

Report to the Manitowoc Plan Commission

Meeting Date: November 19, 2025

Request: PC 29-2025: Manitowoc County: Review of Tax Foreclosure Properties

Reason for Request: Annual review of foreclosed properties to determine if the city has any interest in the properties.

Report: Staff has reviewed the available foreclosed properties and there are no properties that staff feels are needed for any City purpose.

Recommendation: Place the foreclosure list on file with no further action taken.



Office of the County Treasurer

County Courthouse 1010 South 8th Street • Manitowoc WI 54220 Fax-920.683.5180
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Elizabeth Pohl, Deputy Treasurer 920.683.4020 elizabethpohl@manitowoccountywi.gov

TO: ASSOCIATED APPRAISAL – info@apraz.com
FROM: MELISSA MCCULLEY – MANITOWOC COUNTY TREASURER
RE: COUNTY OWNED PROPERTY – IN REM FORECLOSURE – CITY OF MANITOWOC
DATE: **NOVEMBER 1, 2025**

Pursuant to Wisconsin Statutes, Section 75.521, Manitowoc County gained title to the following parcel(s) in the City of Manitowoc on **October 21, 2025** through the In Rem tax foreclosure process:

Parcel Number:	Address:	Former Owner:
052-000-193-131.00	Western Ave	Andrew Pedersen
052-000-316-051.00	1323 S 14 th St	Joel & Kari Nitka
052-000-328-121.00	1324 S 12 th St	Patrick Verhasselt
052-220-005-010.00	829 Mac Arthur Dr	Ger Hang
052-745-003-040.00	1115 Philippen St	Tammy Vertz
052-825-102-030.00	3101 Meadow Ln	David Cherney

The parcel(s) should be listed as tax exempt on the **2026** assessment roll. If a sale occurs prior, you will be notified at that time.

CLERK/TREASURER - Please inform our office within 30 days of any UNPAID special assessments or charges, including interest through **October 21, 2025, be it delinquent, current or delayed, on these properties.**

If you have any questions, please contact our office.

Thank you,

Melissa McCulley
Manitowoc County Treasurer

CC (via email): Mackenzie Reed, City of Manitowoc Clerk
Shawn Alfred, City of Manitowoc Finance Director / Treasurer
Peter Conrad, Corporation Counsel

000-193-131 | Western Avenue



000-316-051 | 1323 S 14th Street



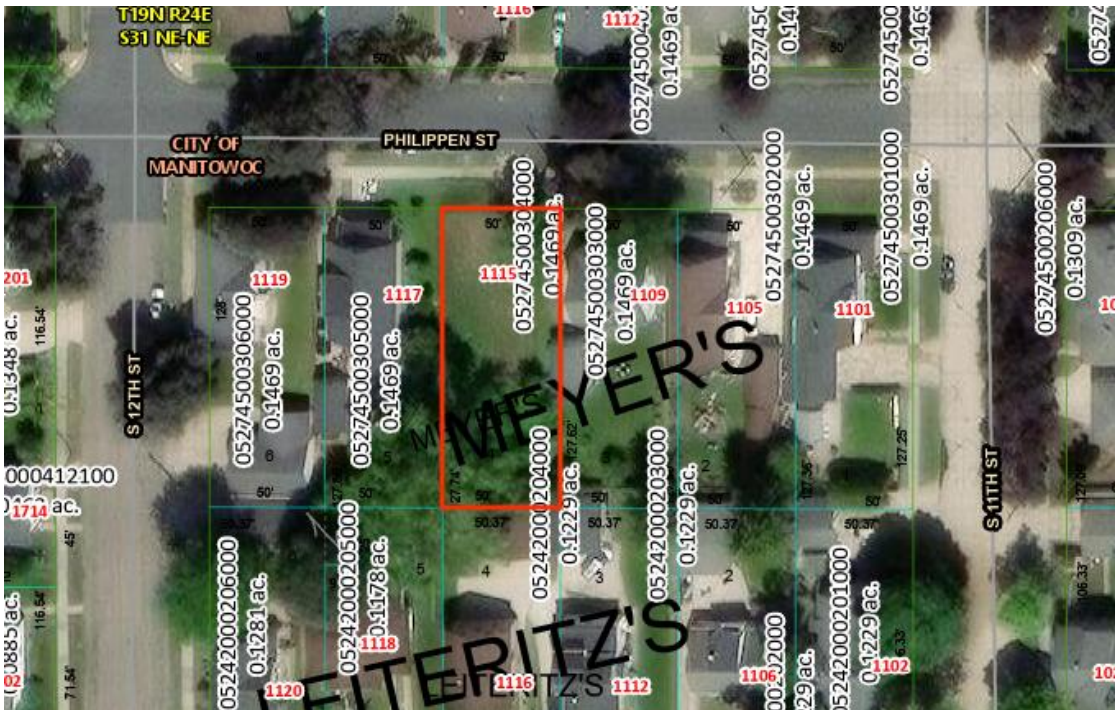
000-328-121 | 1324 S 12th Street



220-005-010 | 829 Mac Arthur Drive



745-003-040 | 1115 Phillipen Street



825-102-030 | 3101 Meadow Lane

