

Report to the Manitowoc Plan Commission

Meeting Date: November 28, 2018

Report Print Date: 11/21/2018 4:34 PM

Request: PC37-2018: Doneff’s Schuette Building, LLC Request to Raze a Building in the 8th Street Historic District located at 811 Franklin Street pursuant to MMC 15.650(4)c.

Reason for Request: Demo Building to create parking for residential uses being constructed within the Schuette Building.

Existing Land Use for Subject Property: Vacant Building

Existing Zoning for Subject Property: B-4, Central Business District (CBD)

Surrounding Property Land Uses and Zoning

Direction	Existing Land Use	Existing Zoning
North	Commercial	B-4, CBD
South	Commercial	B-4, CBD
East	Commercial	B-4, CBD
West	Municipal parking lot	B-4, CBD

Comprehensive Plan: Central Business District

Consistency Analysis

The proposed use is consistent with the Comprehensive Plan in that it allows for the successful development of the adjacent Schuette Building into a mixed-use commercial and residential site. Seventeen residential units will be created in the upper stories of the Schuette Building, as is recommended the comprehensive plan. Sufficient off-street parking is needed for the market-rate residential portion of the development to be leased successfully, as residents will desire known/reserved parking. The Comprehensive Plan also encourages the City to take actions in the B-4 District to discourage and prevent downtown blight, promote area stability, and reduce building vacancy. The demolition of the blighted, vacant building will address that recommendation.

Report:

Doneff’s Schuette Building, LLC has submitted an application to demolish the structure on the property identified above. The request has been made to convert the parcel into parking spaces for the residential dwelling units that are currently under construction in the adjacent Schuette Building Mixed Use project.

MMC 15.650(4)c establishes the requirements for the demolition of improvements within historic districts. The code identifies that the Plan Commission must approve of such demolition, and

issuance of a Certificate of Appropriateness. In determining whether to issue a certificate of appropriateness for any demolition, the Commission shall consider and may give decisive weight to any or all of the following:

A. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State; **The building is not of such significance, and its demolition would not be detrimental to the public interest.**

B. Whether the building or structure, although not itself a designated historic structure, contributes to the distinctive architectural or historic character of this historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State; **The building itself is not a designated historic structure, nor is it considered to be a main contributor to the 8th Street Historic District. This has been confirmed in writing by the Executive Director of the Manitowoc County Historical Society in an email dated 10-29-18, which supported the plans to remove the subject building.**

C. Whether demolition of the subject property would be contrary to the purpose and intent of this section as set forth in subsection (1) of this section and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council; **It is not contrary to the purpose and intent of this ordinance, and in fact the demolition will further the success of the rehabilitation of the larger, much more significant Schuette Building located adjacent to this site.**

D. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense; **The building does not have such unusual/uncommon features.**

E. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage; **Retention of the building would not encourage the study of American history, architecture, and/or design. In addition, photos of the building will be taken prior to demolition for historic reference.**

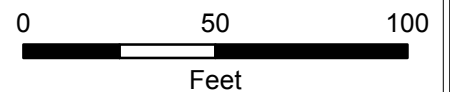
F. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it; provided, that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a certificate of appropriateness; **The condition of the building is deteriorated to an extent that it is not economically feasible to restore or preserve. The building has spalling brick, graffiti, and a boarded window. More significantly it has moisture penetration inside the structure, there is foundation leaking, and possible roof or exterior brick leaking. There is a strong mold odor and moisture visible on the 2nd floor windows.**

G. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located; **The site is proposed to be developed into parking for the adjacent market-rate residential units in the renovated Schuette Building. A plan of the parking layout for the site is forthcoming.**

Recommendation: Issue a Certificate of Appropriateness for the Demolition of the Structure located at 811 Franklin Street, located within the 8th Street Historic District.



PC 37-2018
811 Franklin Street Demolition



Prepared by City of Manitowoc
Community Development Department
www.manitowoc.org
Map Plotted: 08/06/2018
Y:\Planning\PC Plan Commission\Actions 2018\PC 37-2018 811 Franklin Street Demolition Doneff
DISCLAIMER: Maps and associated data are believed to be accurate, but are not warranted. This information is not intended for legal, survey, or other related uses. Please obtain the original recorded documents for legal or survey information.

Lisa Mueller

From: Anton Doneff <anton@doneff.com>
Sent: Friday, October 12, 2018 10:19 AM
To: Lisa Mueller; Paul Braun
Cc: B (bgrasse123@gmail.com)
Subject: Demolition
Attachments: 20181012100614045.pdf

Good morning,

Attached is the application for demolition. This is as far as I was able to get by today. I am hoping that this is sufficient to get the item placed on the agenda for the next Plan Commission meeting. Addition needed documentation will be forthcoming.

Anton A Doneff Sr.

Doneff Companies LLC
Address: 5160 Expo Drive, Suite 100
Manitowoc, WI 54220
Office: 920-682-0066 Ext. 306
Website: Doneff.com

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

From: marketingdoneff@gmail.com <marketingdoneff@gmail.com>
Sent: Friday, October 12, 2018 10:06 AM
To: Anton Doneff <anton@doneff.com>
Subject: Message from "RNP002673C3C838"

This E-mail was sent from "RNP002673C3C838" (MP C2504).

Scan Date: 10.12.2018 10:06:13 (-0500)
Queries to: marketingdoneff@gmail.com



CITY OF MANITOWOC

DEMOLITION/SALVAGING APPLICATION

Community Development Department - Building Inspection Division
900 Quay Street, Manitowoc, WI 54220
Phone: 920-686-6940 | Fax: 920-686-6949

Project Address: 811 Franklin St.

Business Name:

Property Owner Information:

Property Owner Name: Doneff's Schuette Building LLC

Company:

Street Address: 5160 Expo DR

City / State: Manitowoc WI Zip: 54220

Phone: 920 686 0066 Fax:

Contact Person: Anton Doneff SR Email: ANTON@DNEFF.COM

Demolition Contractor Information:

Company: to be determined

Street Address:

City / State: Zip:

Phone: Fax:

Contact Person: Email:

Estimated Project Cost: \$

Irrevocable Letter of Credit:

Attach Copy Approved by City Attorney

Comprehensive Liability Insurance:

Attach Copy City of Manitowoc Listed as Certificate Holder

Project Information:

Commencement Date: January 2019 Completion Date: January 2019

- Residential Use Commercial Use Historic District
Vacated Building Condemnation Order Structural Damage
Future Development - Structure Future Development - Parking Future Green Space

Project description and post-demolition plans (Attach additional sheets if necessary):

Asbestos Abatement:

Asbestos testing conducted? Yes No Asbestos present? Yes No

Attach asbestos testing report City has Stantech report on file

Detail of All Structures to be Demolished:

Structure 1 Principal Accessory Commercial Residential ___ Units
 Year Built: ~~1980~~ 188 } Basement Yes No Number of Stories 2
 Construction Type Frame Brick Metal

Structure 2 Principal Accessory Commercial Residential ___ Units
 Year Built: _____ Basement Yes No Number of Stories _____
 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	Cubic Feet
Structure 1	26' to peak	72'	21' 5"	0.00
Structure 2				0.00
Structure 3				0.00
Total Cubic Feet				0.00

Demolition - Properties with Buildings Exceeding a Total of 100,000 Cubic Feet:

Require 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).

Salvage and Non-Structural Demolition - Properties with a Building Exceeding 25,000 Cubic Feet:

No person may salvage from a vacated building unless the work is performed under a demolition permit issued to the applicant by the Building Inspector. "salvage" shall be defined as the controlled removal of materials intended to be reclaimed or saved from destruction of a building including, but not limited to machines, wire, conduit, equipment, steel, wood, copper, aluminum, glass, brick, concrete, asphalt material, tangible property that is man-made and detachable from the real property such as fixtures, and the like. Salvage activities shall require the issuance of a demolition permit under MMC Section 16.070, and all demolition permits will require the structure to be removed as described in the approved permit.

The applicant attests that this form is accurately completed and all required materials are submitted:

Signature of the Applicant:

[Handwritten Signature]

Date: 11 Oct 2018

Authorizing Signature of the Property Owner:

[Handwritten Signature]

Date: 11 Oct 2018

811 Franklin Street Condition Photos



811 Franklin Street Condition Photos



Paul Braun

From: Anton Doneff <anton@doneff.com>
Sent: Thursday, November 08, 2018 4:49 PM
To: Paul Braun
Subject: FW: 811 Franklin

Hi Paul,

I want to make sure 811 Franklin demo is on the November Plan Commission agenda. Below is correspondence from Amy Meyer from the MCHS.
Yesterday I met with Justin, April and Dan K on the parking and Justin requested that I bring a proposal to the meeting showing our request for parking.

Is anything else needed from me in advance?

Thanks,

Anton A Doneff Sr.

DONEFF COMPANIES



PROPERTY MANAGEMENT & DEVELOPMENT

Doneff Companies LLC

Address: 5160 Expo Drive, Suite 100

Manitowoc, WI 54220

Office: 920-682-0066 Ext. 306

Website: Doneff.com



From: Amy Meyer, MCHS Director <director@manitowocountyhistory.org>
Sent: Monday, October 29, 2018 12:25 PM
To: Anton Doneff <anton@doneff.com>
Subject: RE: 811 Franklin

Hi Anton,

Thank you for the message. We would support your plans to remove the building as it is not a main contributor to the Eighth Street Historic District. Please let us know how the plans develop as we would be interested in getting photos for our archives of the demolition.

Please let me know if you need anything further from us.

Thanks and have a good afternoon!

Amy Meyer
Executive Director
Manitowoc County Historical Society
924 Pinecrest Road

Manitowoc, WI 54220
(920) 684-4445
director@manitowocountyhistory.org
manitowocountyhistory.org

From: Anton Doneff [<mailto:anton@doneff.com>]
Sent: Monday, October 29, 2018 9:54 AM
To: director@manitowocountyhistory.org
Subject: 811 Franklin

Good morning Amy,

I called last week but no answer. We are submitting application to the City to remove the building at the above address in order to add much needed parking for the Schuette building. Because this building is in a historic district, Paul Braun from the City suggested I contact you to make the Historical Society aware. The Plan Commission needs to approve the demolition and they will want to know that you were contacted.

Please let me know if you have any thoughts or follow-ups concerning this.

Have a good week.

Anton A Doneff Sr.

DONEFF COMPANIES



PROPERTY MANAGEMENT & DEVELOPMENT

Doneff Companies LLC

Address: 5160 Expo Drive, Suite 100

Manitowoc, WI 54220

Office: 920-682-0066 Ext. 306

Website: Doneff.com

