

**Blight Determination**  
**1800 block of Spring Street**  
**Date: January 18, 2019**  
Parcel #: 052-819-301-090.00



**Current Conditions**

The following assessment examines the current conditions of the subject property per the statutory definition of “blight” found in Chs. 32.03(6) and 66.1333(2m)(bm), Wis. Stats.

<b>Statutory Elements</b>	<b>Observations</b>	<b>Resources</b>
abandonment, dilapidation, deterioration, age or obsolescence; deterioration of site or other improvements	The 4.1 acre site was historically used as a railroad line providing rail access to downtown Manitowoc. There is an old rail car weigh station on the property. The rail tracks and ties have been removed but the weigh station building / hut and pit still remain. General maintenance on the site is nonexistent. No positive investment by the property owner in the past 30 to 40 years has occurred. The area is abandoned and is becoming overgrown with vegetation.	Historical aerial photography. Inspection Notes & Photos 9-11-2014 Razing Permit 5-1-2015
inadequate provisions for ventilation, light, air or sanitation; insanitary conditions	Not applicable – there are no buildings on the property with the exception of a small 150 s.f. +/- hut which was used for the weighing of the rail cars.	Photos
high density of population and overcrowding	Not applicable – this is a non-residential property.	
conditions which endanger life or property by fire and other causes; unsafe conditions	The site is not secured by fencing and there is no owner presence on the site to deter trespassing, vandalism or other illegal activities. The site has the presence of unprotected pits and fall hazards. There is evidence of junk and debris being dumped on the site. The weigh station building has been vandalized.	Fire Dept. Citations List Historical Brownfield records, Stantec Reports Photos
faulty lot layout in relation to size, adequacy accessibility or usefulness	The property is linear because it was used as a rail line so its value to developers is very limited; the best reuse maybe for public trail purposes.	Tax Record / Mapping
diversity of ownership	The property is currently owned by a Canadian company with its United States office based in Chicago. There is no local presence on the site.	
tax or special assessment delinquency exceeding the fair market value of the land	There are no significant tax or special assessment delinquencies against the property. Due to its unique linear shape the property is limited for redevelopment.	Tax Record

defective or unusual conditions of title	There are no known construction liens filed against the property. There are environmental restrictions on the property.
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**Potential Impacts**

The following assessment considers the potential impacts of the current state of the property as detailed above per the statutory definition of “blight” found in Ch. 66.1333(2m)(bm).

<b>Statutory Elements</b>	<b>Conclusions</b>	<b>Resources</b>
conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime	The presence of hazardous materials, other contamination and petroleum substances on the property are causes for concern relative to health and mortality. The unsecured access and unsupervised oversight of the site are attractive for delinquency and crime. The lack of property maintenance and lack of vermin proof activities are causes for concern relative to transmission of disease. An existing storm sewer runs through the weigh station pit which could be a potential direct path to the river for any pollutants.	Previous environmental reports, Stantec Reports Photos
detrimental to the public health, safety, morals or welfare	Causes for concern with public health, safety, morals and welfare stem from the dangers present in the unsupervised and unsecured property. The real or perceived environmental contamination and blighted appearance of the property is deterring positive recreational uses and investment by other neighboring property owners.	Historical environmental reports, Stantec Reports Photos
substantially impairs or arrests the sound growth of a city	Due to the abandoned property and lack of property maintenance the property hinders citizens from enjoying and accessing the public open spaces that are adjacent to the property.	Photos, Aerial Photography
retards the provisions of housing accommodation	Not applicable – this is a non-residential property.	
constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare	Due to the negative impacts of the vacant, underutilized property investment in adjacent properties is minimal. Developing the property as a public recreational trail will encourage more use of the property and the adjacent properties. The increase in the presence of people will provide a safer environment for all other users.	Stantec Reports

**Determination**

The subject parcel and its contents meet the statutory definition of blight.

Completed by: Paul Braun  
City Planner

Approved by: City of Manitowoc Common Council (Insert Date)

Community Development Authority of the City of Manitowoc (Insert Date)