

CITY OF MANITOWOC

WISCONSIN, USA www.manitowoc.org

December 5, 2019



TO: Mayor and Common Council

FROM: Board of Public Works

SUBJECT: Appeal for weed cutting assessments at 409 Park St.

Dear Mayor and Common Council:

At the December 4, 2019 Board of Public Works meeting, the Board met to review the appeal for two weed cutting assessments for the property at 409 Park Street.

"Property owners Joe and Chris Lamers were present to explain why they are appealing the two noxious weed assessments. The cutting took place on the property before the new owners closed on the property, and they were not aware of the assessments at the time of purchase.

Board discussed the situation and the procedure for requesting special assessment information from the City on City properties. The property owners had not contacted the City regarding potential assessments on this property.

Moved by Alderperson Lee Kummer and seconded by Finance Director/Treasurer Steve

Corbeille to deny the request. The motion resulted in a tie vote. Ayes: Corbeille, Kummer, McDaniel,

Neuser. Nays: Brey, Koski, Nickels, Williams.

Moved by City Attorney Kathleen McDaniel and seconded by Finance Director Steve Corbeille to reduce the second assessment from \$600 to \$300. The motion resulted in a tie vote. Ayes: Corbeille, Kummer, McDaniel, Neuser. Nays: Brey, Koski, Nickels, Williams.

Moved by Alderperson Jim Brey and seconded by Director of Public Infrastructure Dan Koski to waive the second assessment of \$600. The motion failed. Ayes, 3: Brey, Koski, Williams. Nays, 5: Corbeille, Kummer, McDaniel, Nickels, Neuser.

Moved by Mayor Justin Nickels and seconded by Alderperson Mike Williams to eliminate both noxious weed special assessments. The motion resulted in a tie vote. Ayes: Brey, Koski, Nickels, Williams. Nays: Corbeille, Kummer, McDaniel, Neuser.

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Moved by Mayor Justin Nickels and seconded to refer the appeal to the Common Council for a decision. The motion carried by the following vote: Ayes: Corbeille, Koski, Neuser, Nickels, Williams.

Nays: Brey, Kummer, McDaniel"

Very Truly Yours,

DEBORAH NEUSER

Secretary Board of Public Works

Dear Sir or Madame;

This letter is about fees accessed to the property located at 409 Park St., Manitowoc. Up until November 7, this property was owned by the bank. While under the bank's ownership, the city of Manitowoc was at this property to cut the grass. The first time it was a fee of \$300.00. This amount had not been added to the property tax bill prior to the home being sold at auction, and so 1, the buyer, was unaware the city had assessed this charge. The city again cut the grass at this home after it was sold, but before the closing date, this time assessing a \$600.00 fee. Though the home was "purchased", the new owner cannot enter or work on the property until after closing. The day of closing, we did bring along a mower and cut the grass. A notice had been posted at the property by then , but somehow had gotten buried in the mailbox, face down, under some junk mail.

I understand that as the property owner, I now am responsible for paying these fees. We will be cleaning up and repairing this home for sale or to rent. One of the concerns is that these charges stay with the property for 2 years. Meaning that if the new tenant or owner slips up and doesn't get the sidewalk shoveled, or the grass cut within that time frame, a third fee of \$900.00 could be assessed. Also, that the these fees were assess while the home was under bank ownership.

Joe and Chris Lamers

City of Manitowoc

CK PROPERTY DATE: 6/19/19

Department of Public Infrastructure

Noxious Weed Complaint and Cutting Form

Location: 409 PARK ST	Complaint Date: 6/20/2019 12:00:00 AM 0
Parcel Number: 000110030 (Lot #460)	Complainant Name:
Owner Name: HAMBERG SHAWN T	Complainant Phone:
Owner Address: 409 PARK ST MANITOWOC WI 54220	Subsequent Complaint (circle if applicable)
	If circled proceed to compliance inspection

Action taken:	door ha	nger hung	
Date door hange	er hung:	6/17/19	<u></u>

Owner to get 48 hours from time door hanger hung to comply.

COMPLIANCE INSPECTION DATE/TIME/INITIALS: 11/24/19 9 Am 11 COMPLIANCE: YES NO

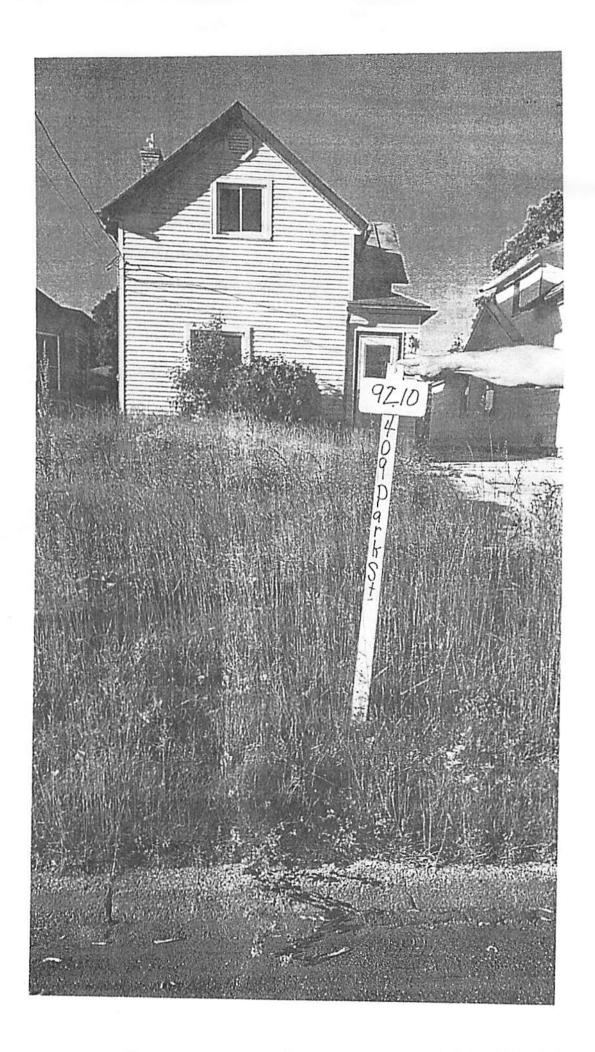
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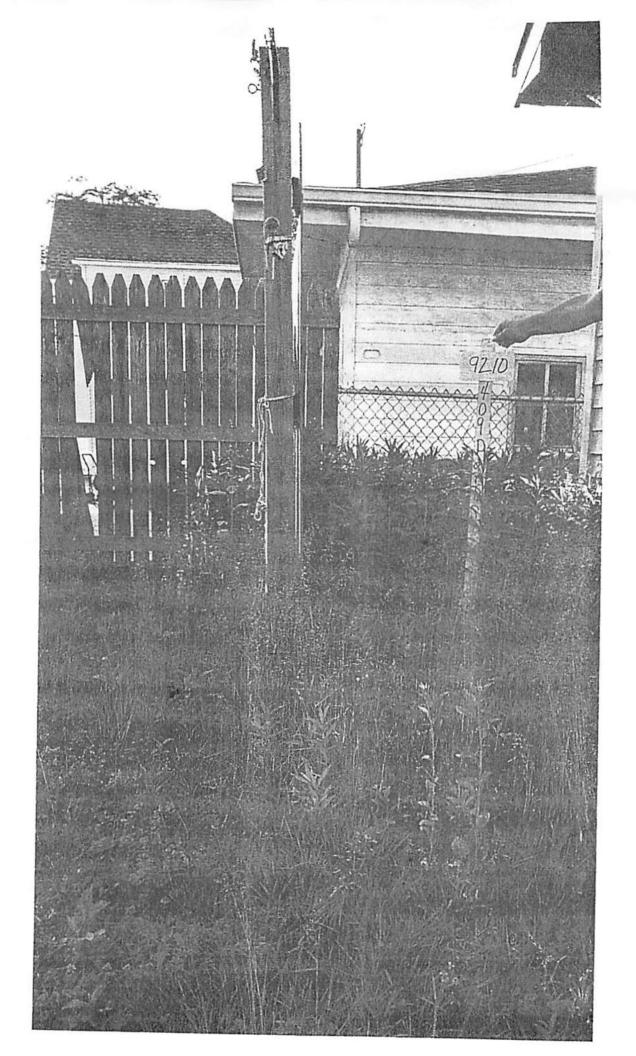
For DPWoffice use only

ssue #:9210		DATE/FIME GIVEN TO ECO-TECH/	M/PNI
Pate: 10-17-19 Time: 8 44 mpm	11.00		

Parcel Number: 000 110 030

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City of Manitowoc

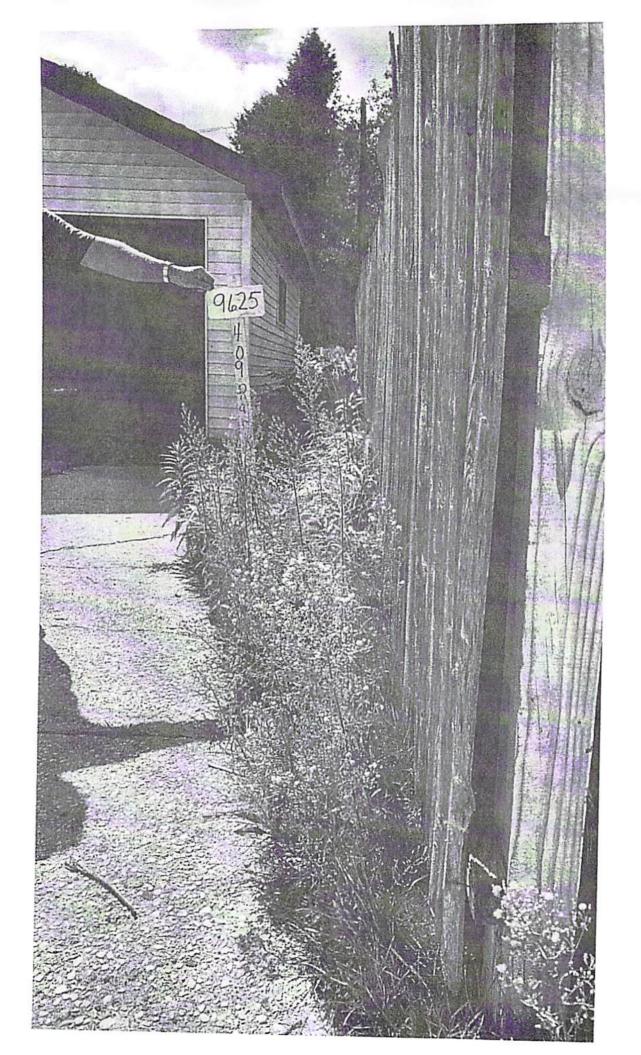
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Department of Public Infrastructure

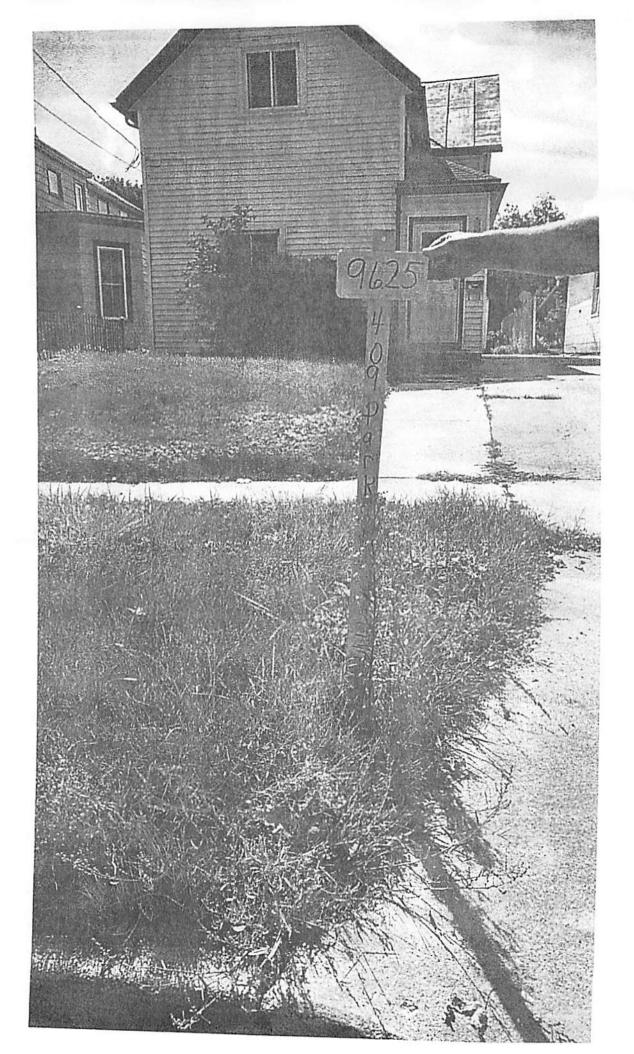
Noxious Weed Complaint and Cutting Form

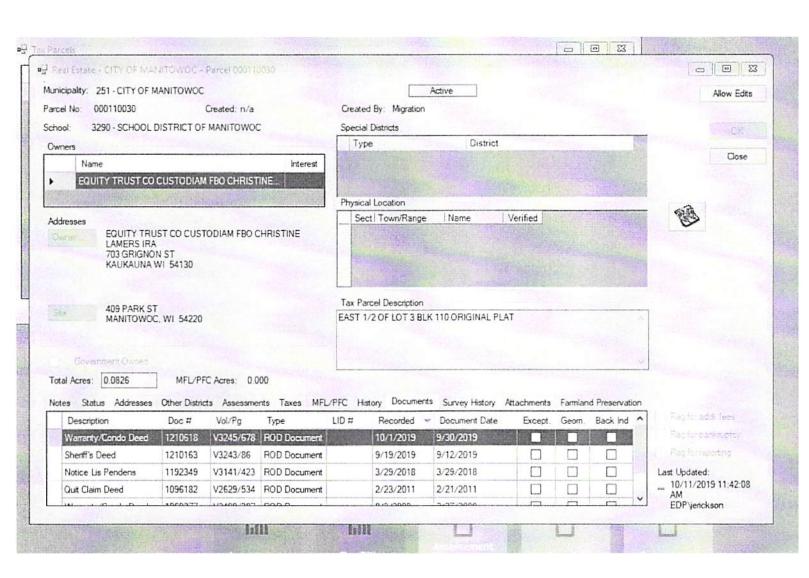
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9/5/2019









CITY OF MANITOWOC TREASURER 900 QUAY ST MANITOWOC, WI 54220

MANITOWOC COUNTY - STATE OF WISCONSIN PROPERTY TAX BILL FOR 2019 REAL ESTATE

EQUITY TRUST CO CUSTODIAM FBO CHRISTINE LAMERS IRA



45616/000110030 EQUITY TRUST CO CUSTODIAM FBO CHRISTI 703 GRIGNON ST KAUKAUNA WI 54130 Parcel Number: 000110030 Bill Number: 45616

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description409 PARK ST

EAST 1/2 OF LOT 3 BLK 110 ORIGINAL PLAT 0.083 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND	ASSESSED IMPROVE		TOTAL ASSESSED VALUE	AVE	RAGE ASSMT. RATIO		T ASSESSED ALUE RATE	NET PROPERTY TA	AX 1517.67
14,400	67,30	10	81,700	0.99	0527193	0.02	114021	Weed Cutting	926.06
·						(Does N	OT reflect credits)	Delinquent Water	32.79
ESTIMATED FAIR MARKET	ESTIMATED FA		TOTAL ESTIMATED		A star in this		taxes also reduced tol levy tax credit	Delinquent Sewer	43.41
VALUE LAND 14,500	VALUE IMPRI 67,90		FAIR MARKET VALUE 82,400		box means unpaid prior	1 1	12.57		
14,500	07,90	10	112,400		year taxes.	•	• • • • •		
		2018	2019			<u> </u>		-	
TAXING JURISDICTION		. STATE AIDS ATED TAX DIST.	EST, STATE AIDS ALLOCATED TAX DIST.	2018 NET TA		2019 NET TAX	% TAX CHANGE		
STATE OF WISCONSIN		0	0	0.0	0	0.00			
MANITOWOC COUNTY		2,008,106	2,107,594	441.8	7	437.30	-1.0%		
CITY OF MANITOWOC		7,254,570	7,450,658	672.7	0	692.36	2.9%		
SCH D OF MANITOWOC		30,643,690	32,052,697	510.7	9	532.15	4.2%		
LAKESHORE TECH		2,019,175	2,074,389	63.4	2	65.35	3.0%	TOTAL DUE: \$2,519.9)3
COLLEGE								FOR FULL PAYMENT, PA	
TOTAL		41,925,541	43,685,338	1,688.7	8 1.	,727.16	2.3%	TREASURER BY:	
								JANUARY 31, 2020	
PINCT BOLL AR OREDIT	•			-55.3	•	-55,50	0.3%	Warning: If not paid by due installment option is lost and	dates, I total tax is
FIRST DOLLAR CREDIT				-55.5 -134.3		-55.50 -153.99	14.6%	delinquent subject to interes applicable, penalty.	it and, if
NET PROPERTY TAX	CKLDII			1,499.1		,517.67	1.2%	Failure to pay on time. See	e reverse.
			MATION PURPOSES ONLY	• Voter App	roved Tempo	rary Tax In		-	
Taxing Jurisdiction	Total Additions Taxes		tional Taxes Year Increase to Property Ends	Taxing J	urisdiction		Total Additiona Taxes	I Total Additional Taxes Applied to Property	Year Increase Ends
SCH D OF MANITOWOC	2,680,376		8.78 2021	<u> </u>					
									
PAY IN FULL: or IST INSTALLMENT:	\$2,519.93 \$1,268.93	2ND INSTALL	MENT: \$417.00	3RD INS	FALLMENT:		\$417.00	4TH INSTALLMENT:	\$417.00
BY JANUARY 31, 2020	· ·	BY MARCH 31	, 2020	BY MAY	31, 2020			BY JULY 31, 2020	
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