



CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

8/31/2023

To: Mayor and Common Council

From: Adam Tegen, Community Development Director

Subject: **Blight Determination for Property Located at 700 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 700 East Magnolia Avenue (Parcel 052-330-008-152).

Granicus #: 23-

Attachments: Blight Determination Report

Blight Determination: 828 Memorial Drive, Manitowoc, Wisconsin

Date: August 28, 2023

Parcel Number: 052-520-031-070

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)

Statutory Elements	Observations	Resources
Abandonment, dilapidation, deterioration, age or obsolescence; deterioration of site or other improvements	Prior to the mid 1960’s the property was mainly vacant with one home on a portion of the property. After site plan approval in 1965, the property was developed with an approximately 250,000 square foot retail center and 6,500 square foot vehicle service center. East Magnolia Avenue was also constructed in the same timeframe to support the new center. Over time the center hosted a variety of anchor tenants and smaller tenants. The last anchor tenant – JC Penney left around 2000. After the loss of tenants, the property sat vacant and deteriorated. In 2014 the City provided a letter to the owner with the requirements for the removal of the building by the end of 2015. By early 2015 a development agreement was in place for the removal of the structures on the site. Since the removal of the buildings there has been no activity or maintenance of the site. The foundations from the buildings still exist on site. Contamination from the former service center is known to exist in the adjacent right-of-way of Johnston Drive.	Aerial Photos, Inspection Notes, Correspondence, and Photos
Inadequate provisions for ventilation, light, air or sanitation; insanitary conditions	Since the removal of the buildings the parking lot has continued to degrade. Tall weeds and grass are prevalent across the site with sinkholes forming in several locations. The foundations continue to deteriorate with uncapped drains and uncovered access panels existing. Junk, litter and debris is also present across the site.	Building Inspection Records and Photos
High density of population and overcrowding	Not applicable – this is a non-residential property.	
Conditions which endanger life or property by fire and	Since the removal of the buildings the parking lot has continued to degrade. Tall weeds and grass are prevalent across the site with sinkholes forming in several locations. The foundations	Building Inspection Records, Reports & Photos

other causes; unsafe conditions	continue to deteriorate with uncapped drains and uncovered access panels existing. Junk, litter and debris is also present across the site.	
Faulty lot layout in relation to size, adequacy accessibility or usefulness	The property is currently zoned B-3, General Business District. No structures remain onsite; however, the deteriorating foundations and parking lot continue to impact the ability to redevelop the property.	Building Inspection Records, Aerial map
Diversity of ownership	The property is wholly owned by LAKESIDE IMPROVEMENT 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.	
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.	Tax Record
Defective or unusual conditions of title	There are no known judgments or liens filed against the property.	

Determination: The subject parcel and the remaining improvements 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

828 Memorial Drive - 1967

SEE PLAT 7E



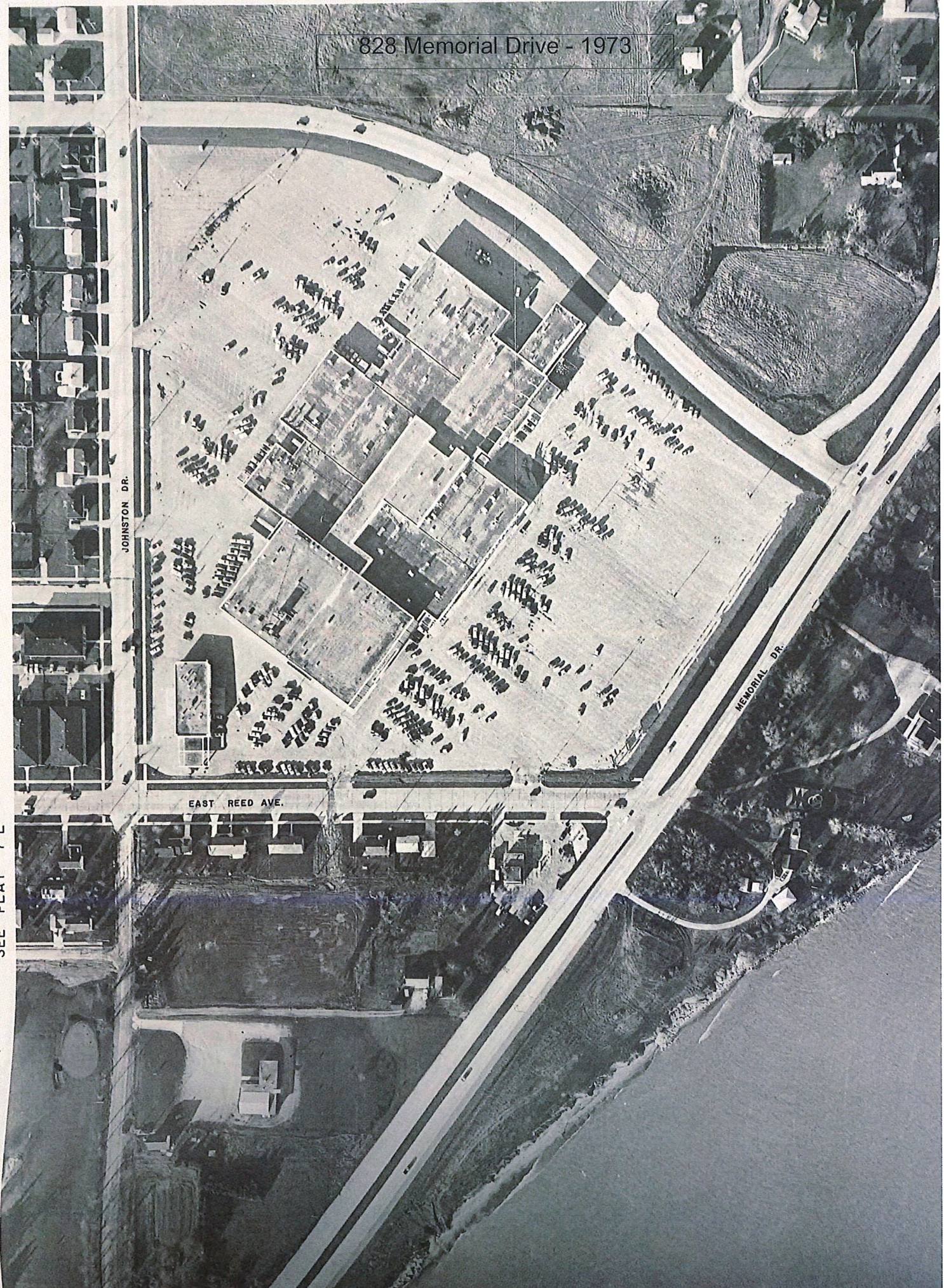
828 Memorial Drive - 1973

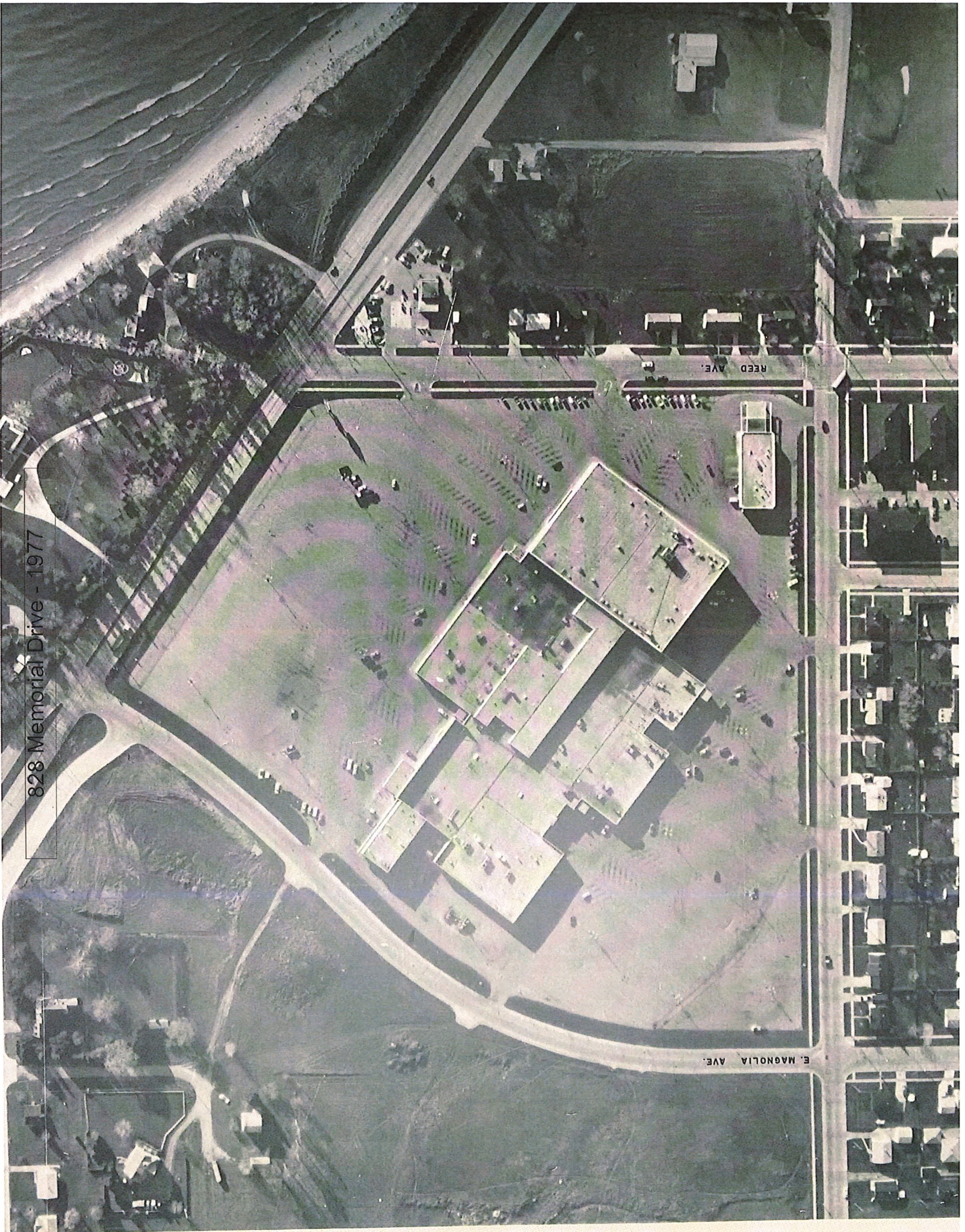
SEE PLAT 7 E

JOHNSTON DR.

EAST REED AVE.

MEMORIAL DR.



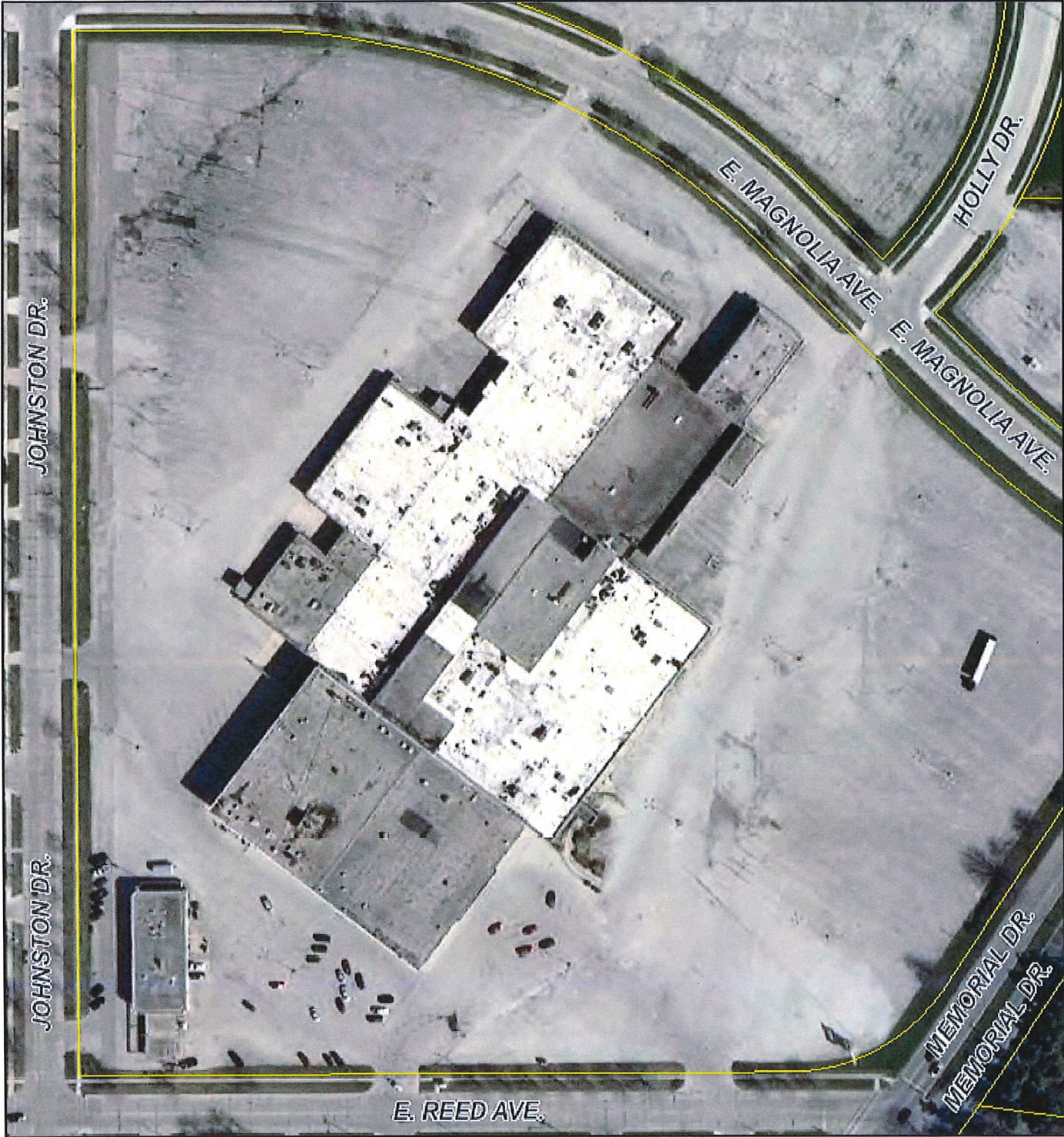


828 Memorial Drive - 1977

828 Memorial Drive - 1982

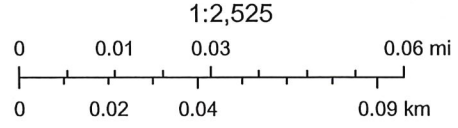


828 Memorial - 2010



8/21/2023, 9:41:27 AM

 Parcels

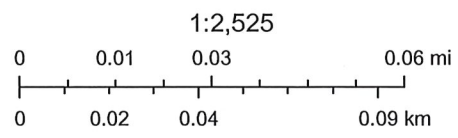


828 Memorial - 2014

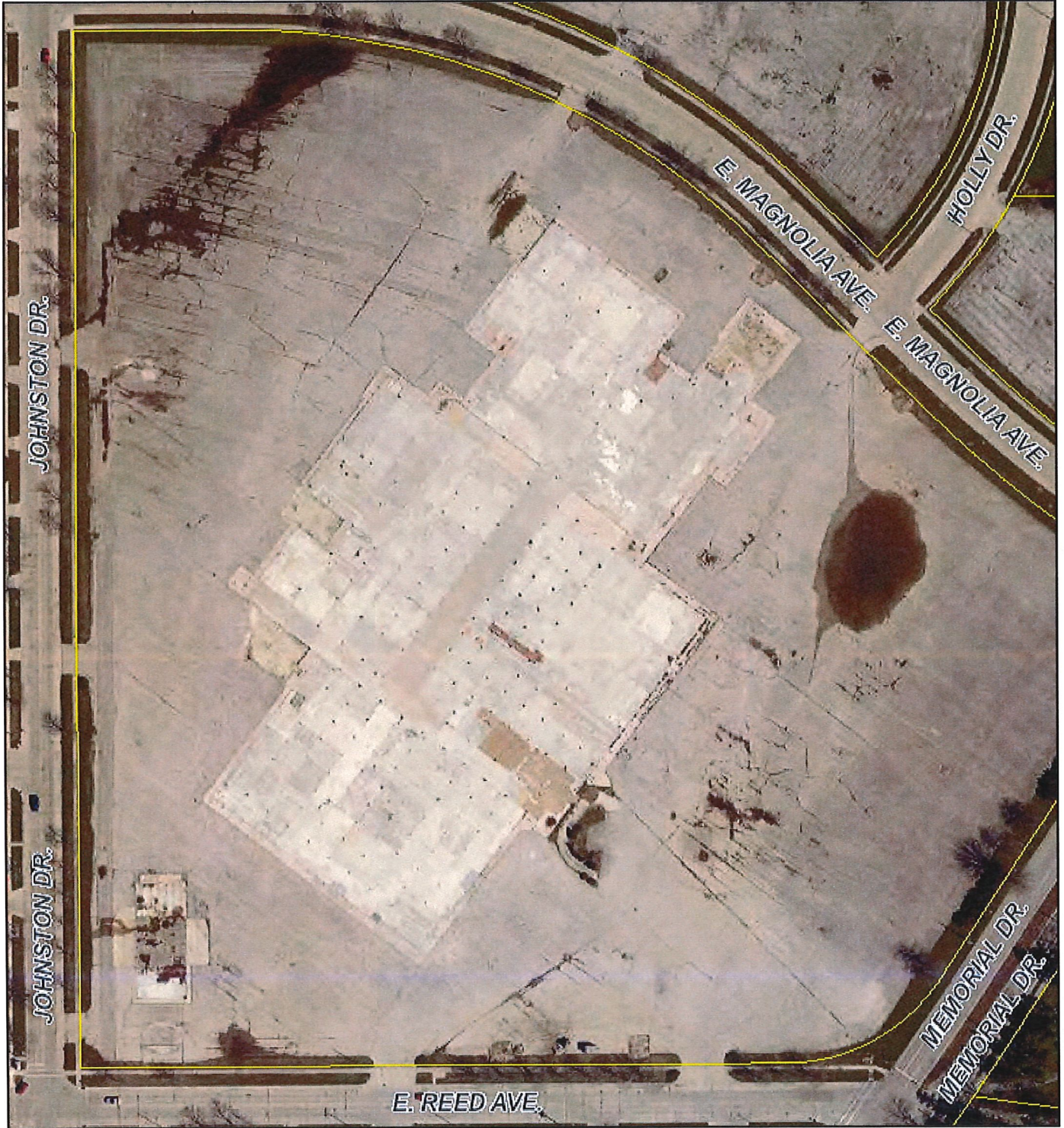


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 Parcels

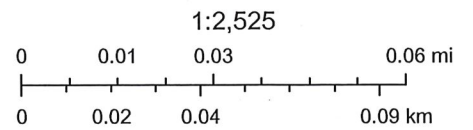


828 Memorial - 2017



8/21/2023, 9:38:22 AM

 Parcels

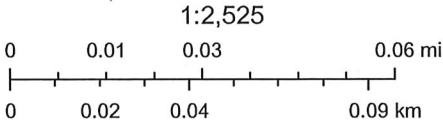


828 Memorial - 2020



8/21/2023, 9:37:23 AM

 Parcels





CITY OF MANITOWOC FIRE RESCUE DEPARTMENT

Division of Life Safety & Neighborhood Services

Inspection Report
828 Memorial Dr

06/15/2023 at about 1115hrs I, Housing Enforcement Inspector Keil served a special inspection warrant at 828 Memorial Dr. 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. Tall weeds and grass are present.
3. A number of sinkholes were observed in the parking lot area.
4. The former mall foundations are deteriorating and in poor condition.
5. Several open/ uncapped drains are present in the remaining foundation.
6. Junk, debris, litter, brush and tires are scatted around the property.
7. Numerous uncovered access panels/ pits were noted in the remaining foundations.

Housing Enforcement Inspector S Keil

Return to search results

Property Summary

Owner (s): LAKESIDE IMPROVEMENT LLC		Location:	
Mailing Address: LAKESIDE IMPROVEMENT LLC C/O KESSELMAN REAL ESTATE 10144 N PORT WASHINGTON RD SUITE 2F MEQUON, WI 53092 Request Mailing Address Change		School District: 3290 - SCHOOL DISTRICT OF MANITOWOC	
Tax Parcel ID Number: 520031070	Tax District: 251-CITY OF MANITOWOC	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 21.9851	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): OEHLER & GUENTHERS SUBD PART OF LOT 31 AS DESC V330 P271			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 828 MEMORIAL DR MANITOWOC, WI 54220			
Printer Friendly Page		View Interactive Map	

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
2022	<input type="checkbox"/>	\$10,081.76	\$10,081.76	\$0.00	\$0.00	\$0.00	\$0.00
2021	<input type="checkbox"/>	\$9,960.60	\$9,960.60	\$0.00	\$0.00	\$0.00	\$0.00
2020	<input type="checkbox"/>	\$10,718.47	\$10,718.47	\$0.00	\$0.00	\$0.00	\$0.00
2019	<input type="checkbox"/>	\$11,469.26	\$11,469.26	\$0.00	\$0.00	\$0.00	\$0.00
2018	<input type="checkbox"/>	\$10,401.96	\$10,401.96	\$0.00	\$0.00	\$0.00	\$0.00
2017	<input type="checkbox"/>	\$10,148.02	\$10,148.02	\$0.00	\$0.00	\$0.00	\$0.00
2016	<input type="checkbox"/>	\$10,547.96	\$10,547.96	\$0.00	\$0.00	\$0.00	\$0.00
Total							\$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: Payoff Year:

Assessments

Attachments

Districts





