

January 30, 2018

TO: Public Safety Committee

FROM: Kathleen M. McDaniel, City Attorney  
Elizabeth M. Majerus, Staff Attorney

RE: Update on Blighted Properties

---

The Committee had asked that our department provide occasional updates on the status of the properties targeted on the blight list. I have asked Deputy Fire Chief Gregg Kadow for status updates on these properties, as there has not been action requested of our department on all of them. Here is the current status of the properties, as reported to me:

1. **416 St. Clair St.** Our department has not received any paperwork on this property. The Fire Department sent the owner a letter on December 8<sup>th</sup>, 2017. The Deputy Fire Chief spoke with the homeowner on December 11<sup>th</sup>, 2017, and he indicated he would be looking to raze the property and rebuild a one or two family home on the site. The Deputy Chief plans to follow up the first week in January and will advise the homeowner we will issue a raze order if he does not raze it himself. We will draft a raze order if requested by the Fire Department. The Fire Department informs us they have met with the new owner to discuss what could be built on the property. We will draft a raze order if requested by the Fire Department.
2. **1802 Western Avenue.** Our department has not received any paperwork on this property. The Deputy Fire Chief sent a letter on December 11, 2017 to ask for an update on the building and to see inside. The owner was given 14 days to respond. The letter was returned and has been remailed to a new address. The Fire Department informs us there are no changes at this time. We will draft a raze order if requested by the Fire Department.
3. **424 N 7<sup>th</sup> St.** Our department has not received any paperwork on this property. The Fire Department informs me that there were numerous

City Attorney Kathleen M. McDaniel • Staff Attorney Elizabeth Majerus  
Paralegal Jane M. Rhode  
CITY HALL • 900 Quay Street • Manitowoc, WI 54220-4543  
Phone (920) 686-6990 • Fax (920) 686-6999

unsuccessful attempts to sell the building. The Deputy Fire Chief sent a new letter to raze or repair on December 11, 2017. The property has been sold and closing is set for January 5<sup>th</sup>, 2018. The Deputy Fire Chief is now working with the new owner. We will draft a raze order if requested by the Fire Department. The Fire Department informs us the building has been sold and the new owner is working with the Department on plans to make the building into a private residence.

4. **422/424 N 10<sup>th</sup> St.** The City owns this property and the homes have been razed.
5. **1908 Western Ave.** Our department issued a raze order. It was not contested. The Deputy Fire Chief met with the owner and is conducting a blight determination to turn the properties over to the Community Development Authority. The Fire Department sent the CDA blight paperwork for acquisition of the property.
6. **1912 Western Ave.** Our department issued a raze order. It was not contested. The Deputy Fire Chief met with the owner and is conducting a blight determination to turn the properties over to the Community Development Authority. The Fire Department sent the CDA blight paperwork for acquisition of the property.
7. **315 N 8<sup>th</sup> St.** Our department has not received any paperwork on this property. We will draft a raze order if requested by the Fire Department. The Fire Department informs us the building has been sold and the new owner has representing that plans are being drawn up for remodeling. We will draft a raze order if requested by the Fire Department.
8. **2902 Meadow Lane.** This property was razed by the owner and remains in private ownership.
9. **205 N Rapids Rd.** Our department has not received any paperwork on this property. The Fire Department is waiting for a response from the property owner. We will draft a raze order if requested by the Fire Department.
10. **2605 Calumet Ave.** Our department has not received any paperwork on this property. The property owner has cancelled several inspections. If the next one is cancelled, we will be obtaining an inspection warrant. We will draft a raze order if requested by the Fire Department
11. **1015 Washington St.** Our department issued a raze order. It was not contested. The Mayor has been working with the property owner and their realtors. The Fire Department sent the CDA blight paperwork for acquisition of the property