



CITY OF MANITOWOC  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)



July 16, 2020

Cool Investment LLC  
4241 N. Winfield Scott Plaza, Ste. 201  
Scottsdale, AZ 85251

RE: Snow Assessment Appeal

Gentlemen:

Your appeals for snow shoveling violations of January 29, 2020 and February 14, 2020, for two separate outlots located in front of the old Shopko building were heard by the Board of Public Works at their meeting of July 15, 2020. The Board unanimously denied your requests.

I am enclosing copies of your invoices for said assessments which are due on November 1, 2020. If not paid they will be included on the first installment of your 2020 property tax bills.

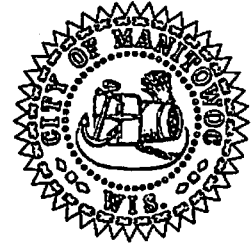
Very truly yours,

DEBORAH NEUSER  
Secretary, Board of Public Works

Enclosure



**CITY OF MANITOWOC**  
 900 QUAY ST.  
 MANITOWOC, WISCONSIN 54220  
[www.manitowoc.org](http://www.manitowoc.org)



**INVOICE**

02/24/2020

COOL INVESTMENT LLC,  
 4241 N WINFIELD SCOTT PLAZA STE 201  
 SCOTTSDALE, AZ 85251

**Due Date: November 1, 2020**

Parcel #: 725-000-128 Customer #: 40420 Assessment ID#: SS2020-0061  Snow Shoveling Violation Date Shoveled: 1/29/2020  VACANT LAND	\$300.00
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This is your notice that a special charge/assessment has been made against the above described lot in the City of Manitowoc in accordance with the Municipal Code and WI State Statutes. Payment may be made at the office of the Manitowoc City Treasurer. If the amount above is not paid by November 1 of the current year, the full amount will be included on the 1<sup>st</sup> installment of your next property tax bill.

If you have questions regarding the invoice, please call (920) 686-6950.

**Please detach and remit with payment**

COOL INVESTMENT LLC,

S/A: SS2020-0061  
 Parcel: 725-000-128  
 Customer #: 40420

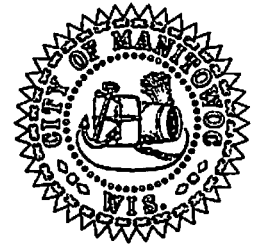
Due: November 1, 2020  
 Amount Due: \$300.00

Amount Paid \$ \_\_\_\_\_

Remit to:  
 City of Manitowoc  
 900 Quay Street  
 Manitowoc, WI 54220



**CITY OF MANITOWOC**  
 900 QUAY ST.  
 MANITOWOC, WISCONSIN 54220  
[www.manitowoc.org](http://www.manitowoc.org)



**INVOICE**

02/24/2020

COOL INVESTMENT LLC,  
 4241 N WINFIELD SCOTT PLAZA STE 201  
 SCOTTSDALE, AZ 85251

**Due Date: November 1, 2020**

Assessment Information	Amount
Parcel #: 725-000-128 Customer #: 40420 Assessment ID#: SS2020-0080  Snow Shoveling Violation Date Shoveled: 2/14/2020  VACANT LAND	\$608.69

This is your notice that a special charge/assessment has been made against the above described lot in the City of Manitowoc in accordance with the Municipal Code and WI State Statutes. Payment may be made at the office of the Manitowoc City Treasurer. If the amount above is not paid by November 1 of the current year, the full amount will be included on the 1<sup>st</sup> installment of your next property tax bill.

If you have questions regarding the invoice, please call (920) 686-6950.

**Please detach and remit with payment**

COOL INVESTMENT LLC,

S/A: SS2020-0080  
 Parcel: 725-000-128  
 Customer #: 40420

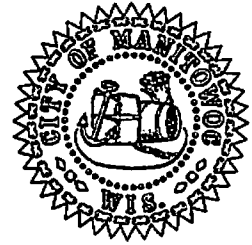
Due: November 1, 2020  
 Amount Due: \$608.69

Amount Paid \$ \_\_\_\_\_

Remit to:  
 City of Manitowoc  
 900 Quay Street  
 Manitowoc, WI 54220



**CITY OF MANITOWOC**  
 900 QUAY ST.  
 MANITOWOC, WISCONSIN 54220  
[www.manitowoc.org](http://www.manitowoc.org)



**INVOICE**

02/24/2020

COOL INVESTMENT LLC,  
 4241 N WINFIELD SCOTT PLAZA STE 201  
 SCOTTSDALE, AZ 85251

**Due Date: November 1, 2020**

Parcel #: 725-000-129 Customer #: 40421 Assessment ID#: SS2020-0081  Snow Shoveling Violation Date Shoveled: 2/14/2020  VACANT LAND	\$600.00
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This is your notice that a special charge/assessment has been made against the above described lot in the City of Manitowoc in accordance with the Municipal Code and WI State Statutes. Payment may be made at the office of the Manitowoc City Treasurer. If the amount above is not paid by November 1 of the current year, the full amount will be included on the 1<sup>st</sup> installment of your next property tax bill.

If you have questions regarding the invoice, please call (920) 686-6950.

**Please detach and remit with payment**

COOL INVESTMENT LLC,

S/A: SS2020-0081  
 Parcel: 725-000-129  
 Customer #: 40421

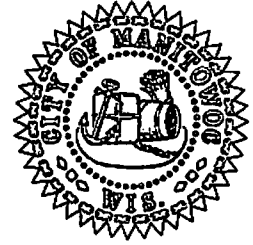
Due: November 1, 2020  
 Amount Due: \$600.00

Amount Paid \$ \_\_\_\_\_

Remit to:  
 City of Manitowoc  
 900 Quay Street  
 Manitowoc, WI 54220



**CITY OF MANITOWOC**  
 900 QUAY ST.  
 MANITOWOC, WISCONSIN 54220  
[www.manitowoc.org](http://www.manitowoc.org)



**INVOICE**

02/24/2020

COOL INVESTMENT LLC,  
 4241 N WINFIELD SCOTT PLAZA STE 201  
 SCOTTSDALE, AZ 85251

**Due Date: November 1, 2020**

Parcel #: 725-000-129 Customer #: 40421 Assessment ID#: SS2020-0062  Snow Shoveling Violation Date Shoveled: 1/29/2020  VACANT LAND	\$300.00
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This is your notice that a special charge/assessment has been made against the above described lot in the City of Manitowoc in accordance with the Municipal Code and WI State Statutes. Payment may be made at the office of the Manitowoc City Treasurer. If the amount above is not paid by November 1 of the current year, the full amount will be included on the 1<sup>st</sup> installment of your next property tax bill.

If you have questions regarding the invoice, please call (920) 686-6950.

**Please detach and remit with payment**

COOL INVESTMENT LLC,

S/A: SS2020-0062  
 Parcel: 725-000-129  
 Customer #: 40421

Due: November 1, 2020  
 Amount Due: \$300.00

Amount Paid \$ \_\_\_\_\_

Remit to:  
 City of Manitowoc  
 900 Quay Street  
 Manitowoc, WI 54220

Cool

ok

**Cool Investment L.L.C.**

C/o: Fry Investment Company

4241 N. Winfield Scott Plaza, Suite 201 • Scottsdale, Arizona 85251

Telephone (480) 946-6551 • Fax (480) 945-8687

March 4<sup>th</sup>, 2020

City of Manitowoc

Attention: Public Infrastructure Department

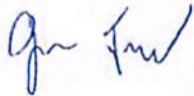
**Subject: New Property Owner / Snow Shoveling Violations**

To Whom it May Concern:

Our company recently purchased two separate out-lots in town which are located in front of the old Shopko building. The sale for the two parcels (# 725-000-128 and # 725-000-129) closed in September 2019. We recently received four invoices for sidewalk snow removal. These bills are for snow removal on 1/29/20 and 2/14/20 and total out to \$1,808.69. Please know that our company would never consider ignorance in excuse for failing to complete our maintenance responsibilities when it comes to keeping the sidewalks clear of snow. At the same time we were hoping you would consider our status as new property owners in town based out of state, and as such, grant us some relief from the large fines accrued for the two days of sidewalk plowing. Please note that I am now in the process of hiring someone to be onsite as many times a week as it takes so the city isn't bothered with this issue again.

We would greatly appreciate your consideration on this issue. Please get back to me when you can. Thank you.

-Jon Fry



Cool Investment L.L.C.

10016

City of Manitowoc

Department of Public Infrastructure

Sidewalk snow removal violation and removal form

Location: VACANT LAND (SHOPKO)	Complaint Date: 1/29/2020 12:00:00 AM
Parcel Number: 725000128 (Lot #10940)	Complainant Name:
Owner Name: COOL INVESTMENT LLC, (Cust #40420)	Complainant Phone:
Owner Address: 4241 N WINFIELD SCOTT PLAZA STE 201 SCOTTSDALE, AZ 85251	Subsequent Complaint (circle if applicable) If circled proceed to 2 <sup>nd</sup> inspection and removal

Initial inspection date: 1/29/2020	Inspector: BH
Action taken: (circle one) GIVEN TO CONTRACTOR	
Date issue given to contractor: 1/29/2020	

COMP INSP DATE SHOVELED	INSP INITIALS	COMPLIANCE YES OR NO	EMPLOYEE	LABOR HRS	EQUIP	EQUIP HRS	DATE BILLED	MINIMUM CHARGE	ADDITIONAL CHARGES
1-29-2020		No	JL		Bobcat	1 Hr		\$ 300	3 Bags Salt



SNOW

10016

LOR #1005047  
FMC AVE







10065

Shopko  
outlet

City of Manitowoc

Department of Public Infrastructure

Sidewalk snow removal violation and removal form

Location: VACANT LAND	Complaint Date: 2/14/2020 12:00:00 AM
Parcel Number: 725000128 (Lot #10940)	Complainant Name:
Owner Name: COOL INVESTMENT LLC, (Cust #40420)	Complainant Phone:
Owner Address: 4241 N WINFIELD SCOTT PLAZA STE 201 SCOTTSDALE, AZ 85251	Subsequent Complaint (circle if applicable) If circled proceed to 2 <sup>nd</sup> inspection and removal

Initial inspection date: 2/14/2020	Inspector: BH
Action taken: (circle one) GIVEN TO CONTRACTOR	
Date issue given to contractor: 2/14/2020	

COMP INSP DATE SHOVELED	INSP INITIALS	COMPLIANCE YES OR NO	EMPLOYEE	LABOR HRS	EQUIP	EQUIP HRS	DATE BILLED	MINIMUM CHARGE	ADDITIONAL CHARGES
2-14-20		NO	mm		Bobcat	144 Hrs		\$600	4 Bags Salt corner
									1/4 @ 34.75 = 8.69
								Total	\$608.69

NO  
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HERE TO  
CORNER

SNOW

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P.M.# 72521808

1 3/4

10017

City of Manitowoc

Department of Public Infrastructure

Sidewalk snow removal violation and removal form

Location: VACANT LAND (SHOPKO)	Complaint Date: 1/29/2020 12:00:00 AM
Parcel Number: 725000129 (Lot #10941)	Complainant Name:
Owner Name: COOL INVESTMENT LLC, (Cust #40421)	Complainant Phone:
Owner Address: 4241 N WINFIELD SCOTT PLAZA STE 201 SCOTTSDALE, AZ 85251	Subsequent Complaint (circle if applicable) If circled proceed to 2 <sup>nd</sup> inspection and removal

Initial inspection date: 1/29/2020	Inspector: BH
Action taken: (circle one) GIVEN TO CONTRACTOR	
Date issue given to contractor: 1/29/2020	

COMP INSP DATE SHOVELED	INSP INITIALS	COMPLIANCE YES OR NO	EMPLOYEE	LABOR HRS	EQUIP	EQUIP HRS	DATE BILLED	MINIMUM CHARGE	ADDITIONAL CHARGES
1-29-2020		No	JL		Bobcat	1 Hr		\$300	3 bags Sa H



SNOW

18017 L# 184 CALUMET ILL



SNOW

10017  
LPR #1047547  
UME VE



10066

Shapiro  
outlet

City of Manitowoc

Department of Public Infrastructure

Sidewalk snow removal violation and removal form

Location: VACANT LAND	Complaint Date: 2/14/2020 12:00:00 AM
Parcel Number: 725000129 (Lot #10941)	Complainant Name:
Owner Name: COOL INVESTMENT LLC, (Cust #40421)	Complainant Phone:
Owner Address: 4241 N WINFIELD SCOTT PLAZA STE 201 SCOTTSDALE, AZ 85251	Subsequent Complaint (circle if applicable) If circled proceed to 2 <sup>nd</sup> inspection and removal

Initial inspection date: 2/14/20	Inspector: BH
Action taken: (circle one) GIVEN TO CONTRACTOR	
Date issue given to contractor: 2/14/20	

COMP INSP DATE SHOVELED	INSP INITIALS	COMPLIANCE YES OR NO	EMPLOYEE	LABOR HRS	EQUIP	EQUIP HRS	DATE BILLED	MINIMUM CHARGE	ADDITIONAL CHARGES
2-14-20		No	mm		Bobcat	1 Hr		\$100	3 Bags Salt



SNOW

10066

P.N.# 725000129

Project





SNOW

10066  
P.N. # 72508129

C019M4

## Mackenzie Reed-Kadow

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**From:** Mackenzie Reed-Kadow  
**Sent:** Thursday, March 5, 2020 2:59 PM  
**To:** 'jon.fry@fryinvestment.com'  
**Subject:** RE: Snow removal fee reduction request / Shopko building out-lots

Hi Jon,

We received your request regarding the snow shoveling assessments for your properties listed below. The Board of Public Works will act on this at their meeting on March 25<sup>th</sup> at 4pm. I will be in touch with you after that meeting to let you know what the decision was.

Feel free to reach out with any questions in the meantime.

Have a great rest of your day,

### Mackenzie Reed-Kadow

Deputy City Clerk  
City of Manitowoc  
900 Quay St, Manitowoc, WI 54220  
P: 920-686-6952 F: 920-686-6959  
[mreedkadow@manitowoc.org](mailto:mreedkadow@manitowoc.org)



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**From:** Sue Reilly <[sreilly@manitowoc.org](mailto:sreilly@manitowoc.org)>  
**Sent:** Thursday, March 5, 2020 6:15 AM  
**To:** Mackenzie Reed-Kadow <[mreedkadow@manitowoc.org](mailto:mreedkadow@manitowoc.org)>  
**Subject:** FW: Snow removal fee reduction request / Shopko building out-lots

For March 25<sup>th</sup>. Paperwork to follow....

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**From:** [jon.fry@fryinvestment.com](mailto:jon.fry@fryinvestment.com) [<mailto:jon.fry@fryinvestment.com>]  
**Sent:** Wednesday, March 4, 2020 12:15 PM  
**To:** Sue Reilly  
**Subject:** Snow removal fee reduction request / Shopko building out-lots

Sue

Thanks again with your help on this. Again, the parcel numbers for the two out-lots are 725-000-128 and 725-000-129. I have attached the letter requesting fine relief for the snow removal. Please let me know if there are any additional questions. Thanks for your time.

**Jon Fry**

FRY INVESTMENT COMPANY, L.L.C. • ARCADIA CROSSING L.L.C.  
4241 North Winfield Scott Plaza, Suite 201  
Scottsdale, Arizona 85251  
Office: (480) 946-6551  
Mobile: (480) 510-2163  
Fax: (480) 945-8687  
[jon.fry@fryinvestment.com](mailto:jon.fry@fryinvestment.com)