



Public Works Department

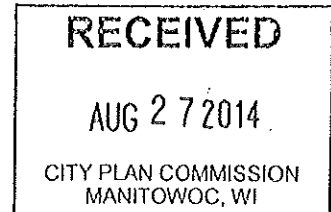
Jeff Beyer, Department Director

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

August 27, 2014

City of Manitowoc Plan Commission
City Planner
900 Quay Street
Manitowoc, WI. 53706



To The City of Manitowoc Planner

RE: 823 Washington Street Property

Per the City of Manitowoc Plan Commission conditions for acquisition/relocation or demolition of the building at 823 Washington Street I have enclosed several items which should address all of the conditions listed. The following is the listing of contents of this enclosure for your review and approval:

- Item 1 – Included on jump drive is the information on the advertisement for acquisition and removal of the building at 823 Washington Street for three Sundays in the Wisconsin State Journal, Milwaukee Journal Sentinel and local newspaper.
- Item 2 – Included on jump drive is the photo-document and narrative history of the property, also included is a hard copy of the narrative history.
- Item 3 - Included on jump drive is the documentation offering the opportunity to salvage any architectural/stylistic elements of the property to the local Historical Society.
- Item 4 - Included in hard copy is the letter sent to the State Historical Society documenting that all of the conditions requested have been completed and sent to them.
- Item 5 – Included in hard copy and on jump drive is the documentation of the signs in two locations on the building for interested parties to inquire about the acquisition and relocation of the building.

No offers have been received to acquire or relocate the building nor any other options provided as an alternative to demolition of the building located at 823 Washington Street. This should address all of the conditions as required by the City of Manitowoc Plan Commission.

If you have any questions regarding this project please contact my office.

Sincerely,

Jeffery Beyer, Public Works Director
Manitowoc County Public Works Department



Public Works Department

Jeff Beyer, Department Director

jeffbeyer@co.manitowoc.wi.us

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August 27, 2014

Mr. Chip Harry L. Brown III, J.D.
Government assistance and Training Specialist
Division of Historical Preservation-Public History
Wisconsin Historical Society
816 State Street
Madison, WI. 53706

RECEIVED

AUG 27 2014

CITY PLAN COMMISSION
MANITOWOC, WI

Dear Mr. Brown,

RE: 823 Washington Street Property

Per your communication dated March 20, 2014 enclosed are several items which should address all of the conditions listed. The following is the listing of contents of this enclosure for your review and approval:

- Item 1 – Included in hard copy and on jump drive is the information on the advertisement for acquisition and removal of the building at 823 Washington Street for three Sundays in the Wisconsin State Journal, Milwaukee Journal Sentinel and local newspaper.
- Item 2 – Included in hard copy and on jump drive is the photo-document and narrative history of the property.
- Item 3 - Included in hard copy and on jump drive is the documentation offering the opportunity to salvage any architectural/stylistic elements of the property to the local Historical Society.

Once approval has been provided and demolition completed the County will notify the Wisconsin Historical Society of the disposition of the property.

If you have any questions regarding this project please contact my office.

Sincerely,

A handwritten signature in cursive script that reads 'Jeffery Beyer'.

Jeffery Beyer, Public Works Director
Manitowoc County Public Works Department

Anderson Electric Co. Building

821-823 Washington Street, City of Manitowoc
Manitowoc County, Wisconsin

A Brief History: 1929 to 2014

RECEIVED

AUG 27 2014

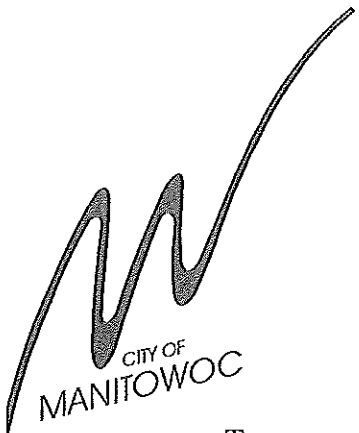
CITY PLAN COMMISSION
MANITOWOC, WI

Listed on NRHP Eighth Street Historic District - March 17, 1988



OLD NORTHWEST RESEARCH
TWO RIVERS, WISCONSIN

Report No. 165
August 18, 2014



CITY OF
MANITOWOC

David Less
City Planner

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

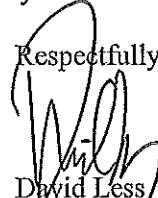
While demolition of this important historic building would be contrary to the underlying intent of the City’s historic preservation ordinance at 15.650, the Commission is of the opinion that the demolition of this structure was necessary to promote the general welfare of the downtown area by adding additional 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,



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

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