

Blight Determination**1 N. 10th Street, 1103 Chicago Street, 1121 Buffalo Street, & 308 N 11th Street****Also known as the Wisconsin Central LTD / CN Peninsula****Date: September 14, 2018**

Parcel #: 052-000-173-130.00
052-000-173-040.00
052-000-173-080.00
052-000-173-140.00
052-000-173-170.00
052-000-173-090.00
052-000-173-022.00
052-000-173-150.00
052-000-173-020.00
052-000-173-110.00
052-000-173-003.00
052-000-173-023.00
052-000-173-030.00
052-000-173-001.00
052-000-173-060.00
052-000-173-160.00
052-000-173-100.00
052-000-173-000.00
052-000-173-010.00
052-000-173-070.00

**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.

Statutory Elements	Observations	Resources
abandonment, dilapidation, deterioration, age or obsolescence; deterioration of site or other improvements	The 21 +/- acre site was historically used as a railroad marshalling, salvage, coal gasification, transloading car ferry dock and storage yard since the late 1800’s through approximately 1990. After 1990 active rail activities ceased and limited transloading of rip rap/quarry stone occurred until circa 2010; all activities ceased after 2010. After 2010 two railroad bridges that provided rail car access to the site were removed, eliminating any direct rail access to the site. A vast majority of the site has gone fallow with no maintenance occurring by the property owner. The site consists of vacant underutilized land with approximately 3 foundations or slabs exposed from razed buildings. In 2016, the buildings were ordered to be razed but the foundations were left in place. There is one active building being leased and used for a business that builds trusses but otherwise the site is abandoned. An unused former building supply	Historical aerial photography. Inspection Notes & Photos 9-11-2014 Razing Permit 5-1-2015

	store is sitting dormant. General maintenance on the site is nonexistent. In addition, the sheet wall along the Manitowoc River is in disrepair and is falling into the river. No positive investment by the property owner in the past 30 to 40 years has occurred.	
inadequate provisions for ventilation, light, air or sanitation; insanitary conditions	Not applicable – the buildings have been razed on the site with the exception of the buildings being leased for the construction of building trusses.	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 foundations and fall hazards. There is evidence of junk and debris being dumped on the site. The river sheet wall system is in major disrepair creating an unsafe environment for boaters and fisherman.	Fire Dept. Citations List Historical Brownfield records, Stantec Reports Photos
faulty lot layout in relation to size, adequacy accessibility or usefulness	Due to long history of railroad ownership dating to the original plat of the City the lot layout has been haphazard and not conducive to orderly and efficient redevelopment practices.	Tax Record / Mapping
diversity of ownership	The property is currently owned by a Canadian company with it's United States office based in Chicago. There is no local presence on the site. Throughout the properties life there have been multiple rail companies that owned the property in addition to a myriad of leases.	
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. The property is not being used for its highest and best use. With over 2,000 l.f. of river frontage the property is underutilized and therefore is not generating its potential in tax base.	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.	

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).

Statutory Elements	Conclusions	Resources
conducive to ill health, transmission of disease, infant	The presence of hazardous materials, other contamination and petroleum substances on the property are causes for concern relative to health	Previous environmental reports, Stantec Reports

mortality, juvenile delinquency or crime	and mortality. The 21 +/- acre parcel has approximately 2,800' of frontage along the Manitowoc River which is used for a multitude of recreational activities. 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.	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 investment by other neighboring property owners. The property casts a negative shadow on residents driving along the N. 10 th Street corridor into the downtown area.	Historical environmental reports, Stantec Reports Photos
substantially impairs or arrests the sound growth of a city	Positive community growth is being deterred on the N. 10 th Street corridor and other adjacent properties due to the negative visual impact of the property. There is a preponderance of vacant buildings and other deteriorated properties in the blocks immediately surrounding this property. In the past two Comprehensive Plans and recent downtown and river corridor plans the property has been shown as a key redevelopment site for the City.	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. The property is adjacent to a major southbound travel corridor into the downtown. The current owner has not shown any intention of investing into the property for the betterment of the community.	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)