



# 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 Vacant Lot on East Magnolia Avenue**

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 a vacant lot on East Magnolia Avenue (Parcel 052-520-017-010).***

Granicus #: 23-  
Attachments: Blight Determination Report

Blight Determination: East Magnolia Avenue Vacant Lot, Manitowoc, Wisconsin

Date: August 28, 2023

Parcel Number: 052-520-017-010

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>	Prior to 1977 the property was vacant. In late 1977 the property was rezoned in conjunction with the property and new retail development located at 700 East Magnolia Avenue. During the course of 1978 and 1979 the property was developed with an off-site parking lot intended to support the adjacent retail centers. During the height of activity at the retail centers this lot was rarely utilized. After the final tenants left the adjacent retail centers around 2018 the property was no longer utilized in any capacity and has continued to deteriorate. The asphalt parking lot is closed off and portions of the asphalt are breaking down into gravel and weeds are throughout.	Aerial Photos, Inspection Notes, Correspondence, and Photos
<b>Inadequate provisions for ventilation, light, air or sanitation; insanitary conditions</b>	Since the end of use in the adjacent retail centers the parking lot has continued to degrade with areas of asphalt breaking down and weeds throughout.	Building Inspection Records and Photos
<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 parking lot has continued to deteriorate since the tenants left the adjacent retail centers. Areas of asphalt breaking down into gravel are evident.	Building Inspection Records, Reports & Photos
<b>Faulty lot layout in relation to size, adequacy accessibility or usefulness</b>	The property is currently zoned B-3, General Business District. Due to lack of investment, maintenance, and general deterioration, the parking lot is not viable or useful without extensive maintenance 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 improvement 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

E Magnolia Vacant Lot - 1967



SEE PLAT 7E

E Magnolia Vacant Lot - 1967

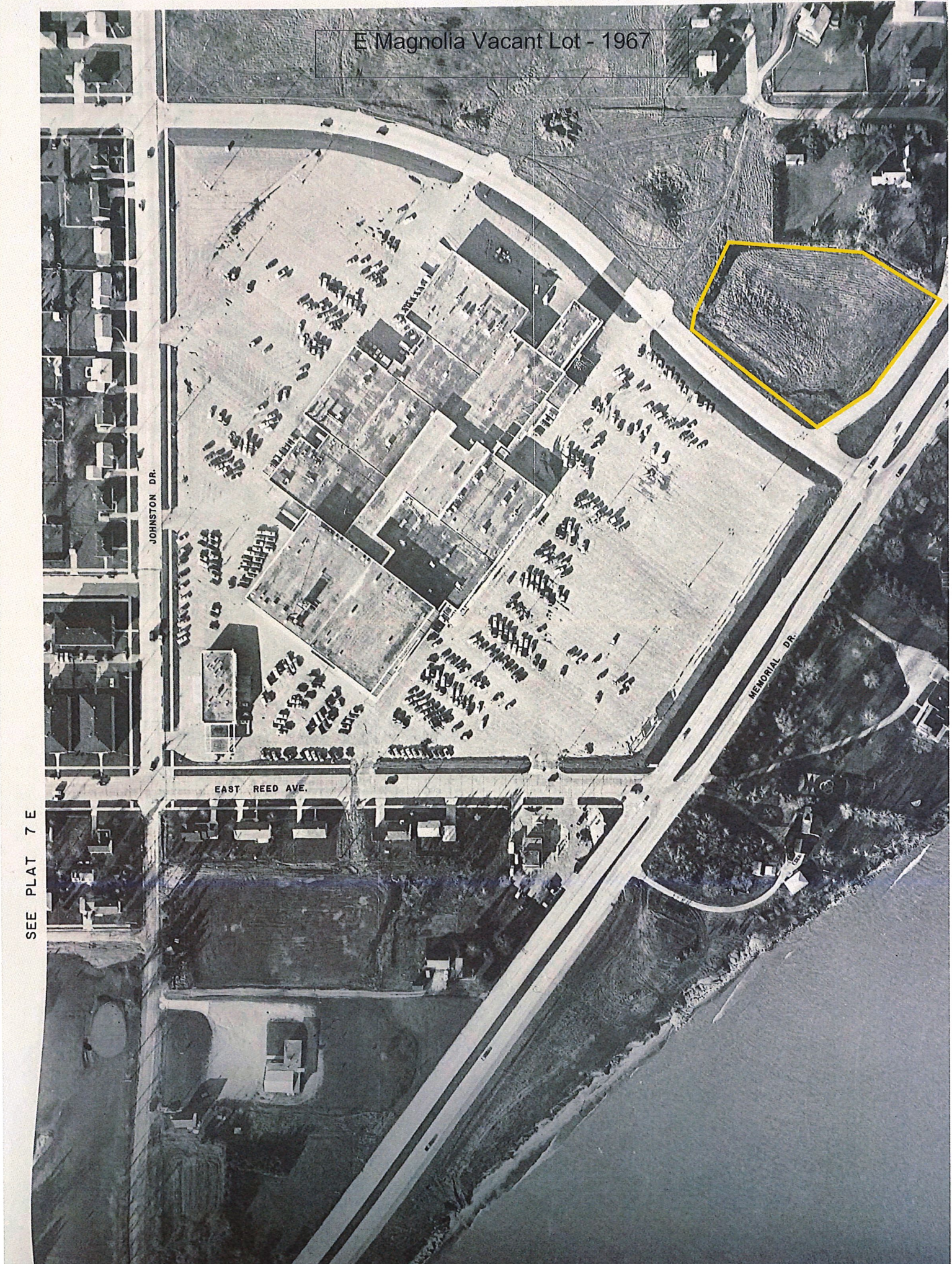


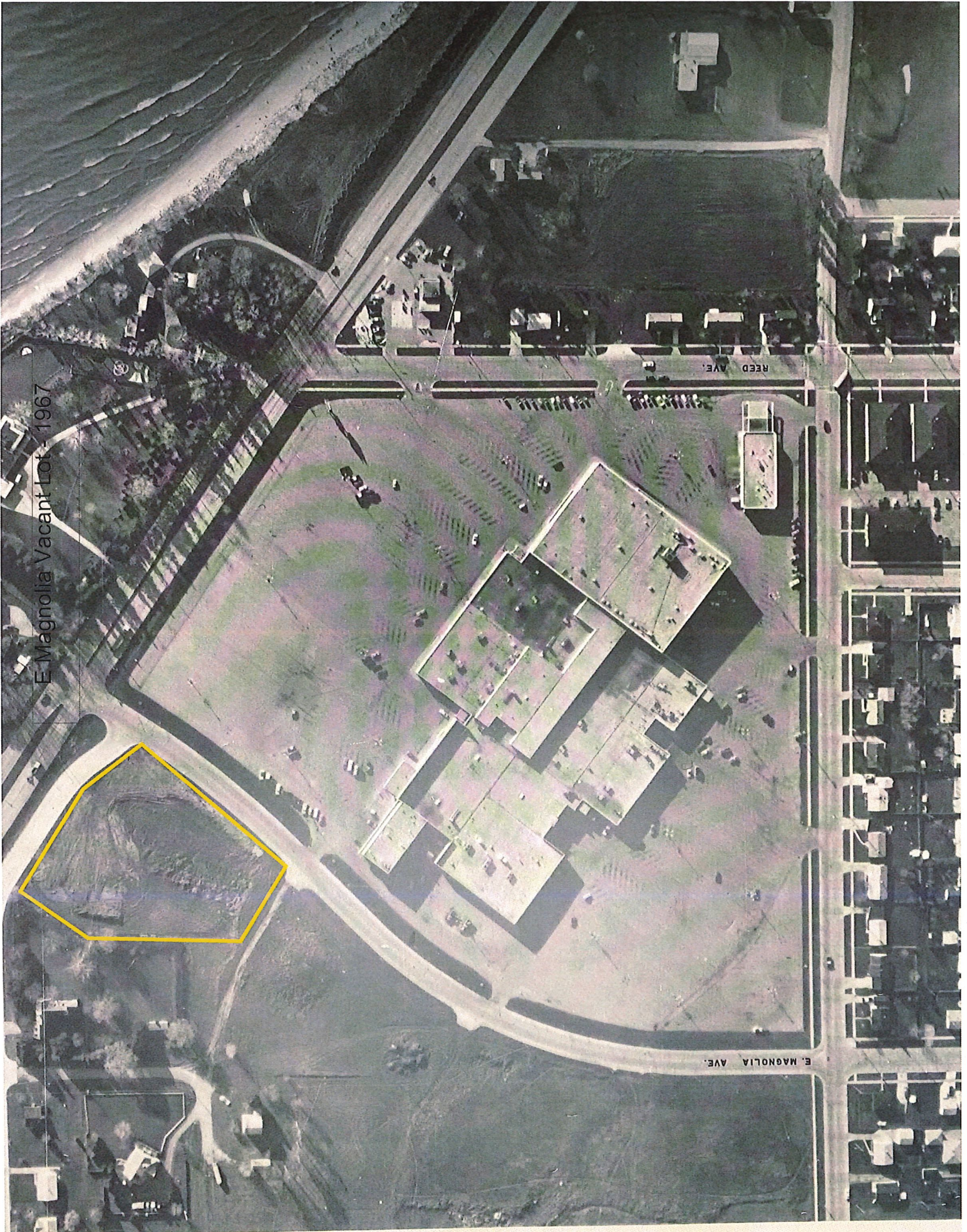
JOHNSTON DR.

EAST REED AVE.

MEMORIAL DR.

SEE PLAT 7 E



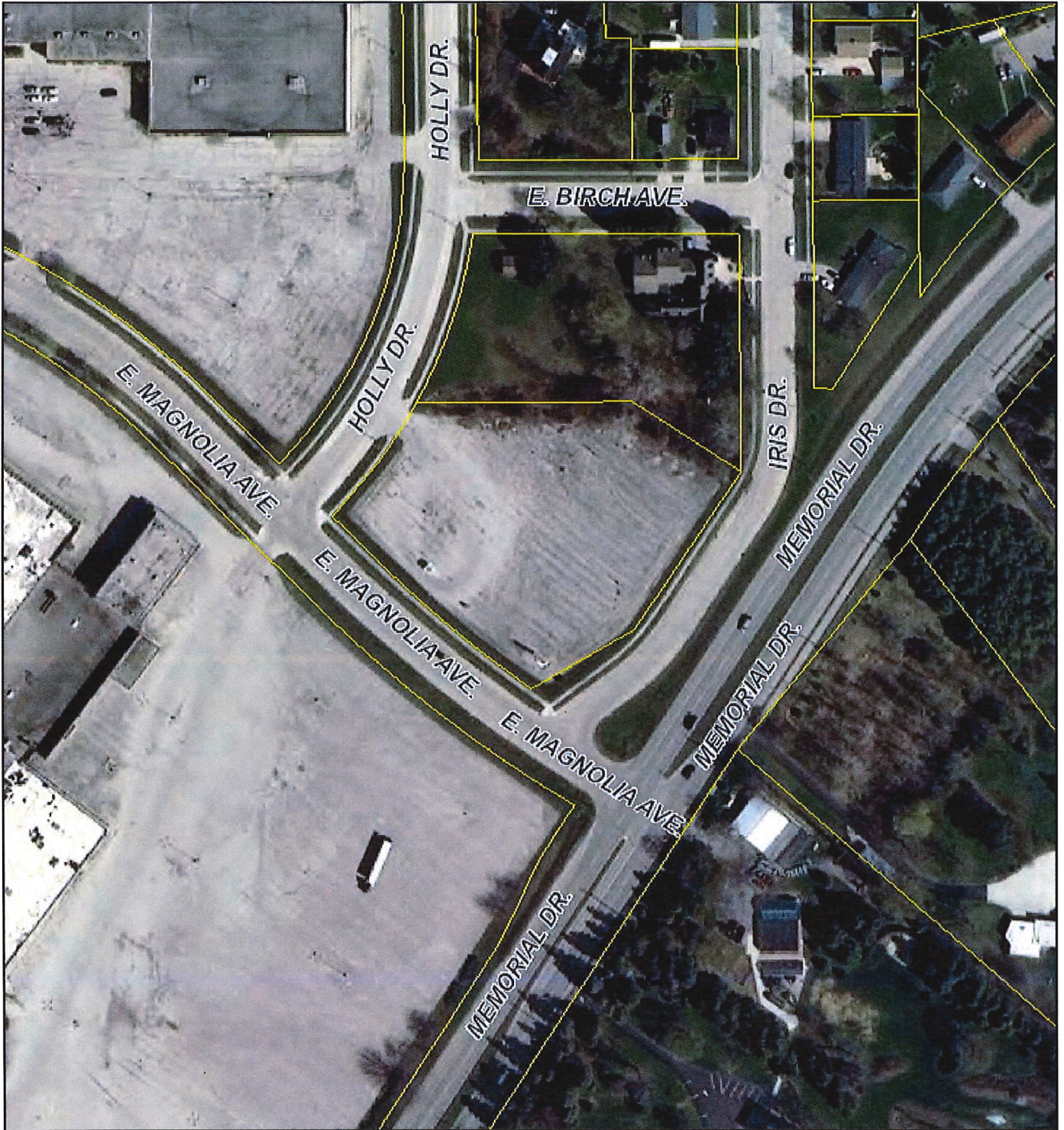


E Magnolia Vacant Lot - 1967

E Magnolia Vacant Lot - 1967

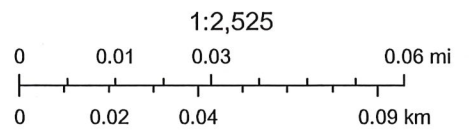


# E Magnolia Vacant Lot - 2010



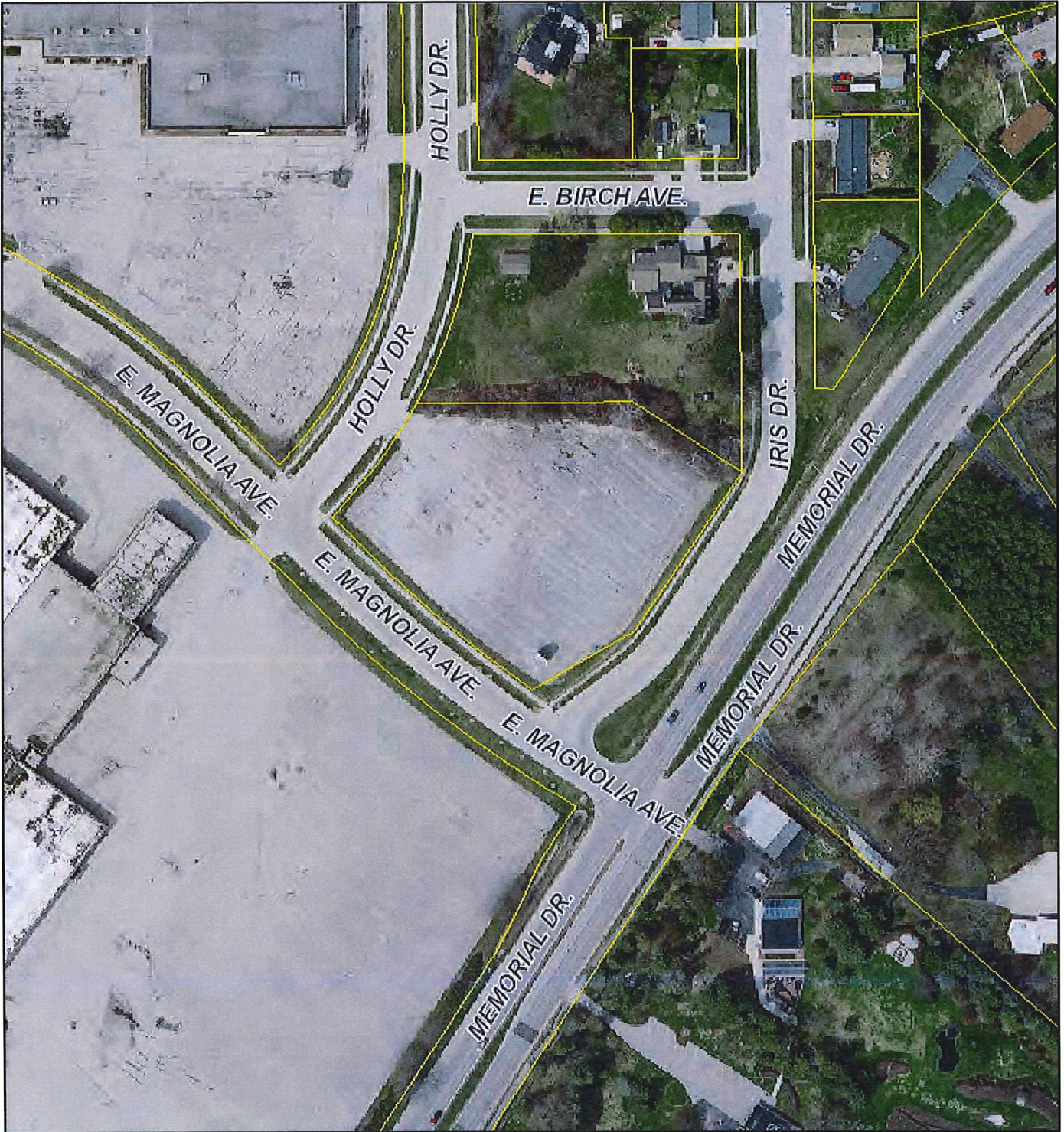
8/21/2023, 10:09:14 AM

 Parcels



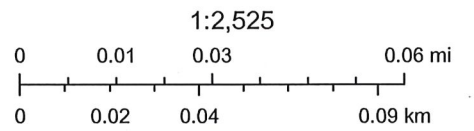


# E Magnolia Vacant Lot - 2014



8/21/2023, 10:08:22 AM

 Parcels

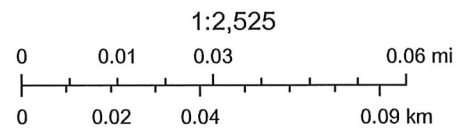


# E Magnolia Vacant Lot - 2017



8/21/2023, 10:07:27 AM

 Parcels

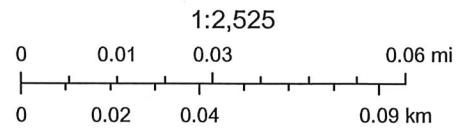


# E Magnolia Vacant Lot - 2020



8/21/2023, 10:06:28 AM

 Parcels





# CITY OF MANITOWOC

WISCONSIN, USA

[www.manitowoc.org](http://www.manitowoc.org)



Inspection Report  
Parcel # 520017010

06/15/2023 at about 1114hrs I, Housing Enforcement Inspector Keil completed an inspection of parcel #520017010 from the public right of way. Also present during the inspection of the property were Inspector Nichols and Appraiser Art Sullivan. Photos were taken to document our observations.

Violations/concerns:

1. The parking lot is deteriorating and in poor condition.
2. Parking lot lights are in poor condition.
3. Signage is present from businesses that are no longer operating.
4. Tall weeds are present.

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: 520017010	Tax District: 251-CITY OF MANITOWOC	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 1.9560	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): OEHLER & GUENTHERS SUBD PART OF LOTS 17, 18, 19 & 31 ABUTTING HOLLY DR EXCL PART DESC V597 P565			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 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"/>	\$2,567.05	\$2,567.05	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2021</a>	<input type="checkbox"/>	\$2,302.40	\$2,302.40	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2020</a>	<input type="checkbox"/>	\$2,480.96	\$2,480.96	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2019</a>	<input type="checkbox"/>	\$2,462.30	\$2,462.30	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	<input type="checkbox"/>	\$2,406.56	\$2,406.56	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	<input type="checkbox"/>	\$2,347.28	\$2,347.28	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	<input type="checkbox"/>	\$2,440.31	\$2,440.31	\$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](#)

[Assessments](#)

[Attachments](#)

[Districts](#)

