



Public Works Department

Jeff Beyer, Department Director

jeffbeyer@co.manitowoc.wi.us

Manitowoc County Public Health Building • 1028 S. 9th Street • Manitowoc WI 54220
Phone: 920.683.4054 • Fax: 920.683.4475 • TTY: 920.683.5168

May 12, 2014

City of Manitowoc Plan Commission
Attention Dave Less, City Planner
900 Quay Street
Manitowoc, WI 54220-4543

To The City of Manitowoc Plan Commission;

RE: Demolition or Relocation of the Building Located at 823 Washington Street

Manitowoc County request approval for the demolition or relocation of the building located at 823 Washington Street, which is located in the Downtown Historical District. A Razing Permit for the demolition or relocation of the building has also been submitted to Building Inspection for approval and attached is a copy of that application.

The County has reviewed this project with the State of Wisconsin Historical Society and received approval for the demolition of the building after first going through a process of offering the building to any interested party for relocation. The conditions for this approval are attached. Also included is the Application for the Review and Comment by the State of Wisconsin Historical Society which was used to determine the conditions to either demolish or relocate this building.

The Application for the Review and Comment to the State of Wisconsin Historical Society outlines the steps taken by the County in reviewing the use, need and future of the building located at this site. The main factors that drove the County to the conclusion of either to raze the building is the continuing concern of parking for Courthouse functions, the poor condition of the building's systems, the limiting size of the building for County functions and the cost to address any of these limitations.

To provide any additional information the Commission may have I will attend any meetings where this subject will be discussed so that should there be any questions, answers can be provided either immediately or in a very short period of time. If there any questions before your meeting(s) please contact so that I can provide the information requested.

Sincerely,

Jeffery Beyer, Public Works Director
Manitowoc County Public Works Department

Date: 3/20/2014

Hello Jeff,

Thank you for your patience. You had proposed a "letter agreement" several months ago to address the issues of potential demolition of the National Register-listed property at 823 Washington Street. Following s your proposed language:

Per our conversation the State Historical Agency would allow the demolition of the 823 Washington Street building under the following conditions:

1. The County would do a Class 1 notice to see if there were any interest in someone purchasing the building and moving it. If the building were to be moved this would address the County's issue with parking in the Courthouse block.
2. If no one were to respond to the Class 1 notice the County would document the history and any historical features of the building and turn them over to the State Historical Agency.
3. If no one where to respond to the Class 1 notice and the County provided the documentation on the history and historical features of the building to the State Historical Agency would not oppose the demolition of the 823 Washington Street building.

In principle, I agree that the general conditions above will address any adverse effect from the demolition of the property. However, I propose the following language to clarify your suggestion:

1. The County will advertise (Class 1 notice) the property for acquisition and removal from its current location to another location of the new owner's choice. The County will offer monies allocated for demolition of the property to assist with offsetting costs for moving the property to a new location. All additional new lot acquisition, preparation, moving costs to be the responsibility of the new owner.

The Notice for Acquisition and Relocation will include a statement that the property is listed in the National Register and State Register of Historic Places and thus is eligible for State and Federal Historic Preservation Property Tax Credits, totaling 40% of the value of projects to rehabilitate the property (costs for moving will not qualify for tax credits).

The notice will be run in the State's primary newspaper (Wisconsin State Journal, the major local (to Manitowoc) newspaper, and the Milwaukee Journal Sentinel newspaper for at least 3 Sunday editions (but for the local paper, if it is a weekly paper whichever day the local paper is issued). Then, the County will wait for any final offers for one week from the date of the final advertisement.

2. In the event that no viable entity comes forward with an offer, the County shall photo-document the property using National Park Service digital photography standards (a copy of said standards attached to this email (and provided to you earlier!)). As well, the County shall research and draft a brief narrative history of the property. The County shall forward these materials to the WHS for review and approval.

REQUEST FOR SHPO REVIEW AND COMMENT ON A LOCAL UNIT OF GOVERNMENT ACTION

All materials must be submitted in hard-copy via US Postal or other mail carrier. We do not accept electronic project submittals. Submit one copy of this form and supporting materials for each undertaking requiring our review, pursuant to Wis. Stats. §§ 44.42 and 66.1111. Please print or type. Return to:

Wisconsin Historical Society
 Historic Preservation and Public History Division
 Preservation Planning Department
 816 State Street
 Madison, WI 53706

COPY

RECEIVED

FEB 18 2013

DIV HIST PRES

Please Check All Boxes and Include All of the Following Information, as Applicable:

I. GENERAL INFORMATION

- This is a new submittal.
- This is supplemental information relating to Case # _____, and title _____
- This project is being undertaken pursuant to the terms and conditions of a programmatic or other memorandum of agreement. The title of the agreement is _____

- A. Local Unit of Government Jurisdiction (Governmental entity undertaking the project): Manitowoc County
- B. Local Unit of Government Project Contact Person: Jeffery Beyer, Public Works Director
- C. Return Address: 1010 South 9th Street, Manitowoc, WI Zip Code: 54220
- D. Telephone: 920-683-4054 FAX: 920-683-4475
- E. Email Address: jeffbeyer@co.manitowoc.wi.us
- F. Project Name: Manitowoc County Public Health Department
- G. Project Street Address: 823 Washington Street
- H. City: Manitowoc Zip Code: 54220 County: Manitowoc

I. Project Location: Township 19, Range 24, E/W (circle one), Section 29, Lot Number Six (6) of Block Numbered Two Hundred Seventy-Three (273) of the Original Plat for the City of Manitowoc, Manitowoc County, Wisconsin

J. Project Narrative Description. Attach information including activity summary, plan drawings/specifications, current photographs of the affected property. The building at 823 Washington Street in the City of Manitowoc currently is the location of the Manitowoc County Public Health Department. The building is no longer large enough to house the Public Health Department. Several options were reviewed with the two primary being renovation and an addition to the existing building or moving the department to an alternative location and demolition of the present building. There were two major issues with remaining at the existing building, first, to an addition took space from the Courthouse parking lot which is under sized already. The second issue was cost, the complete project to renovate and add on to the existing building to address the needs of the Public Health Department would have been in the \$2,225,000 range versus an alternative location which matched all of the needs of the Public Health at a total cost of \$1,600,000 with out the negative affect on the County Court House parking. The condition of the building systems of the present Public Health Building are such that the building would need a major renovation for continued use as a County facility. Additionally the Building size does not meet any of the foreseeable space needs of the County and does not meet the current space needs of the Health Department. With all of these conditions combined the County could not support the continued or future use of this building and is in need of the additional parking for the County Courthouse which is a Nationally registered building.

K. Area of Potential Effect (APE). Attach Copy of U.S.G.S. 7.5 Minute Topographic Quadrangle Showing APE, and/or other maps as appropriate.

II. IDENTIFICATION OF NATIONAL REGISTER OR STATE REGISTER-LISTED HISTORIC PROPERTIES

- National Register and/or State Register-Listed Historic Properties are located within the project APE. Attach supporting information identifying said properties.

III. FINDINGS

- No National Register and/or State Register-Listed Historic Property or Properties may be affected. Attach supporting documentation.
- The proposed undertaking may affect one or more National Register and/or State Register-Listed Historic Properties located within the project APE. Attach supporting documentation.

Authorized Signature: Jeffery Beyer Date: February 12, 2013
 Type or Print Name: Jeffery Beyer



RAZING PERMIT APPLICATION • (REVISED 14-OCT-2011)
BUILDINGS AND STRUCTURES

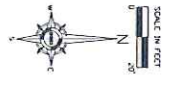
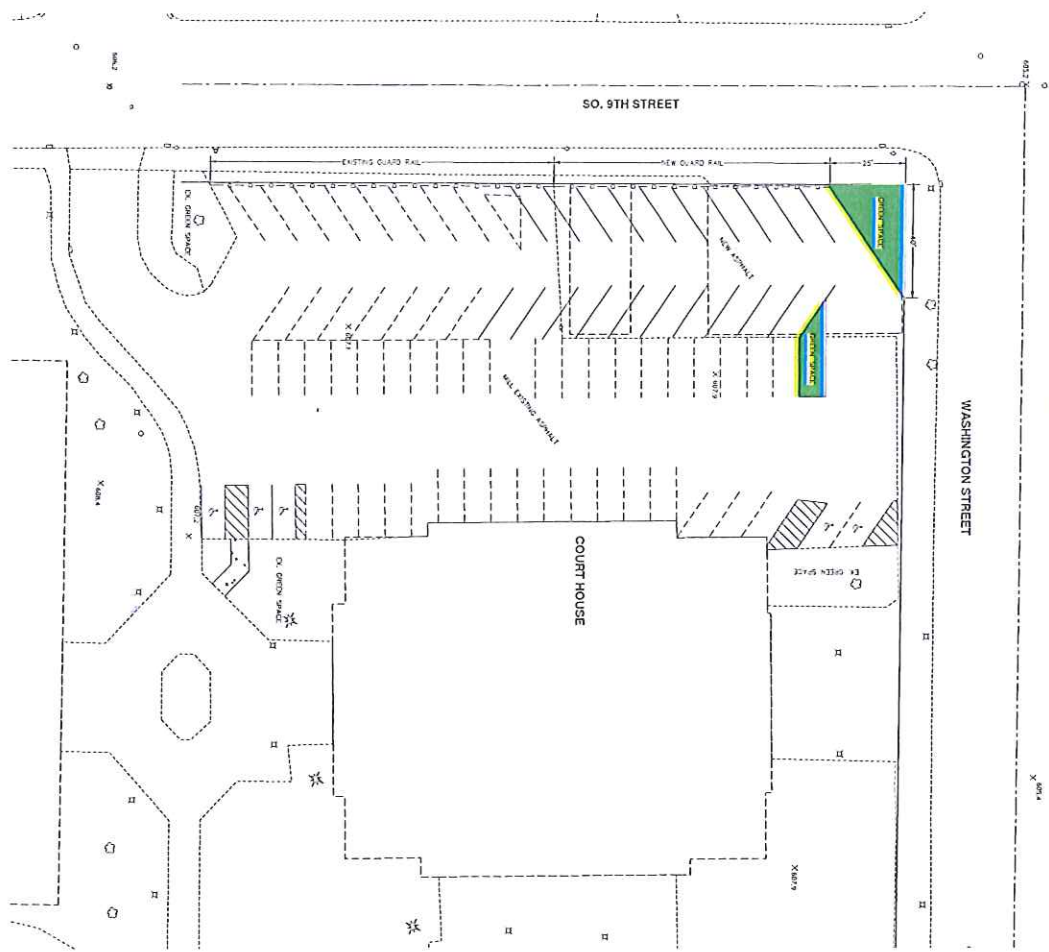
BUILDING INSPECTION • CITY HALL • 900 QUAY STREET • MANITOWOC, WI 54220
 (920) 686-6940 Phone • (920) 686-6949 Fax • www.manitowoc.org

- **5-DAY APPLICATION REVIEW.** Application shall be submitted (5) Days prior to the scheduled razing. Please plan accordingly.
- **PERMIT ISSUANCE.** A permit shall be issued after the Building Inspection Department verifies that asbestos and mercury abatement (if applicable) have been completed, services have been disconnected and meters removed. An incomplete application may cause delays.
- **INSPECTION PRIOR TO BACKFILL.** The City Plumbing Inspector shall be contacted prior to backfilling to verify laterals for city sewer & water service have been capped off at the property line.
- **RESTORATION OF SITE.**
 Lot to remain VACANT. Restore site as per Manitowoc MC 16.070(5) and Wisconsin UBC 30.08.
 Lot to be DEVELOPED. This includes structures and parking areas.
 Description: Parking area - site plan Attached
 Site plan per MMC 15.370(2) Waived Required, Contact Planning Dept. (920) 686-6930.
- **SURETY BOND REQUIREMENT.** The applicant shall file a surety bond or a letter of credit, whichever is determined to be appropriate in the sole discretion of the City Director of Building Inspection or a designee of the Director. The surety bond or letter of credit shall be in the sum of 100 percent of the contract price of the demolition. The bond or letter of credit shall be issued by a company authorized to do business in the State of Wisconsin. The bond or letter of credit requirement may be waived by the Director of Building Inspection.
 Required Waived By, _____

APPLICANT INFORMATION		
Contractor Name:	Phone:	
Mailing Address:	<input checked="" type="checkbox"/> Representative Signature:	
PROPERTY INFORMATION		
Owner / Business Name:	Phone:	
<u>Manitowoc County</u>	<u>920-683-4054</u>	
Mailing Address:	<input checked="" type="checkbox"/> Owner's Signature:	
<u>1028 South 9th Street, Manitowoc</u>	<u>Jeffrey Berger</u>	
PROJECT INFORMATION		
Project Address:	Project Cost (\$)	Razing to Start:
<u>823 Washington Street</u>	<u>\$77,400</u>	<u>30 days after approval</u>
Building Type: <input checked="" type="checkbox"/> Principal Building <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family <input type="checkbox"/> Two-Family <input type="checkbox"/> Single Family		
<u>0</u> Accessory Building <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential		
Square Footage:	Number of Stories:	Historic District? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES, Plan Commission approval required. Contact Planning Department 920-686-6930.
<u>6,249</u>	<u>2</u>	

ABATEMENT & UTILITY SERVICE DISCONNECTION	
The applicant is responsible for contacting the parties identified below to schedule the removal of materials & disconnection of services <u>prior</u> to razing the structure.	For Office Use <input checked="" type="checkbox"/> Check If Item Completed
Diggers Hotline 800-242-8511	Diggers Hotline
Service Order # By Demo Contractor	
Representative Signature or Contact Name:	
Asbestos Abatement Contractor (if applicable)	Asbestos Abatement
Contractor Name & Phone Number: PARSS Corp. 212-790-9940	
Date of Removal: Date not yet set	
Representative Signature or Contact Name: Hameed Rahman panah	
Mercury Abatement Contractor (if applicable)	Mercury Abatement
Contractor Name & Phone Number: N/A	
Date of Removal:	
Representative Signature or Contact Name:	
Wisconsin Public Service 800-450-7260	WPS - Gas
Gas Meter # Removed April 30, 2014	
Representative Signature or Contact Name:	
Date of Service Retirement & Meter Removal:	
Manitowoc Public Utilities (920)-683-4600	MPU - Water
Water Meter # 19851	
Representative Signature or Contact Name:	
Date of Service Disconnection & Meter Removal: Date not yet set	
Manitowoc Public Utilities (920)-683-4600	MPU - Electric
Electric Meter # 920509	
Representative Signature or Contact Name:	
Date of Service Disconnection & Meter Removal: Date not yet set	

ABATEMENT & UTILITY SERVICE DISCONNECTION	
The applicant is responsible for contacting the parties identified below to schedule the removal of materials & disconnection of services <u>prior</u> to razing the structure.	For Office Use <input checked="" type="checkbox"/> Check If Item Completed
Telephone Company	
Provider Name & Phone Number: N/A	Telephone
Date of Disconnection & Removal:	
Representative Signature or Contact Name:	
Cable Television Company	
Provider Name & Phone Number: N/A	Cable TV
Date of Disconnection & Removal:	
Representative Signature or Contact Name:	
Right of Way Excavation Permit Engineering Department (920)-686-6910	
Street Opening Permit for projects in City Right of Way: N/A	Right of Way Excavation Permit



DRAWING: NEW PARKING LOT AND RENOVATION OF AN EXISTING PARKING FOR THE MANITOWOC COUNTY PARKING LOT		CONTACT: CITY ENGINEER MANITOWOC COUNTY PUBLIC WORKS 122 E. 3RD STREET MANITOWOC, WI 54220 920-683-4285		SMI CIVIL AND STRUCTURAL ENGINEERS 102 REVERE DRIVE MANITOWOC, WI 54220-3147 920-684-5583 www.smi-engineers.com	
DATE: 04/24/14	DRAWN BY: PLS	CLIENT: MANITOWOC COUNTY	<small>No original copies of this plan will be made without approval of the engineer of record. All reproductions are subject to the approval of the engineer of record.</small>		NO. 1 DATE: 04/24/14 SHEET: 1 OF 1
APPROVED BY: MTP	CDI NO.: 14177P				
SCALE: 1" = 20'	DESIGN: 1 OF 1				

WASHINGTON STREET

SO. 9TH STREET

