forwarded message -----

From: Karen Dorow <kdorow@manitowoc.org>  
To: Stacey Groll <sgroll@manitowoc.org>  
Cc:  
Bcc:  
Date: Wed, 29 Mar 2017 20:44:41 +0000  
Subject: RE: Private Snow Removal List

Stacey,

Yes, we have paper timecard records on file that show when the private hauling was done for 2015-2016. There are no addresses listed on the timecard as the crew was given a list to be picked up.

Karen

---

From: Stacey Groll  
Sent: Wednesday, March 29, 2017 12:01 PM  
To: Karen Dorow  
Subject: RE: Private Snow Removal List

Do we have any proof of that? (I don't know how the timecard process works, etc.) This is an important question, as this may end up litigated.

*Stacey L. Groll*

*Assistant to Mayor Justin Nickels*

City Hall | 900 Quay Street | Manitowoc, WI 54220

920.686.6680 | [sgroll@manitowoc.org](mailto:sgroll@manitowoc.org)

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**From:** Karen Dorow  
**Sent:** Wednesday, March 29, 2017 12:00 PM  
**To:** Stacey Groll  
**Subject:** RE: Private Snow Removal List

Hi Stacey,

I checked with Randy on this one. He advised that they did pick up snow from this property.

**Karen Dorow** : Partners Manager  
City of Manitowoc  
2065 S. 35<sup>th</sup> St  
Manitowoc, WI 54220  
Office (920) 695-5514  
Mobile (620) 374-0404

**From:** Stacey Groll  
**Sent:** Wednesday, March 29, 2017 11:24 AM  
**To:** Karen Dorow  
**Subject:** RE: Private Snow Removal List

Hi Karen,

I spoke with Dan about this issue this morning, and one of the questions we had was this: Yes, this property was in an agreement to have the snow removed that was pushed to the curb. Can you find out whether the City actually picked up snow to determine whether snow was actually pushed to the curb by the property owner, and whether that snow was picked up from the City.

*Stacey L. Groll*  
Assistant to Mayor Justin Nickels

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**From:** Karen Dorow  
**Sent:** Wednesday, March 29, 2017 7:56 AM  
**To:** Stacey Groll; Dan Koski  
**Subject:** RE: Private Snow Removal List

I do not see them on the list of who attended the meeting. I do not know if anyone suggested that to them or not.

**From:** Stacey Groll  
**Sent:** Wednesday, March 29, 2017 7:50 AM  
**To:** Karen Dorow; Dan Koski  
**Subject:** RE: Private Snow Removal List

Do either of you know if it was specifically requested by the City to the current homeowner that he approach the previous homeowner about reimbursement for this? I see Alderman Kummer suggested that in the meeting, but was the homeowr

*Stacey L. Groll*

*Assistant to Mayor Justin Nickels*

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**From:** Karen Dorow  
**Sent:** Wednesday, March 29, 2017 7:48 AM  
**To:** Stacey Groll; Dan Koski  
**Subject:** RE: Private Snow Removal List

Stacey.

We no longer do private snow removal for any property.

Karen

**From:** Karen Dorow  
**Sent:** Wednesday, March 29, 2017 7:46 AM  
**To:** Stacey Groll; Dan Koski  
**Subject:** RE: Private Snow Removal List

Stacey.

I received an email from Alder Stacey yesterday regarding the same property. I will forward you my response as well as an email from Sonja with the minutes from the PI Committee Meeting.

It is my understanding that the PI Committee thought that the previous owner should have disclosed that information during the sale of the property.

Let me know if you need anything else.

Karen Dorow | Business Manager

City of Marlborough

30325 33<sup>rd</sup> St

Marlborough, MA 01420

Office (920) 656-3514

Mobile (920) 374-0754

**From:** Stacey Groll  
**Sent:** Wednesday, March 29, 2017 7:39 AM  
**To:** Dan Koski  
**Cc:** Karen Dorow  
**Subject:** FW: Private Snow Removal List

Good Morning Dan,

Are you or anyone in your office able to shed some light on this situation outlined in the letter below? Seems unreasonable on the part of the City...

-Stacey



From: Jacob Wenzel [mailto:jacob.wenzel@properties.com]  
Sent: Wednesday, March 29, 2017 7:34 AM  
To: Justin Mickels; James Brey - D4; Dan Koski  
Cc: Jacob Wenzel  
Subject: Private Snow Removal List

Hello Mayor Nickels, I write you this in complete disappointment in the public works department.

My wife and I purchased the property at 2003 Marshall street to bring life back into it along with many other properties we own along Marshall street. We have done nothing but great things to our properties which in turn brings better tenants to the area. After our first winter of owning this property (2015/2016 snow season) we received an assessment for \$850.00 for private snow removal. When I received this I thought this must be some sort of mistake because I always had my snow done for the entire area. Next I learned of the Private Snow Removal List, turns out our property was on this list from the PREVIOUS owner.

At no point were we ever made aware of being on such list and there is no way I could have known to ask if we were because I had no idea such service even existed.

I then talked with my Alderman Jim Brey and he agreed that we should not have to pay for services we never asked for. He helped us bring it in front of the board of public works. They turned down our request to have these charges removed. It then went to the City Council and they approved the request as saying they are tabling it to ignore.

They did decide that the private snow removal program is not being properly managed and they discontinued the service. Jim came back to me with all of this information and I made it clear we will never pay this bill.

If this was a service I asked for or even knew was happening I would agree I should pay for it but I didn't.

Now I am getting mailings from the city charging interest for this unpaid assessment. I am furious. I regret investing in this city. We have over 40 rental units and have rehabbed every single one of them from the run down properties they once were. We have even went to the city and we couldn't stand looking at it anymore just so we could make it beautiful again (1029 S15th street). Take a drive by, it is mid construction as we speak.

I hope in your reading of this you can understand where we are coming from and help the city make this right. I sent this to you privately in hopes you will do the right thing. I look forward to your call tomorrow.

Sincerely,

Jake and Cassie Wenzel

920.242.3033

----- Forwarded message -----  
From: Karen Dorow <kdorow@manitowoc.org>  
To: Stacey Grob <sgrob@manitowoc.org>  
Cc:  
Bcc:  
Date: Wed, 29 Mar 2017 17:00:22 +0000  
Subject: RE: Private Snow Removal List

Hi Stacey,

I checked with Randy on this one. He advised that they did pick up snow from this property.

Karen Dorow, Business Manager

City of Manitowoc

205 S. 1<sup>st</sup> St.

Manitowoc, WI 53230

Phone: (920) 686-4514

Mobile: (920) 374-4444

**From:** Stacey Groff  
**Sent:** Wednesday, March 29, 2017 11:24 AM  
**To:** Karen Darow  
**Subject:** RE: Private Snow Removal List

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*Stacey L. Groff*

Assistant to Mayor Justin Nickles

City Hall | 900 Quay Street | Manitowoc, WI 54220

920.686.6363 | [stacey@manitowoc.org](mailto:stacey@manitowoc.org)

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Karen Dorow | Business Manager

City of Manitowoc

920 S. 1<sup>st</sup> St.

Manitowoc, WI 54220

Office: 920.666.6984

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
Sincerely,

Jako and Caisse Wenzel

920 242 1033

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5 attachments

 no name.eml  
591K

 no name.eml  
2K