

P.I.
3-20-17

17-0302

CITY OF MANITOWOC

DEMOLITION/SALVAGING APPLICATION

Community Development Department - Building Inspection Division
900 Quay Street, Manitowoc, WI 54220
Phone: 920-686-6940 | Fax: 920-686-6949

Project Address: 1512 Washington		
Business Name: Mirro Building		
Property Owner Information:		
Property Owner Name: City of Manitowoc		
Company: City of Manitowoc		
Street Address: 900 Quay St		
City / State: Manitowoc, WI	Zip: 54220	
Phone: (920) 686-6980	Fax:	
Contact Person: Justin Nickels	Email: sscroll@manitowoc.org	
Demolition Contractor Information:		
Company: Brandenburg Industrial Service Co		
Street Address: 2625 S Loomis		
City / State: Chicago IL	Zip: 60608	
Phone: (312) 326-5800	Fax:	
Contact Person: Jeff Madiol	Email: madjef@brandenburg.com	
Estimated Project Cost: \$\$ 1,400,000.00		
Irrevocable Letter of Credit:		
<input type="checkbox"/> Attach Copy	<input checked="" type="checkbox"/> Approved by City Attorney	
Comprehensive Liability Insurance:		
<input type="checkbox"/> Attach Copy	<input type="checkbox"/> City of Manitowoc Listed as Certificate Holder	
Project Information:		
Commencement Date: 04/10/2017		Completion Date: 08/25/2017
<input type="checkbox"/> Residential Use	<input checked="" type="checkbox"/> Commercial Use	<input type="checkbox"/> Historic District
<input checked="" type="checkbox"/> Vacated Building	<input checked="" type="checkbox"/> Condemnation Order	<input checked="" type="checkbox"/> Structural Damage
<input type="checkbox"/> Future Development - Structure	<input type="checkbox"/> Future Development - Parking	<input type="checkbox"/> Future Green Space
Project description and post-demolition plans (Attach additional sheets if necessary):		
Demolition of above grade structures,		
Asbestos Abatement:		
Asbestos testing conducted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Asbestos present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Attach asbestos testing report		

Detail of All Structures to be Demolished:				
Structure 1	<input type="checkbox"/> Principal	<input type="checkbox"/> Accessory	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential ____ Units
Year Built: <u>1,912</u>		Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number of Stories <u>6.0</u>	
Construction Type <input type="checkbox"/> Frame <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Metal				
Structure 2	<input type="checkbox"/> Principal	<input type="checkbox"/> Accessory	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential ____ Units
Year Built: <u>1,927</u>		Basement <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number of Stories <u>7.0</u>	
Construction Type <input checked="" type="checkbox"/> Frame <input type="checkbox"/> Brick <input type="checkbox"/> Metal				
Structure 3	<input type="checkbox"/> Principal	<input type="checkbox"/> Accessory	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential ____ Units
Year Built: _____		Basement <input type="checkbox"/> Yes <input type="checkbox"/> No	Number of Stories _____	
Construction Type <input type="checkbox"/> Frame <input type="checkbox"/> Brick <input type="checkbox"/> Metal				
	<u>Height</u>	<u>Length</u>	<u>Width</u>	<u>Cubic Feet</u>
Structure 1	105.00	280.00	165.00	4,851,000.00
Structure 2	70.00	300.00	50.00	1,050,000.00
Structure 3				0.00
			Total Cubic Feet	5,901,000.00
Demolition - Properties with Buildings Exceeding a Total of 100,000 Cubic Feet:				
<input checked="" type="checkbox"/> Require Common Council approval. The Common Council may consider the permit application only after receiving the recommendation of the Licensing, Permits, and Inspections Committee. MMC 16.070(1)(b).				
Salvage and Non-Structural Demolition - Properties with a Building Exceeding 25,000 Cubic Feet:				
<input checked="" type="checkbox"/> No person may salvage from a vacated building unless the work is performed under a demolition permit issued to the applicant by the Building Inspector. "salvage" shall be defined as the controlled removal of materials intended to be reclaimed or saved from destruction of a building including, but not limited to machines, wire, conduit, equipment, steel, wood, copper, aluminum, glass, brick, concrete, asphalt material, tangible property that is man-made and detachable from the real property such as fixtures, and the like. Salvage activities shall require the issuance of a demolition permit under MMC Section 16.070, and all demolition permits will require the structure to be removed as described in the approved permit.				
The applicant attests that this form is accurately completed and all required materials are submitted:				
Signature of the Applicant: Jeffrey Madiol Brandenburg Project Manager			Date: 03/15/2017	
Authorizing Signature of the Property Owner:			Date:	



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15.650 Historic Preservation. (4) Powers and Duties.c) Regulation of Demolition. No permit to demolish all or part of an historic structure, or improvement in an historic district, shall be granted by the Director of Building Inspection except as follows:

1. No person in charge of an historic district shall be granted a permit to demolish such property under any circumstances without first receiving the written approval of the City Plan Commission;

2. At such time a person applies for a permit to demolish such property, a written request shall be filed with the City Plan Commission. Upon receipt of a written request, the City Plan Commission may refuse to grant such written approval for a period of up to 180 consecutive calendar days from the date of receipt of such request, during which time the City Plan Commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property. During such period, the applicant and the City Plan Commission shall cooperate in attempting to avoid demolition of the property. At the end of this 180-day period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the Director of Building Inspection may issue a permit to demolish the subject property without the approval of the Commission, subject to the Director's approval of a site plan which details the post-demolition activities, condition and use of the property, and is prepared pursuant to MMC 15.370(2) (including performance agreement and letter of credit requirements if deemed applicable by the Director), and which further meets the requirements under MMC 16.070(5) for the property upon which the structure to be demolished is located. If such mutually agreeable method for saving the subject property is not successful or no such funds to preserve the subject property have been obtained and available for disbursement within a 60-consecutive-calendar-day period following the end of such 180-day period, the Director of Building Inspection may issue the permit to demolish the subject property without the approval of the Commission;

3. In determining whether to issue a certificate of appropriateness for any demolition, the Commission shall consider and may give decisive weight to any or all of the following:

A. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City and the State;

B. Whether the building or structure, although not itself a designated historic structure, contributes to the distinctive architectural or historic character of this historic district as a whole and therefore should be preserved for the benefit of the people of the City and the State;

C. Whether demolition of the subject property would be contrary to the purpose and intent of this section as set forth in subsection (1) of this section and to the objectives of the historic preservation plan for the applicable district as duly adopted by the Common Council;

D. Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;

E. Whether retention of the building or structure would promote the general welfare of the people of the City and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;

F. Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it; provided, that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a certificate of appropriateness; and

G. Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

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The owner or agent shall notify all utilities having service connections within a building to be razed, such as water, electric, gas, sewer, telecommunications, and other connections. A permit to demolish or remove a building shall not be issued until the Building Inspector has determined that all appurtenant equipment, such as meters and regulators, have been removed, and service connections are sealed and plugged correctly.

☒ **Diggers Hotline 800-242-8511**

Service Order # 1,703,160,915,420	Contact Name: Jeffrey Madloli
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☒ **Wisconsin Public Service 800-450-7260.**

Gas Meter Number #	Contact Name: City of Manitowoc
Date of Service Retirement and Meter Removal:	
Contact Signature:	

☒ **Manitowoc Public Utilities Water 920-683-4600.**

Water Meter Number #	Contact Name: City of Manitowoc
Date of Service Retirement and Meter Removal:	
Contact Signature:	

☒ **Manitowoc Public Utilities Electric 920-683-4600.**

Electric Meter Number #	Contact Name: City of Manitowoc
Date of Service Retirement and Meter Removal:	
Contact Signature:	

☒ **Telephone Company.**

Provider Name:	Phone:
Date of Disconnection:	Contact Name: City of Manitowoc

☒ **Cable Television Company.**

Provider Name:	Phone:
Date of Disconnection:	Contact Name: City of Manitowoc

☒ **Plumbing Inspector Sewer and Water Lateral Termination 920-686-6940.** Upon completion of demolition, the ends of all underground sewer or drain pipes shall be securely stopped with watertight and durable material. The water supply and sewer systems shall be abandoned inside the lot line by a licensed master plumber.

Date of Disconnection:	Contact Name:
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Deborah Neuser

From: Madiol, Jeffrey <madjef@brandenburg.com>
Sent: Thursday, March 16, 2017 9:58 AM
To: Gregg Kadow; Lisa Mueller; Rick Schwarz
Cc: Stacey Groll; Dan Koski; 'Fowler, David'; 'brian.gresky@stantec.com'; Nicolas Sparacio; Kathleen McDaniel; Deborah Neuser; Jennifer Hudon; Paul Braun
Subject: RE: Mirro Demo permit
Attachments: Manitowoc Demo Permit App.pdf

Gregg,

I have completed the utility portion of this form to the best of my knowledge of utilities have been previously removed by others.

The dig number is W1703160915420 (the form is adding commas)

The financial/insurance requirements have been met as part of the bidding process

The start date is tentative pending the completion of the abatement

Let me know if I'm missing something.

Thank you
Jeff

Jeffrey Madiol | Project Manager | Brandenburg Industrial Service Company

2625 S Loomis Street, Chicago IL 60608 | (P) 312-528-1167 | (C) 312-287-8004 | (F) 877-281-0523 | www.brandenburg.com

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Voluntary Protection Programs

From: Paul Braun [<mailto:PBraun@manitowoc.org>]
Sent: Thursday, March 16, 2017 8:32 AM
To: Madiol, Jeffrey <madjef@brandenburg.com>
Cc: Stacey Groll <sgroll@manitowoc.org>; Dan Koski <dkoski@manitowoc.org>; 'Fowler, David' <David.Fowler@stantec.com>; 'brian.gresky@stantec.com' <brian.gresky@stantec.com>; Gregg Kadow <gkadow@manitowoc.org>; Lisa Mueller <lmuel@manitowoc.org>; Rick Schwarz <rschwarz@manitowoc.org>; Nicolas Sparacio <nsparacio@manitowoc.org>; Kathleen McDaniel <kmcdaniel@manitowoc.org>; Deborah Neuser <dneuser@manitowoc.org>; Jennifer Hudon <jhudon@manitowoc.org>
Subject: RE: Demo permit

Jeff,

The Demo Permit should be sent to the Building Inspection Department, I cc'd Gregg Kadow, Lisa Mueller and Rick Schwarz from Inspections in on this email so they are aware that the permit will be coming in shortly. I talked with Building Inspection and they would like page 5 of the razing permit also completed.

Could you get the permit to us today yet so it can get placed on the Common Council agenda.

Thanks
Paul

Paul Braun
City Planner – Community Development
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220
920-686-6930
pbraun@manitowoc.org

From: Madiol, Jeffrey [<mailto:madjef@brandenburg.com>]
Sent: Wednesday, March 15, 2017 4:21 PM
To: Paul Braun
Cc: Stacey Groll; Dan Koski; 'Fowler, David'; 'brian.gresky@stantec.com'
Subject: Demo permit

Please see the demo permit

Thank you
Jeff

Jeffrey Madiol | Project Manager | Brandenburg Industrial Service Company
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