



P.O. Box 352 • 150 S. Bridge St. • Markesan, WI 53946 • P: (920) 398-3031 • F: (920) 398-3991

PUBLIC PROPERTY & HEALTH COMMITTEE

Markesan City Hall

NOVEMBER 9, 2017
6:00 PM

AGENDA

Call to Order

Roll Call

Citizen's Comments

Closed Session: Tower Lease

- The Common Council may, by roll call vote, convene in Closed Session, pursuant to Wis. Stats. 19.85(1)(e) in deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, after which they may reconvene in Open Session pursuant Wis. Stats. 19.85(2).
- Reconvene in Open Session to Take Possible Action on Items Discussed in Closed Session.

Public Works Report

- Discussion and Action on Improper Urn Burial in Cemetery

New Business

- Discussion and Approval on Library Request to be on City of Markesan's Property Insurance Policy; Library to Pay Premiums
- Discussion and Action on Property Condition Assessment from General Engineering Company for Three Bridge Street Properties due to Fire
- Discussion and Action on Bench Donation for Park

Old Business

- Discussion and Action on Feral Cat Situation on West John Street
- Discussion and Action on Industrial Park Conveyance; Paved Parking Lot Timeline
- Discussion and Action on Creating an Ordinance in Regards to Feeding Non-Domesticated Animals/Wild Animals

Adjournment

A quorum of the Markesan Common Council may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility. Under Wisconsin Open Meeting Law, this may constitute a meeting of the Common Council pursuant to the Badtke Decision, however, the Council will not take action at this meeting.

Any person requiring special assistance to participate in this meeting should contact the Clerk-Treasurer at 398-3031 at least 24 hours prior to the meeting so appropriate accommodations can be made.

Posted: Markesan State Bank City Hall
Farmers State Bank Post Office
www.markesanwi.gov

Dated November 8, 2017
Elizabeth A Amend, Clerk-Treasurer



75 N. Bridge Street • Box 160 • Markesan, WI 53946-0160 • Phone: 920-398-3434 • Fax: 920-398-2364

November 6, 2017

Attention:
Public Property Committee of the
Markesan City Council

The Markesan Public Library Board of Trustees respectfully request to be included on the city's property insurance due to the closure of the Local Government Property Insurance Fund. The Library will pay for its own portion of the bill as it has in the past.

The City and the Library have used the same property insurer on and off over the years. The City chose to leave LGPIF at some point, perhaps sometime in 2007. The Library Minutes for September 2007 show that the Library chose to stay with LGPIF as there was no financial gain to leave.

I believe this item is on the Public Property Committee agenda for Nov. 9. Thank you for this consideration.

Sincerely,

A handwritten signature in cursive script that reads "Lucy Hazlewood".

Lucy Hazlewood, Library Director
On Behalf of the Markesan Public Library Board of Trustees



"Experience Grand Adventures"



HUB International Limited

832 Niagara Avenue
Sheboygan, WI 53081
P: (920) 457-7781
F: (920) 451-8248
www.hubinternational.com

November 2, 2017

City of Markesan
PO Box 352
Markesan, WI 53946-0352

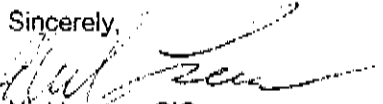
RE: **Insurance Renewal**

Policy #: 4X2447418
Policy Period: 1/1/2018 to 1/1/2019

Dear City Council Members:

The library board asked me to procure a quote for adding the library to the City's property policy due to the Local Government Property Fund no longer being an option. It would be my recommendation that the library be covered under the City's policy as this benefits both the library and the City. By having one policy, both the library and the City have access to the blanket limit that is calculated by adding all of the property values together. This minimizes the chance of not having enough coverage for any one given loss as you have a larger limit with which to work.

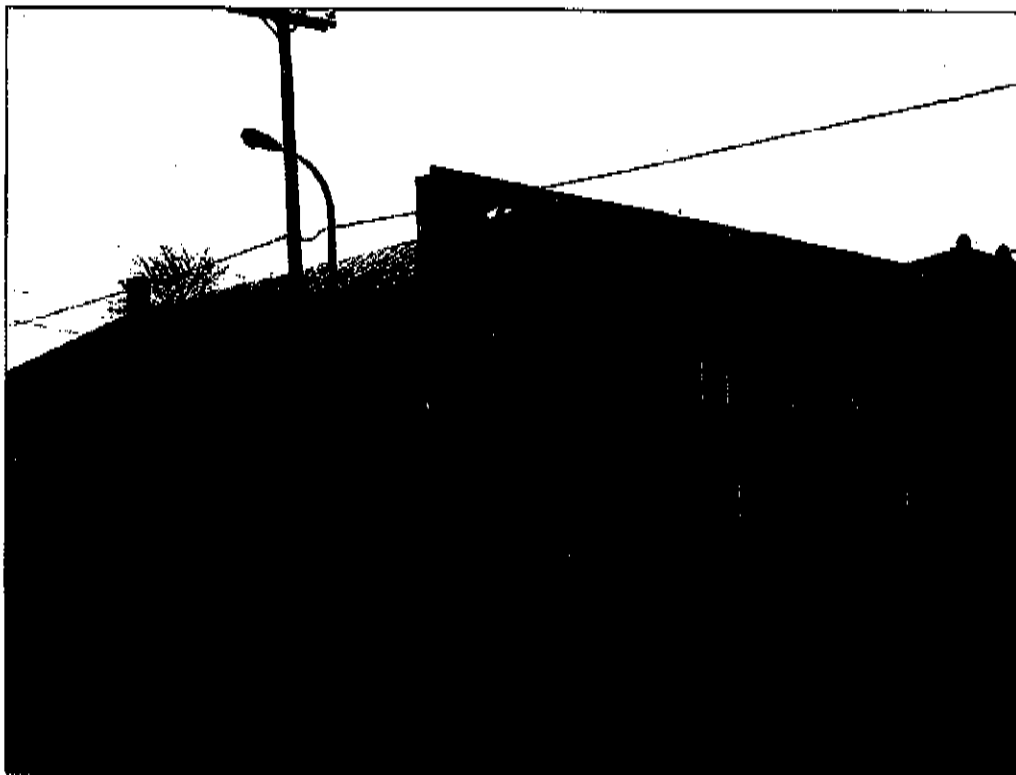
Sincerely,


Niel Larsen, CIC
Executive Vice President



Engineers • Consultants • Inspectors

**PROPERTY CONDITION ASSESSMENT
CITY OF MARKESAN
OCTOBER, 2017**



Prepared by:

GENERAL ENGINEERING COMPANY
916 Silver Lake Drive
P.O. Box 340
Portage, WI 53901
Phone: (608) 742-2169
GEC #: 2-0917-586

Location:

**4, 14 & 24 S. BRIDGE ST.
MARKESAN, WI 53946**

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



608-742-2169 (Office)
608-742-2592 (Fax)
gec@generalengineering.net
www.generalengineering.net

Engineers • Consultants • Inspectors

October 31, 2017

City of Markesan
150 S. Bridge St.
PO Box 352
Markesan, WI 53946

Re: Condition Assessment; 4 S. Bridge Street, Markesan, WI;
14 S. Bridge Street, Markesan, WI; and 24 S. Bridge Street, Markesan, WI.
GEC # 2-0917-586

1.0 BACKGROUND AND GENERAL INFORMATION

- 1.1 At the request of the City of Markesan a non-destructive, visual inspection of the buildings associated with the physical property addresses 4 S. Bridge Street, 14 S. Bridge Street and 24 S. Bridge Street was performed on October 09, 2017.
- 1.2 A fire originating in 4 S. Bridge Street occurred in May of 2017. In addition to damaging the building of origination, the fire impacted both 14 S. Bridge and 24 S. Bridge to varying degrees.
- 1.3 The purpose of the inspection was to address concerns of damage stemming from the aforementioned fire and to assess the overall condition of the buildings as it relates to 66.0413 of Wisconsin Statutes and the adherence to the City of Markesan Municipal Ordinances.
- 1.4 It should be understood that while this report deals with three separate and distinct properties as defined by their physical addresses and Tax ID numbers, there are only two separate buildings which, for the purposes of this report, are simply referred to as Building #1 and Building #2.
- 1.5 4 S. Bridge Street (Stubby's Bar) is associated with Building #1.
- 1.6 14 S. Bridge Street (Sheer Image) is located in the north half of Building #2.
- 1.7 24 S. Bridge Street is located in the south half of Building #2.
- 1.8 The buildings were constructed at different times with Building #1 being constructed prior to Building #2.



- 1.9 The following defined terms are used to describe the condition of the components and systems reviewed:

Satisfactory – Performing its intended function with no major defects noted.

Serviceable – Performing its intended function, but has visible defects or is aging. Minor to moderate repairs will be required.

Fair – Barely performing its intended function and has visible defects or is aging and will require moderate to major repairs in the short term.

Poor – Not properly performing its intended function; at or beyond its useful life. Component requires major repair or replacement.

- 1.10 The inspection was performed by Michael E. Parrott of General Engineering Company in the partial company of the respective property owners including: Mark Gelhar (4 S. Bridge St.), Kim Henning (14 S. Bridge St.) and Dennis Whitemarsh (24 S. Bridge St.). Additionally, Martin Hansen the Public Works Director for the City of Markesan was present near the end of the inspection.

2.0 INSPECTION

As was previously explained, this report covers three separate addresses located in two structures. It should be further noted that due to the configuration of the buildings and methods utilized during the different phases of construction, certain area and components of the structures are interdependent of one another as will be further explained in the body of this report.

2.1 Building #1

- 2.1.1 Building #1 was observed to be primarily a two-story, wooden framed structure. I estimate the age of the building to be approximately 80-100 years old. The current configuration is the result of at least two separate builds. The main, two-story portion of the building was constructed first and then at a later date a single-story storage area was added to the back of the building.
- 2.1.2 Evidence suggests Building #1 was constructed prior to Building #2. As such Building #1 was observed to have been constructed in a self-supporting manner independent of the neighboring structure.
- 2.1.3 Building #1 was most recently utilized as a bar and grill on the first floor with storage on the second floor.
- 2.1.4 The basement of Building #1 was not entered on the day of the inspection due to debris blocking the entrance.
- 2.1.5 A fire occurred in Building #1 in May of 2017. The fire reportedly started on the first floor in the back half of the building and extensive fire, smoke and water damage were observed throughout the building.

- 2.1.6 Since the time of the fire, no efforts to protect or weatherize the building were observed to have been undertaken. Exposure to the elements, specifically rain, has further negatively impacted Building #1.
- 2.1.7 As a result of the fire, efforts to extinguish the fire and prolonged exposure to the elements Building #1 was observed to have extensive deficiencies in multiple areas including, but not limited to the following areas: structural, electrical, plumbing, HVAC (heating, ventilation and air-conditioning) and weatherization. Additionally, those areas not impacted directly by flames and water were observed to be heavily smoke damaged.
- 2.1.8 The flames consumed wooden framing members creating large holes in areas of the roof and exterior walls as well as substantially impacting the structural integrity of the floor system, interior wall and ceiling framing.
- 2.1.9 The electrical, plumbing and HVAC systems were observed to have been damaged to the extent that they are no longer functional and beyond repair. Replacement in a Code compliant manner of all the affected mechanical systems shall be required.
- 2.1.10 Food which had been stored in the kitchen and not consumed by the fire was observed to have not been removed since the time of the fire. As such the food has begun to decay creating an odor and an environment that encourages rodent infestation.
- 2.1.11 Building #1 is in my professional opinion was observed to be in overall poor condition and a general safety hazard with a high potential of at least partial structural collapse. Furthermore the risk of collapse will be increased with the onset of winter and the presence of snow loads exerted on the deficient structural roof framing members.
- 2.1.12 Building #1 was observed to be old, dilapidated, out of repair, unsanitary and otherwise unfit for human habitation.
- 2.1.13 The cost of repairs for the structure associated with 4 S. Bridge St., Markesan, WI is estimated to conservatively exceed \$150,000 which is more than 350% of the assessed value of \$40,600. According to Wis. Stat. s. 66.0413(1)(c), there is a statutory presumption that repairs are unreasonable if the City determines that the cost of repairs would exceed 50% of the assessed value divided by the ratio of the assessed value to the recommended value as last published by the Department of Revenue for the City of Markesan. The cost of repairs exceeds the statutory presumption; therefore, the structure is unreasonable to repair and is therefore a candidate to be razed.

2.2 Building #2

- 2.2.1 Building #2's current configuration is composed of the original portion of the building and multiple additions located at the rear of the building.
- 2.2.2 The original portion of Building #2 was basically constructed as a two-story rectangular building divided in half from the front to back by a partition wall. Each half was constructed with a retail space on the first floor and living quarters on the second floor. The two halves are similar in size and have both been altered and include additions to the rear of the building.
- 2.2.3 The north half of Building #2 (14 S. Bridge) has what appears to be three separate additions which were constructed at different times and for different purposes.

- 2.2.4 The first addition provides a full two-story expansion to 14 S. Bridge. The space on the first floor appeared to have been most recently utilized to enhance the retail space with offices and storage. The area on the second floor was built for and utilized as a one bedroom apartment.
- 2.2.5 The second addition to 14 S. Bridge is a single story, wooden structure with a mono-pitch roof which appears to have been built for storage purposes.
- 2.2.6 The third addition to 14 S. Bridge is basically an extension of addition two. This addition is composed in part of concrete block walls and wooden roof framing. This space appears to have been built to serve as a garage and/or storage.
- 2.2.7 It should be noted that the additions to 14 S. Bridge were directly attached to and in part supported by Building #1 as well as 24 S. Bridge.
- 2.2.8 It should further be noted that a portion of Building #2's roof is supported by Building #1.
- 2.2.9 The south half of Building #2 (24 S. Bridge) appears to have had one two-story addition built onto the alley side of the building. The overall layout of 24 S. Bridge is similar to 14 S. Bridge with commercial space on the first floor and an apartment on the second floor.
- 2.2.10 The attachment of Building #2 to Building #1 is significant because the structural deficiencies of Building #1 directly impact Building #2.

2.3 14 S. Bridge St.

- 2.3.1 14 S. Bridge was observed to have sustained significant structural damage as a result of a fire which started in the neighboring building 4 S. Bridge St. The most significant damage was observed to have occurred in the rear of the building in additions 1, 2 and 3.
- 2.3.2 In my opinion these areas of 14 S. Bridge St. are a total loss, with the exception of possibly portions of the concrete block walls and perhaps the concrete floor.
- 2.3.3 The mono-slope roof over additions 2 and 3 as well as the wooden wall framing have been damaged to the extent they are no longer structurally sound and shall require complete replacement.
- 2.3.4 Regarding addition 1, the fire substantially damaged the floor framing supporting the upper apartment. The fire damage combined with inadequate connections of the addition during original construction has caused the upper apartment floor to drop approximately 8 inches at the interface of the addition and original building. This portion of the floor is in danger of collapse and is unsafe for human traffic.
- 2.3.5 In addition to the structural damage caused by the fire, significant water damage was observed. Throughout the second floor, one-bedroom apartment; flooring, drywall, insulation, and millwork were all observed to be deficient and shall require replacement.
- 2.3.6 The "original" portion of 14 S. Bridge St. including the lower retail space and the upper front apartment were observed to have be in Fair to Serviceable condition overall with worn finishes, out of level and sagging floors, damaged flooring, broken windows, damaged ceiling tiles, etc.

- 2.3.7 The foundation of 14 S. Bridge was observed to be in Fair to Serviceable condition with multiple observed deficiencies. It should be noted that these deficiencies are not fire related, but are instead the result of age and deferred maintenance.
- 2.3.8 The foundation is a masonry stone type and was observed to be suffering from prolonged water infiltration issues. This was especially noticeable in the SE, SW and NW corners of the basement where significant degradation of the mortar joints was observed.
- 2.3.9 Of particular concern is the area of foundation in the SW corner of the basement directly below the entrance to the retail space above. In this area the foundation was observed to have a substantial inward bow requiring repair.
- 2.3.10 Another consideration when determining the condition of 14 S. Bridge St. is its physical connection to 4 S. Bridge St.
- 2.3.11 As previously mentioned both the roof of 14 S. Bridge and the walls of the additions are supported, at least in part, by 4 S. Bridge. This fact will require additional repairs and or replacement of the roof and exterior walls of 14 S. Bridge.
- 2.3.12 In the likelihood that the 4 S. Bridge building is razed, additional cost shall be incurred to weatherize the newly exposed north wall of 24 S. Bridge.
- 2.3.13 24 S. Bridge was observed to be in overall poor condition and shall require major repairs and or replacement.
- 2.3.14 Building #1 was observed to be old, dilapidated, out of repair, unsanitary and otherwise unfit for human habitation.
- 2.3.15 The cost of repairs for the structure associated with 14 S. Bridge St., Markesan, WI is estimated to conservatively exceed \$85,000 which is more than 250% of the assessed value of \$32,200. According to Wis. Stat. s. 66.0413(1)(c), there is a statutory presumption that repairs are unreasonable if the City determines that the cost of repairs would exceed 50% of the assessed value divided by the ratio of the assessed value to the recommended value as last published by the Department of Revenue for the City of Markesan. The cost of repairs exceeds the statutory presumption; therefore, the structure is unreasonable to repair and is therefore a candidate to be razed.

2.4 24 S. Bridge St.

- 2.4.1 24 S. Bridge was observed to have sustained little to no direct damage from the fire with the exception of some smoke damage. Deficiencies regarding the property were, however, observed as discussed below.
- 2.4.2 The foundation was observed to be suffering from extensive water infiltration issues. The problem was observed to be especially acute along the length of the alley (east) side of the building.
- 2.4.3 Along the entire length of this area of the foundation, sediment was observed to have washed into the basement causing the floor of the basement to become wet and muddy. Water flow lines in the deposited mud were easily observed indicating relatively heavy flow during rain events.

- 2.4.4 The water infiltration was, also, observed on the west side of the basement foundation.
- 2.4.5 The floor across the entirety of the basement was observed to be wet with water wicking up the length of wooden support columns.
- 2.4.6 The prolonged wet conditions in the basement create an environment that promotes the growth of mold and mildew and generally reduces the air quality of the entire building.
- 2.4.7 The observed water infiltration issues require immediate attention and if left unchecked will likely result in an eventual failure of the foundation and related structural components.
- 2.4.8 The flooring throughout the majority of the building is in overall poor condition with areas of flooring, such the upstairs kitchen, being unsanitary. Extensive cleaning and in several locations replacement of the flooring shall be required.
- 2.4.9 Areas of the walls and ceilings were observed to have holes in them and require repairs.
- 2.4.10 The stairs leading to the upper apartment on the alley side of the building is in overall poor condition and in my professional opinion shall require replacement. Replacement of the stairs shall be completed in a Code compliant manner.
- 2.4.11 Several doors and windows were observed to be in poor condition and shall require repair and/or replacement.
- 2.4.12 A more pressing issue is the relationship of 14 S. Bridge and 24 S. Bridge. As previously mentioned, the two separate properties are actually part of the same structure. As such if the final determination is to raze 14 S. Bridge then several modifications to 24 S. Bridge shall be required.
- 2.4.13 14 and 24 S. Bridge is separated by an internal, wood-framed partition wall that extends from the floor of the first floor to the ceiling of the second floor. The basements were observed to be separated by a stone foundation. There is no separation in the attic space.
- 2.4.14 If 14 S. Bridge were to be razed, a complete structural analysis would be required to determine what steps would be required to modify 24 S. Bridge in order to make it a standalone building. This process is somewhat complicated by the fact that, based on the visible framing in the attic, Building #2 appears to be a hybrid of timber framing and traditional stick framing.
- 2.4.15 At a minimum the north wall of 24 S. Bridge shall require several modifications including but not limited to the following: framing the gable end to enclose the attic; insulating and sheathing the wall; installing an acceptable exterior cladding; repairing the roof; and weatherizing the foundation.
- 2.4.16 Overall the condition of 24 S. Bridge St. was observed to range from Poor to Serviceable and suffering from an extended period of deferred maintenance.
- 2.4.17 Building #1 was observed to be old, dilapidated, out of repair, unsanitary and otherwise unfit for human habitation.

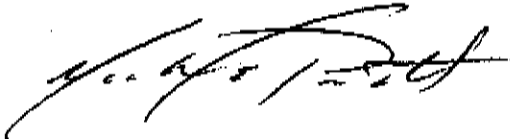
- 2.4.18 Determining 24 S. Bridge's eligibility is primarily determinant on the end result of 14 S. Bridge. If 14 S. Bridge is not razed, in my opinion it would be feasible to repair and/or replace the deficient items in the building. Those items include but are not limited to the flooring, back stairs, ceiling and walls, and foundation/water infiltration issues, etc.
- 2.4.19 Should 14 S. Bridge be razed, the cost of repairs for the structure associated with 24 S. Bridge St., Markesan, WI is estimated to conservatively exceed \$20,000 which is more than 100% of the assessed value of \$17,800. According to Wis. Stat. s. 66.0413(1)(c), there is a statutory presumption that repairs are unreasonable if the City determines that the cost of repairs would exceed 50% of the assessed value divided by the ratio of the assessed value to the recommended value as last published by the Department of Revenue for the City of Markesan. The cost of repairs exceeds the statutory presumption; therefore, the structure is unreasonable to repair and is therefore a candidate to be razed.

3.0 SUMMARY AND CONCLUSIONS

- 3.1 As has been illustrated throughout the body of this report, all of the properties discussed in this report suffer from some degree of deferred maintenance resulting in various structural, safety and ordinance related deficiencies.
- 3.2 Depending on the final resolution, 4 S. Bridge, 14 S. Bridge and 24 S. Bridge are all potential candidates to be razed.
- 3.3 In addition to meeting the statutory criteria for being razed, it is my opinion and that of Kent Fish, PE that 4 S. Bridge is structurally unsound, in danger of collapse, and a general safety hazard. For those reasons we strongly recommend the building be razed.
- 3.4 14 S. Bridge was observed to have suffered significant damage as a result of the fire originating in 4 S. Bridge, with the most extensive damage occurring in the rear of the property where multiple additions to the original portion of the property.
- 3.5 The extent of the damage to the additions is such that they are no longer structurally viable.
- 3.6 Additionally, with an assumption of the removal of 4 S. Bridge St., 14 S. Bridge St. will require extensive repairs on the north end of the building to the foundation, walls, and roof to properly weatherize the building and to ensure the building is structurally sound.
- 3.7 The costs of repairing and rebuilding 14 S. Bridge are estimated to exceed the reasonableness for repair as set forth in Wis. Stat. s. 66.0413(1)(c) and is therefore eligible to be razed.
- 3.8 The effect that razing 14 S. Bridge St. will have on 24 S. Bridge St. is very similar to the effect that razing 4 S. Bridge St. would have on 14 S. Bridge St. It would require extensive repairs and reconstruction of which the associated costs are estimated to exceed the statutory reasonableness for repair. Therefore 24 S. Bridge St. is also eligible to be razed under the presumption that 14 S. Bridge will be razed.
- 3.9 As an alternative to razing 14 S. Bridge St. and subsequently 24 S. Bridge St., repairs could potentially be made to both properties to address all necessary structural, electrical, mechanical and weatherization issues.

- 3.10 If the course of action to be taken is to repair 14 S. Bridge and 24 S. Bridge, careful planning and consideration as to the cost of the project shall be required.
- 3.11 Should either 14 S. Bridge St or 24 S. Bridge St. be razed independent of the other, it may still be possible for the remaining property to pursue repairs, but once again the cost may be too prohibitive and careful consideration both to the scope and associated costs shall be necessary.
- 3.12 All work associated with the properties discussed in this report shall require proper permits and be completed in a Code compliant manner following all applicable Local, State and Federal guidelines.

Respectfully,



Michael E. Parrott
Buildings/Inspections
MEP/lif



Kent E. Fish, P.E.
Vice President, GEC

Business	Contract Date	Planning Commission Meeting
Central WI Steel Bill & Carolyn Hunter	6/24/2014	Mtg on 6/10/14 - Nothing discussed about surfacing driveway / parking lot.
Ness Electric LLC Ronald Anderson	8/21/2012	Mtg on 7/26/12 - Request to leave asphalt area unpaved for one year; approved.
KT Motorsports Ronald Anderson	8/3/2001	Mtg on 5/30/01 - Nothing discussed about surfacing driveway / parking lot.