



**CITY OF MANITOWOC**  
WISCONSIN, USA  
[www.manitowoc.org](http://www.manitowoc.org)

8/31/2023

**To:** Mayor and Common Council  
**From:** Adam Tegen, Community Development Director  
**Subject:** **Blight Determination for Property Located at 828 Memorial Drive**

At the August 30, 2023 meeting of the Community Development Authority, the Authority unanimously recommended to the Common Council the following action:

***Approve the blight determination for property located at 828 Memorial Drive (Parcel 052-520-031-070).***

Granicus #: 23-  
Attachments: Blight Determination Report

Blight Determination: 700 East Magnolia Avenue, Manitowoc, Wisconsin

Date: August 28, 2023

Parcel Number: 052-330-008-152

Current Conditions: The following assessment examines the current conditions of the subject properties per the statutory definition of “blight” found in Wisconsin Statutes Sections 32.03(6) & 66.1333(2m)(bm).

<b>Statutory Elements</b>	<b>Observations</b>	<b>Resources</b>
<b>Abandonment, dilapidation, deterioration, age or obsolescence; deterioration of site or other improvements</b>	<p>Prior to 1977 the property was mainly vacant with a few small homes on portions of the property. In late 1977 the property was rezoned and portions of unimproved Fern and Galax Drives were vacated to prepare the way for a new retail development. During the course of 1978 and 1979 a new 180,000+ square foot retail center was constructed on the property. Over the next several decades the anchor tenants left with the final tenant Younkers leaving around 2018. Since the final tenant left, the property has sat vacant and deteriorated. The asphalt parking lot is closed off and has developed sinkholes, portions are breaking down into gravel and weeds are throughout. The building itself is boarded up to prevent access after major vandalism in 2020 and has a failing roof throughout. One of the major tenant spaces was walled off and sprinkler system shut off in 2016. Minimal maintenance has been completed on the site since the building has gone vacant. Assessed value on the property has fallen from 2.5 million in 2011 to 1.5 million in 2022.</p> <p>A Raze Order was issued by the City for the building on September 18, 2019 per Wisconsin Statutes Section 66-.0413(1)(b) due to concerns with of the age and condition of the building making it dangerous, unsafe, unsanitary, or otherwise unfit for human habitation and unreasonable to repair.</p>	<p>Aerial Photos, Inspection Notes, Correspondence, and Photos</p>
<b>Inadequate provisions for ventilation, light, air or sanitation; insanitary conditions</b>	<p>Minimal heating has been in place since vacancy to maintain minimum standards for the fire suppression system. Entryways have been boarded up with only select doors allowing emergency access. Lighting is failing throughout the building, failing roof is apparent due to falling ceiling tiles and water pooling on floors. Evidence</p>	<p>Building Inspection Records and Photos</p>



	of previous and current interior vandalism is apparent.	
<b>High density of population and overcrowding</b>	Not applicable – this is a non-residential property.	
<b>Conditions which endanger life or property by fire and other causes; unsafe conditions</b>	The buildings doors and access have been boarded up due to past vandalism at the property. Access to the parking lot is restricted through the use of chains at the entrance. However, multiple failures exist in the parking lot and evidence of a failing roof on the structure is apparent. Exit lighting is nonoperational in locations. Exposed and unsecured electrical exists throughout the building. Concerns with mold and moisture issues exist on the site. Minimum maintenance on the security system and fire suppression system exist onsite.	Building Inspection Records, Reports & Photos
<b>Faulty lot layout in relation to size, adequacy accessibility or usefulness</b>	Building encompasses approximately 34% of lot with the parking and loading areas encompassing the majority of the remaining parcel. The property is currently zoned B-3, General Business District. Parking ratios within the zoning code require a minimum of one parking space per 200 square feet of retail area excluding certain areas for office, storage and restrooms. Due to lack of investment, maintenance, and general deterioration, the building and parking lot is not viable or useful without extensive renovations, investment, or reconstruction.	Building Inspection Records, Aerial map
<b>Diversity of ownership</b>	The property is wholly owned by LAKESHORE MALL LLC, registered at 10144 N Port Washington Road, Suite 2F, Mequon, WI 53092, a Domestic Limited Liability Corporation with Registered Agent, John S. Kesselman. There is no local presence on the site.	
<b>Tax or special assessment delinquency exceeding the fair market value of the land</b>	There are no significant tax or special assessment delinquencies against the property.	Tax Record
<b>Defective or unusual conditions of title</b>	There are no known judgments or liens filed against the property.	

Determination: The subject parcel and the structure located thereon meet the statutory definition of blight.

Completed by: Adam Tegen

Community Development Director

Approved by: City of Manitowoc Common Council

Date:

Community Development Authority of the City of Manitowoc Date: 8-30-2023



700 E Magnolia - 1967



SEE PLAT 70



700 E Magnolia - 1973

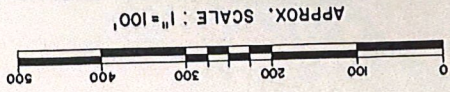


SEE PLAT 7 D  
CITY OF MANITOWOC

PREPARED BY  
TRIC ENGINEERING, INC.  
OYGAN, WISCONSIN

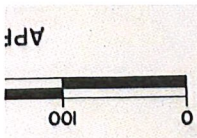


CITY OF MANITOWOC, WISCONSIN  
SEE PLAT 7D



700 E Magnolia - 1973





APR

# CITY OF MA



700 E Magnolia - 1982

HOLLY DR

E MAGNOLIA AVE

JOHNSTON DR

E LINDEN AVE

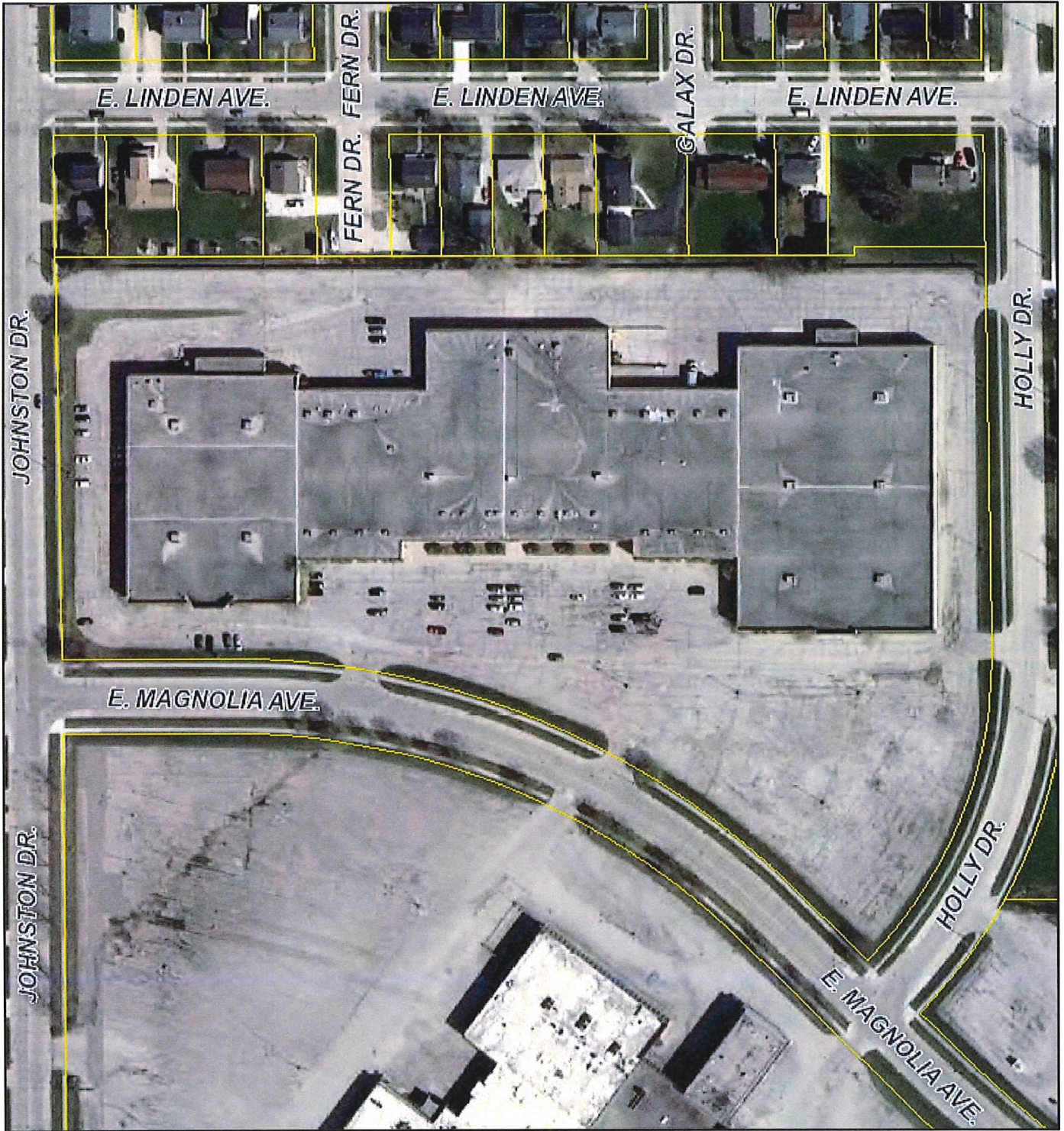
GALAXY DR

FERN DR

E CEDAR AVE

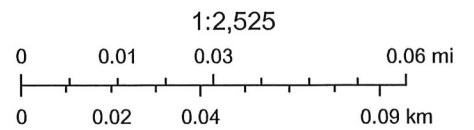


# 700 E Magnolia - 2010



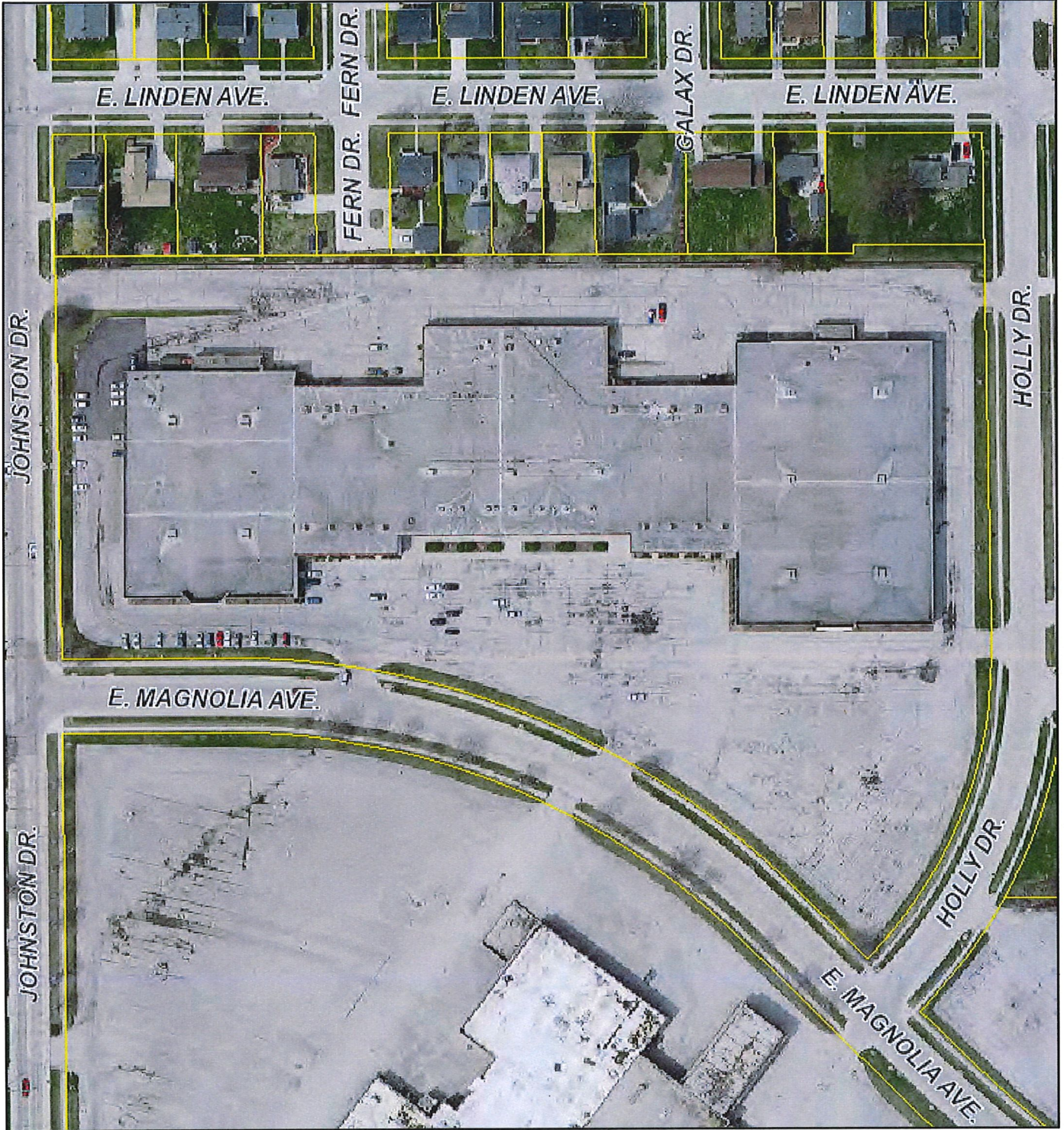
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 Parcels



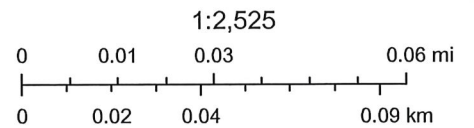


# 700 E Magnolia - 2014



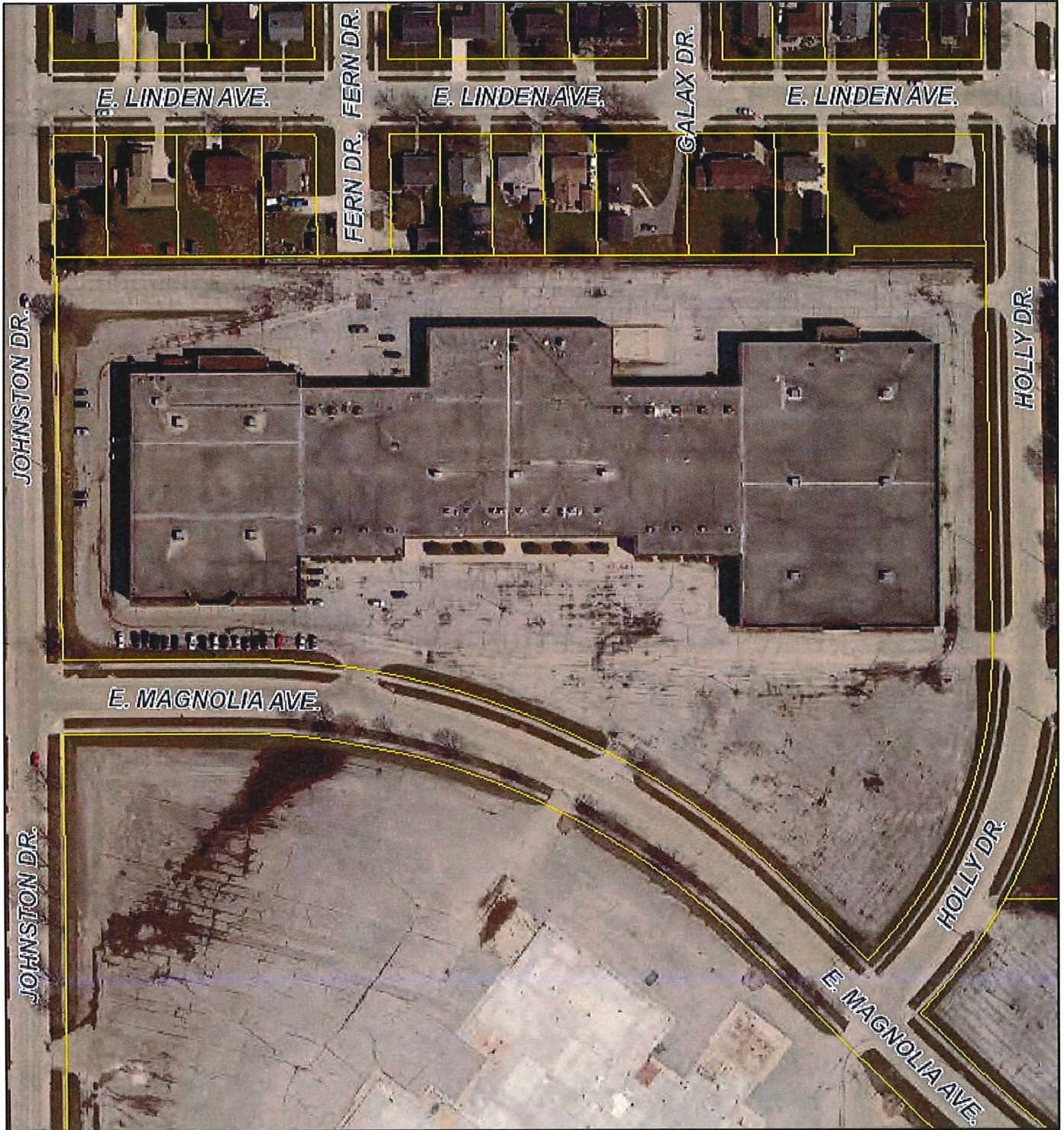
8/21/2023, 9:29:23 AM

 Parcels



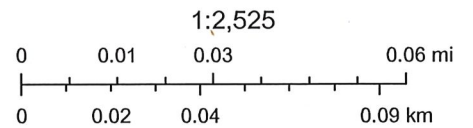


# 700 E Magnolia - 2017



8/21/2023, 9:33:24 AM

 Parcels



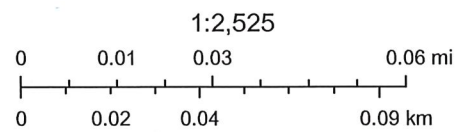


# 700 E Magnolia - 2020



8/21/2023, 9:34:37 AM

 Parcels







# CITY OF MANITOWOC FIRE RESCUE DEPARTMENT

Division of Life Safety & Neighborhood Services

Inspection Report

Lakeshore Mall

700 E Magnolia

Issue #9661

06/15/2023 at 1000hrs I, Housing Enforcement Inspector Keil served a special inspection warrant at 700 E Magnolia Ave. Also present during the inspection of the property were Inspector Nichols, Chief Blaser, Adam Tegen and Appraiser Art Sullivan. Photos were taken to document our observations.

## Interior Violations/ Concerns:

### Utility Room:

1. Holes in drywall.(3)

### Main Restrooms:

1. Broken toilets/ urinals are present in the men's and women's restrooms.
2. The mirrors over the vanities and broken.

### Wizard's Kingdom:

1. Numerous missing/ broken ceiling tiles.
2. Numerous ceiling tile with staining/ mold growth and water damage. Some ceiling tiles are laying on the floor and are wet.



3. Uncapped water/ drain lines. (2)
4. Exposed electrical wiring (4)
5. Holes in drywall. (2)
6. Paint bubbling on a column consistent with water damage.
7. Unsecured electrical wiring.

North Hallway:

1. Holes in drywall/ tile.
2. Several wet puddles are present on the floor from roof leaks.

Storage Area:

1. Missing ceiling tiles.
2. Numerous ceiling tiles are stained from water damage. Several tiles are laying on the floor and are wet.
3. A portion of the vinyl floor tile is loose and water damaged.

Unit #124:

1. Missing ceiling tiles.
2. Numerous ceiling tiles are stained and water damaged.
3. Water is present on the floor from roof leaks.
4. Exposed electrical wiring.
5. Missing broken drywall. (2)

6. Broken storefront windows, glass on floor.
7. Moisture barrier wall covering in the office area.

Unit # 123/122:

1. Missing ceiling tile.
2. Water damaged stained ceiling tile.
3. Water is present on the floor from a roof leak.
4. Exposed wiring/ open junction box.
5. Uncapped water/ drain lines.

Main Hall Area Near Younkers:

1. Missing ceiling tiles.
2. Stained/water damaged ceiling tiles with mold growth present.

Younkers:

1. Exit lights not working.
2. Musty smell/ odor of mold was present.
3. Numerous missing ceiling tiles.
4. Mold growth on the rear storeroom wall studs/ drywall.
5. Mold growth on the office area floor tile, shelving and furniture.

6. Numerous ceiling tiles are stained from water damage and have mold growth present.
7. Side storeroom walls and shelving have a large amount of mold growth present.
8. Efflorescence/ mold growth on wall in front utility room.
9. Mold on carpeting.
10. Uncapped water/ drain lines.
11. Water present on the floor on the north end of the building from a roof leak.

Storage Area #107 :

1. Unfinished space.

Unit # 108:

1. Broken storefront windows.
2. Exit signs/ emergency lighting not working. (4)
3. Mold growth on the bathroom walls.
4. Water damaged / stained ceiling tile.

Main Hallway West:

1. Missing ceiling tile.
2. Large area of water damaged/ stained ceiling tile and water damaged light fixtures.



3. Staining of drywall near ceiling.
4. Drinking fountain has exposed wiring/ uncovered outlet.

Unit # 111:

1. Numerous water damaged/stained ceiling tiles.
2. Mold growth on door.
3. Carpeting is wet from roof leaks.

Main Hallway Middle:

1. Numerous missing ceiling tiles.
2. Numerous stained/ water damaged ceiling tiles.
3. Wet ceiling tiles are laying on the floor.
4. Staining/ water damage on walls.

Unit # 112:

1. Unsecured electrical wiring.
2. Floor tile stained/ water damaged.

Unit # 113:

1. Broken wall mirrors/ glass on the floor.
2. Exposed electrical wiring.
3. Rear door rusted out on the bottom.

4. Broken toilet.
5. Uncapped water and drain lines.(2)
6. Mold growth on cabinetry.
7. Broken/ missing storefront window.
8. Mold growth on the wood wall coverings.
9. Water on floor from roof leak.
10. Water damaged/ stained ceiling tile.

Unit #114/115:

1. Unsecured electrical wiring.
2. Exposed electrical wiring. (2)
3. Missing ceiling tiles.
4. Water damaged ceiling tiles laying on the floor.

Sears :

1. Numerous missing/ water damaged ceiling tiles.
2. Water actively dripping onto the floor from the ceiling in a number of locations.

Unit #116:

1. Missing ceiling tile.

Unit#117:

1. Missing ceiling tile.
2. Unsecured wiring.

East Main Hallway:

1. Water on floor in several locations from roof leaks.
2. Water stained/ damaged light fixtures.
3. Water damaged east wall.

Unit # 120:

1. Water damaged/ stained ceiling tile with mold growth present.

Unit # 121:

1. Water damaged wall.
2. Carpet is wet from a roof leak.
3. Numerous missing and water damaged/ stained ceiling tile.

Unit# 135&136:

1. Numerous missing and water damaged/ stained ceiling tile.
2. Carpet is wet from a roof leak.

Unit # 132&134:

1. Numerous water damaged/stained ceiling tile.

2. Carpet is wet from a roof leak.

It should be noted that nearly all of the fire extinguishers in the building had been discharged by acts of vandalism and had been removed from required locations.

Exterior:

1. Missing/ peeling paint. Rust staining on walls.
2. All windows and doors are boarded.
3. Parking lot is very deteriorated and in poor condition.
4. The fence at the rear of the property is deteriorating.
5. Parking lot lights are in poor condition.
6. Signage is present on the building for businesses that are no longer operating.
7. Brush, litter and debris is laying on the property.

Housing Enforcement Inspector S Keil



[Return to search results](#)

[Property Summary](#)

Owner (s): LAKESHORE MALL LLC		Location:	
Mailing Address: LAKESHORE MALL LLC C/O KESSELMAN REAL ESTATE 10144 N PORT WASHINGTON RD SUITE 2F MEQUON, WI 53092  <a href="#">Request Mailing Address Change</a>		School District: 3290 - SCHOOL DISTRICT OF MANITOWOC	
Tax Parcel ID Number: 330008152	Tax District: 251-CITY OF MANITOWOC	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 12.1185	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): HARBOR VIEW LOTS 6-22 INCL OF BLOCK 6 & 7 & SOUTH 10' OF LOT 1 & 2 & SOUTH 10' OF EAST 28' OF LOT 3 & LOTS 6-22 INCL BLOCK 8 PART LOT 31 OEHLER & GUENTHERS SUBD NORTH OF MAGNOLIA WEST OF HOLLY & ALL VAC STREETS ABUTTING			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 700 E MAGNOLIA AVE MANITOWOC, WI 54220			
<a href="#">Printer Friendly Page</a>		<a href="#">View Interactive Map</a>	

Taxes

0 Lottery credits claimed

Print tax bills: [2022](#) [2021](#) [2020](#) [2019](#) [2018](#) [2017](#) [2016](#)

**Tax History**

\* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
<a href="#">2022</a>	<input type="checkbox"/>	\$20,347.45	\$20,347.45	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2021</a>	<input type="checkbox"/>	\$20,422.34	\$20,422.34	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2020</a>	<input type="checkbox"/>	\$21,971.57	\$21,971.57	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	<input type="checkbox"/>	\$48,341.26	\$48,341.26	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	<input type="checkbox"/>	\$23,574.35	\$23,574.35	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	<input type="checkbox"/>	\$41,883.40	\$41,883.40	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	<input type="checkbox"/>	\$43,531.88	\$43,531.88	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>							\$0.00

Unpaid balances after the final installment are transferred to the County Treasurer (920-683-4020). Click on the Tax Year to see the amount that was transferred to the County Treasurer for collection.

Interest and penalty on delinquent taxes are calculated to **August 31, 2023**.

Payoff Month: **August** Payoff Year: **2023** [Submit](#)

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[Districts](#)























