



# CITY OF MANITOWOC FIRE RESCUE DEPARTMENT

Division of Life Safety & Neighborhood Services

August 29, 2017

Kathleen McDaniel, City Attorney  
Re: Raze/Repair Properties

Attorney McDaniel,

Back in August of 2016 the Manitowoc Fire Rescue Department Division of Life Safety had identified twelve properties that we thought had become in such poor condition that repairs are not reasonable such that they needed to be razed. Letters of Concern were sent to those property owners on November 10, 2016. Money was approved for the 2017 budget and another letter went out on June 28, 2017. We hired a local contractor to provide estimates to repair the properties for purposes of determining whether the parcel should be repaired or razed.

Here is an update on all twelve properties:

**1) 416 St. Clair St.**

Tax Parcel ID Number: 000048200

Owner: Moraine Properties LLC

Agent: Donald Last

W3329 Sunset Rd.

Sheboygan Falls, WI 53085-2219

Taxes: \$791.43 delinquent.

Assessed Value: \$43,000

I always deal with David Last. This property was purchased from the County in January 2017. Moraine LLC has been removing junk and has done some minor demolition work. I am monitoring the progress so property does not sit and deteriorate. A Letter of Concern went to previous owner before the County took it due to lack of paying taxes. A Letter of Concern was not sent to new owner. I did get to talk to Dave. Project is more than they thought and are trying to sell it. I did explain our concerns. The LLC will receive a Letter of Concern.

**2) 1802 Western Ave.**

Tax Parcel ID Number: 000193131

Owner: Andrew Pedersen

1806 Western Ave.

Manitowoc, WI 54220

Taxes: Paid-in-full

Assessed Value: \$86,300

Andrew bought the building last year and is the current owner. We met with him and explained our concerns with the building. He was in the process of cleaning it up and then the plan was to remodel. We stated we would give him time to work on it. Some progress has been made. A Letter of Concern has not gone to the new owner.

**3) 424 N. 7<sup>th</sup> St.**

Tax Parcel ID Number: 000117080

Owner: Sword of the Spirit Ministries

200 Calumet Rd.

PO Box 471

Valders, WI 54245

Taxes: paid-in-full

Assessed Value: \$37,300

We had been working with a prospective buyer as late as August 18<sup>th</sup>. The prospective buyer has contacted me and stated that he is passing on the building. A new letter will go out to current owner.

**4) 422/424 N. 10<sup>th</sup> St.**

Tax Parcel ID Number : 000120040

Owners: Bruce and Renee Conard

PO Box 418

Manitowoc, WI 54220

Taxes: Delinquent \$3,192.86

Assessed value: \$102,000

This is in the process of being sold to the CDA for \$1. A Phase I assessment has been ordered due to the property adjoining is a Superfund site. I met with a Stantec representative on site on August 29 for the purposes of conducting that study. We went through both properties with the permission of the owners.

**5) 1908 Western Ave.**

Tax parcel ID Number: 000194060

Owners: Leon & Cheryl Voss

1916 Western Ave.

Manitowoc, WI 54220

Taxes: Paid-in Full

Assessed Value: \$27,000

I have had talks with Mr. and Mrs. Voss. They realize that the house needs to come down. Bartow Builders inspected the property on August 28, 2017. After I get the estimate back I will ask the Voss' if they would be willing to sell to the CDA for \$1. It is expected that the estimate will be substantially higher than the assessed value as a portion of the foundation has collapsed.

**6) 1912 Western Ave.**

Tax parcel ID Number: 000194050

Owners: Leon & Cheryl Voss

1916 Western Ave.

Manitowoc, WI 54220

Taxes: Paid-in Full

Assessed Value: \$19,400

I have had talks with Mr. and Mrs. Voss. They realize that the house needs to come down. Bartow Builders inspected the property on August 28, 2017. After I get the estimate back I will ask the Voss's if they would be willing to sell to the CDA for \$1. It is expected that the estimate will be substantially higher than the assessed value as the structure is in great disrepair.

**7) 315 N. 8<sup>th</sup> St.**

Tax parcel ID Number: 000156060

Owner: RDILLEMMA LLC

Agent: Kevin Miller

2125 Paul Road

Manitowoc, WI 54220

Taxes: Paid-in-full

Assessed Value: \$467,600

A Letter of Concern was being prepared to be sent to Mr. Baucknecht, but before I sent it I was contacted by Kevin Miller stating he was the new owner. I explained the concern we had with the building after being in there for a water leak. The areas that were water soaked were cleaned up with carpeting being removed along with the mold. He does have plans to develop the property. We have not received a plan on what he would like to with the building.

**8) 2902 Meadow Lane**

Tax parcel ID Number: 770002011

Owner: Kaufman Mfg CO

Contact: Charles Kaufman

549 S. 29<sup>th</sup> St.

Manitowoc, WI 54220

Taxes: Paid-in-full

Assessed Value: \$39,200



I met with Mr. Kaufman on August 29. He stated that he has hired Seiler Bros Construction to raze the building. I did confirm that with Mr. Irv Seiler. He stated their plan is to have the building down by the first week of October. I will monitor to make sure this project does get the proper permits and is taken down.

**9) 205 N. Rapids Rd.**

Tax parcel ID Number: 450010091

Owner: SKD Petroleum LLC

Agent: Simrit K Dhaliwal

9653 N Granville Rd.

Mequon, WI 53097-3513

Taxes: Paid-in-full

Assessed Value: \$38,100

This building is the vacant Citgo station down in Rapids. I met with a representative of the company on site at the beginning of August. I explained our concerns with the building. I told him that it should be fixed up to the point where it would be ready to open for business or they should take it down. He did say he needed some time to discuss this with others in the company. I told him I would make contact in the beginning of September to see what their plans would be.

**10) 2605 Calumet Ave.**

Tax parcel ID Number: 725000056

Owner: Dean & Kathleen Schneider

2705 Calumet Ave.

Taxes: Paid-in-full

Assessed Value: \$128,300

This is a vacant commercial apartment building. There was an appointment for Wednesday, August 30 at 1000 hrs. Dean called today and stated that he had to cancel due to medical issues with his father. I told him I would call next week to re-schedule.

**11) 1015 Washington St.**

Tax parcel ID Number: 000261041

Owner: Mark IV Investments LLC

939 S. 21<sup>st</sup> St.

Manitowoc, WI 54220

Agent: Steve Ford

939 S. 21<sup>st</sup> St.

Manitowoc, WI 54220

Taxes: Paid-in-full

Assessed Value: \$66,200

This a commercial property formally known as the Pizza Garden. Bartow Builders did inspect on Monday, August 28. We met with Mr. Ford on site. He is hoping to sell the building along with

another property. The building is falling into disrepair. There are 4 small apartments on the second story. Two have significant damage from a leaking roof. The roof has been repaired.

That is the current status of the properties. Once I receive the estimates back from the contractor I will inform your office which properties meet the threshold to be taken down and we can proceed as required by state statutes. If you have questions on any of the properties please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gregg Kadow". The signature is fluid and cursive, with the first name "Gregg" and last name "Kadow" clearly distinguishable.

Deputy Chief Gregg Kadow  
Division of Life Safety & Neighborhood Services  
Manitowoc Fire Rescue Department

