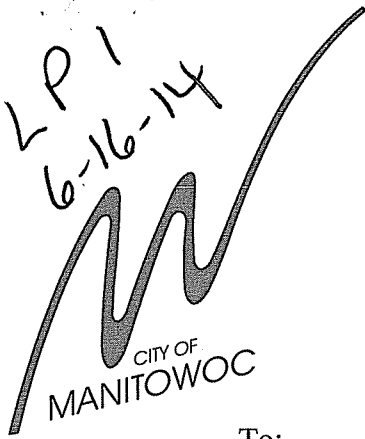


LP 1
6-16-14



CITY OF
MANITOWOC

David Less
City Planner

14-1350

June 16, 2014

To: Mayor and Common Council

From: Manitowoc City Plan Commission

Subject: PC18-2014: Manitowoc County; Request for Demolition of Building at 823 Washington Street Pursuant to Section 15.650(c) of the Manitowoc Municipal Code

Dear Mayor and Common Council:

At the regular June 11, 2014 meeting of the Manitowoc City Plan Commission, the Commission reviewed the attached request from Manitowoc County regarding the proposed demolition of a building at 823 Washington. The Commission notes that the property is identified as a "contributing" or significant structure in the Eighth Street Historic District, with the former County Health Department building being constructed in 1930, and which is further identified in an intensive survey form related to the City's 1988 "Manitowoc Intensive Resource Survey Final Report" as "...entirely intact example of the vernacular Commercial architecture of the 1930's with elements of the modern style..."



OFFICE OF CITY PLANNING
CITY PLAN COMMISSION

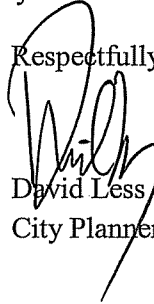
While demolition of this important historic building would be contrary to the underlying intent of the City's historic preservation ordinance at 15.650, the Commission is of the opinion that the demolition of this structure was necessary to promote the general welfare of the downtown area by adding additional off-street parking as depicted on the attached preliminary site plan.

The Commission notes that Section 15.650(c) authorizes the Plan Commission to approve requests of this nature prior to issuance of a demolition permit. Under this section, the Commission may refuse to approve a request to approve the demolition of a historic structure for 180 days from the date of such a request, in order to find an alternative to demolition. If, at end of the 180 day period, no mutually agreeable method to save the structure is found, the Building Inspector can issue a demolition permit without approval of the Plan Commission, subject to a site plan detailing the post demolition condition of the property, including compliance with performance agreement and letter of credit requirements if deemed applicable by the Building Inspector. If a mutually agreeable method to save such a building is found, the Commission can extend the 180 day period for an additional 60 days. However, if the method proves to be unsuccessful or infeasible, the Building Inspector can issue permit to demolish without approval of the Plan Commission.



In closing, the Commission is advising the Council that it has granted a Certificate of Appropriateness (CA) to Manitowoc County for demolition of the building at 823 Washington pursuant to Section 15.650(4)(c) of the Municipal Code, and subject to County satisfaction of all conditions as attached. The Commission recommends that acceptance of this report serve as an instruction that the payment in lieu identified in item F. of the attached recommendation, upon collection, be placed in an account to be used only for enhancements to downtown landscaping.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'David Less', is written over the printed name and title.

David Less
City Planner

Attachments

6. RECOMMENDATION

- A. Commission grant a Certificate of Appropriateness (CA) to Manitowoc County for demolition of the building at 823 Washington pursuant to Section 15.650(4)(c) of the Municipal Code (Code), and subject to County satisfaction of all terms 1. – 5. as detailed in the 3/20/2014 letter from the Wisconsin State Historical Society (WSHS) to Manitowoc County (see attached and highlighted sections – note that the notice requirement is for a Class 3 notice to be published).
- B. Permit not to be issued earlier than 60 days hereafter (no earlier than 8/10/2014). In addition, County shall, on or before 7/11/2014, and at its sole cost and expense, erect signs upon the building of adequate size in 2 locations clearly readable from each street frontage, which detail information pertaining to the pending demolition of the property and its availability for sale, and providing an opportunity for interested parties to acquire and relocate the property within a reasonable timeframe. County shall be required to advise the Plan Commission upon receipt of any such acquisition offer.
- C. County to provide documentation to the Deputy City Planner (and in his absence, the Building Inspector) on or before 9/9/2014 that it has satisfied the above referenced WSHS conditions, and the signage requirement under B. with no alternative to demolition available that would be deemed to be timely and reasonable.
- D. Building Inspector shall, at the instruction of the Deputy City Planner, issue the demolition permit in accordance with the Code and any requirements under State law, or any additional requirements as may be subsequently imposed by the WSHS. The Building Inspector shall not be authorized to issue said permit in the event a bonafide alternative to demolition has been identified and which would be acceptable to both the County and the Commission.
- E. County to meet City site plan requirements under Section 15.370(2), waiving requirements for: (i) a letter of credit under Section 15.370(2)(l) of the Code, and (ii) a performance agreement under Section 15.370(2)(i) of the Code..
- F. In lieu of waiving the surety bond/letter of credit requirement under Sections 16.070(1) and 15.370(2)(l) of the Code, and performance agreement requirements under Section 15.370(2)(i) of the Code, and contemporaneous with the issuance of a demolition permit by the Building Inspector, County to provide payment to the Deputy Planner in amount of \$12,035 as a payment of lieu of parking lot landscaping as per Section 15.690(2)(h).

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.

3. After documentation of the property, the County shall offer to the local Historical society the opportunity to salvage any architectural/stylistic elements of the property for salvage, for any use it may deem appropriate to benefit the public (display, reuse in for rehabilitation in other historic properties, etc.).

4. In the event that no viable entity comes forward with an offer, and all other provisions of this agreement necessitating the continued presence of the property (including photo-documentation and salvage opportunity) have been satisfied, after the time-period described in point 1 above has elapsed, the County may demolish the property.

5. After new-owner acquisition and removal, or upon demolition of the property as described in 4 above, the County shall notify the Wisconsin Historical Society of the disposition of the property so that the WHS may modify its historic preservation database accordingly.

If the above provisions are acceptable to you/the County, please let me know. This will suffice as our agreement document.

With questions, please contact me. I look forward to hearing from you soon. Again, thank you very much for your continued patience and attention to this matter.

Sincerely,

Chip

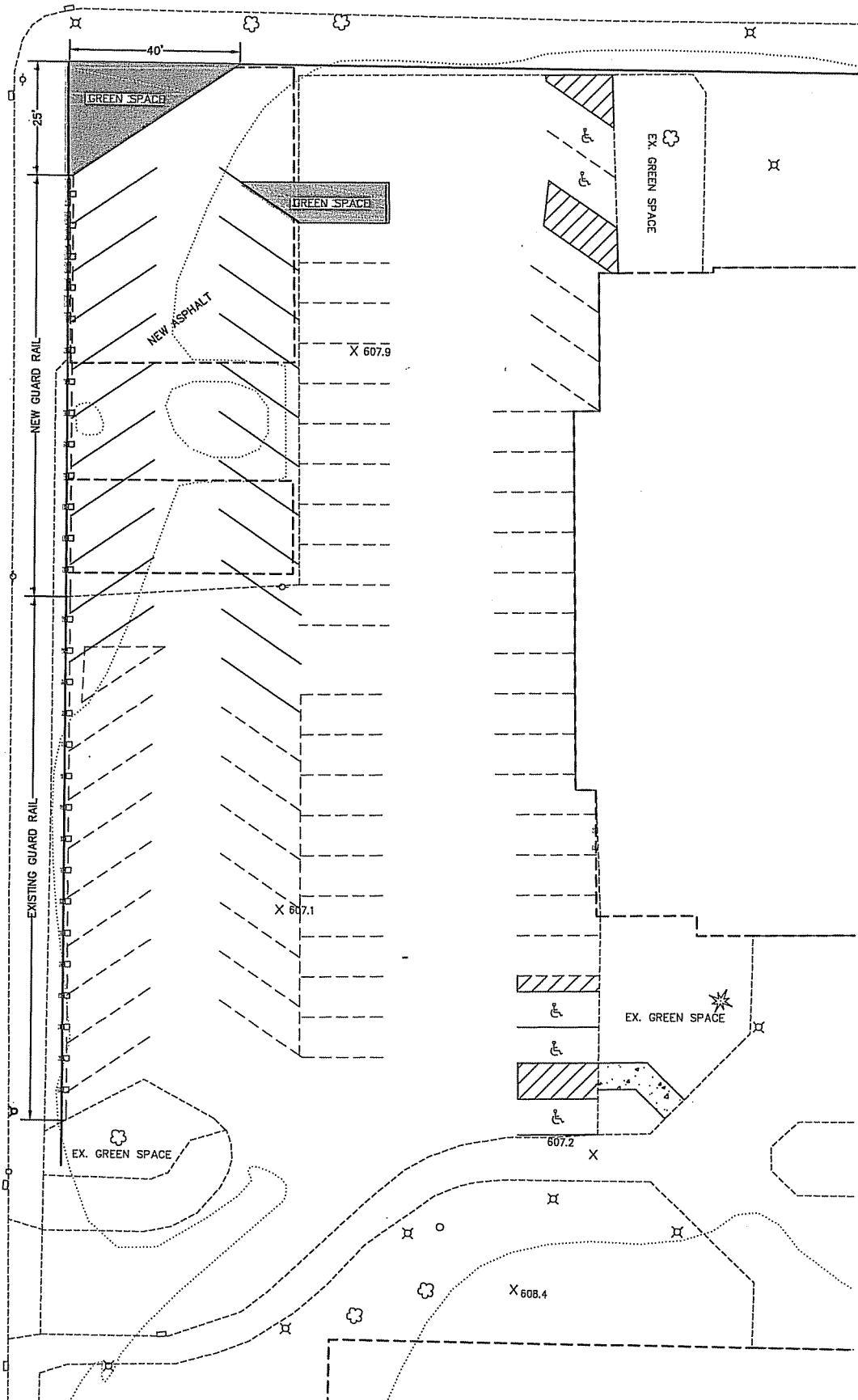
Chip Harry L. Brown III, J.D.
Government Assistance and Training Specialist
Wisconsin Historical Society
816 State Street
Madison, WI 53706

608-264-6508 (voice)
608-264-6504 (fax)
chip.brown@wisconsinhistory.org
www.wisconsinhistory.org

Collecting, Preserving and Sharing Stories Since 1846

WASHINGTON STREET

SO. 9TH STREET





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;

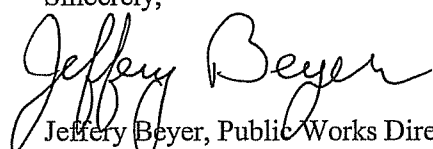
RE: Demolition or Relocation of the Building Located at 823 Washington Street

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.
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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:

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3. After documentation of the property, the County shall offer to the local Historical society the opportunity to salvage any architectural/stylistic elements of the property for salvage, for any use it may deem appropriate to benefit the public (display, reuse in for rehabilitation in other historic properties, etc.).
4. In the event that no viable entity comes forward with an offer, and all other provisions of this agreement necessitating the continued presence of the property (including photo-documentation and salvage opportunity) have been satisfied, after the time-period described in point 1 above has elapsed, the County may demolish the property.
5. After new-owner acquisition and removal, or upon demolition of the property as described in 4 above, the County shall notify the Wisconsin Historical Society of the disposition of the property so that the WHS may modify its historic preservation database accordingly.

If the above provisions are acceptable to you/the County, please let me know. This will suffice as our agreement document.

With questions, please contact me. I look forward to hearing from you soon. Again, thank you very much for your continued patience and attention to this matter.

Sincerely,

Chip

Chip Harry L. Brown III, J.D.
Government Assistance and Training Specialist
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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 Bever, 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: jeffbever@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 Bever Date: February 12, 2013
 Type or Print Name: Jeffery Bever



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: <u>Manitowoc County</u>	Phone: <u>920-683-4054</u>
Mailing Address: <u>1028 South 9th Street, Manitowoc</u>	<input checked="" type="checkbox"/> Owner's Signature: <u>Jeffrey Berger</u>

PROJECT INFORMATION

Project Address: <u>823 Washington Street</u>	Project Cost (\$) <u>\$77,400</u>	Razing to Start: <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 <input checked="" type="checkbox"/> Accessory Building <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential		

Square Footage: <u>6,249</u>	Number of Stories: <u>2</u>	Historic District? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES, Plan Commission approval required. Contact Planning Department 920-686-6930.
---------------------------------	--------------------------------	---

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 # <i>By Demo contractor</i>	
Representative Signature or Contact Name:	
Asbestos Abatement Contractor (if applicable)	Asbestos Abatement
Contractor Name & Phone Number: <i>PARSS Corp. 212-790-9940</i>	
Date of Removal: <i>Date not yet set</i>	
Representative Signature or Contact Name: <i>Hammed Rahman panah</i>	
Mercury Abatement Contractor (if applicable)	Mercury Abatement
Contractor Name & Phone Number: <i>N/A</i>	
Date of Removal:	
Representative Signature or Contact Name:	
Wisconsin Public Service 800-450-7260	WPS - Gas
Gas Meter # <i>Re moved April 30, 2014</i>	
Representative Signature or Contact Name:	
Date of Service Retirement & Meter Removal:	
Manitowoc Public Utilities (920)-683-4600	MPU - Water
Water Meter # <i>19851</i>	
Representative Signature or Contact Name:	
Date of Service Disconnection & Meter Removal: <i>Date not yet set</i>	
Manitowoc Public Utilities (920)-683-4600	MPU - Electric
Electric Meter # <i>920509</i>	
Representative Signature or Contact Name:	
Date of Service Disconnection & Meter Removal: <i>Date not yet set</i>	

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

WASHINGTON STREET

SO. 9TH STREET

