



## **STREETS, BUILDINGS & UTILITIES COMMITTEE**

Markesan City Hall

**May 2, 2023**

Immediately Following Finance Meeting

### **AGENDA**

Call to Order

Roll Call

Citizen's Comments

Public Works Report

- Discussion and Action on Leaf Pickup Policy

Water & Sewer Department Report

- Update on Matt Mace's Schooling
- Discussion and Action on Hunt's Repair, Inc. Invoice for WWTP Truck repair for \$794.00

New Business

- Discussion and Action for a Preventative Equipment Maintenance Schedule for both Public Works and WWTP Departments
- Discussion and Action on Street Sweeping
- Discussion and Action on Inspection Report from General Engineering for 111 S High Street Building

Old Business

- Discussion and Update on 531 W. John St., Lot 3 Property Maintenance

Review Land Use Permits

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: City Hall  
ERGO Bank Post Office  
[www.markesanwi.gov](http://www.markesanwi.gov)

Dated April 28, 2023  
Elizabeth Amend, Clerk-Treasurer



Betsy Amend <bamend@markesanwi.gov>

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**Fw: leaf policy**

1 message

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mayorsl8@aol.com <mayorsl8@aol.com>  
To: Betsy Amend <bamend@markesanwi.gov>

Mon, May 1, 2023 at 2:30 PM

----- Forwarded Message -----

**From:** Todd Zamzow <tzamzow@markesanwi.gov>  
**To:** Rich Slate <mayorsl8@aol.com>  
**Sent:** Saturday, April 29, 2023 at 12:40:40 PM CDT  
**Subject:** Re: leaf policy

Looks good.

Todd

On Sat, Apr 29, 2023, 11:49 AM mayorsl8@aol.com <mayorsl8@aol.com> wrote:

Todd,

How does this look for the outline of the policy?

Rich

Proposed Leaf Pick-up Policy:

The Public Works Director will schedule leaf pick-up during October and November. Leaf pick-up is subject to weather conditions.

Rake leaves in a loose pile within five (5) feet of the curb, away from mailboxes, trees, garbage, and other obstructions. DO NOT put leaves in the street or gutter. This will clog the storm sewers.

The City will not pick up mulched leaves, grass clippings, pine needles, or leaves mixed with brush or other items.

The City will not pick up leaves deposited by contractors or private lawn services.

Leaf pick-up will end after the first snowfall, regardless of when the leaves were put out for pick-up.



Betsy Amend <bamend@markesanwi.gov>

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## Fall Leaf Pick-up

1 message

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Todd Zamzow <tzamzow@markesanwi.gov>

Tue, Nov 22, 2022 at 7:28 AM

To: Rich Slate <mayorsl8@aol.com>, Betsy Amend <bamend@markesanwi.gov>

Good morning Rich,

Here is a rough breakdown of the cost of picking up leaves this fall 10/03/22 to 11/11/22 here in Markesan.

### Employee Hours & rate of pay

Todd - \$24 per hour x 144.5 hours = 3468

John - \$12 per hour x 79 hours = 948

Jim - \$12 per hour x 42.25 hours = 507

Now again these are just rough estimates of wages and hours. Jeff also helped for a day because of the street project needing leaves picked up along the curb which I do not have his wage figured in.

### Machine and fuel usage.

Leaf vac 90 gallons of fuel x 3.69 per gallon gas = 332.10

Payloader 20 gallons x 5.19 per gallon of diesel = 103.80

Leaf Truck 60 gallons x 3.69 per gallon gas = 221.40

Leaf Truck 5 quarts power steering fluid x 4.99 per quart = 24.95

Next year replace hose will be approximately \$669 for a new hose.

Rough estimate grand total = \$6274.25 for leaf pick up dating 10/03/22 to 11/11/2022.

Todd





*Engineers • Consultants • Inspectors*

April 26, 2023

City of Markesan  
Attn. Betsy Amend – Clerk/Treasurer  
150 S. Bridge Street  
Markesan, WI 53946

Re: Condition Assessment – Detached Garage/Barn  
Property Having the Physical Address of 111 S High Street, Markesan, WI 53946  
Tax Parcel ID Number: 251-00500-0000

## **1.0 BACKGROUND AND GENERAL INFORMATION**

- 1.1 At the request of the City of Markesan a non-destructive, visual inspection of the detached garage/barn associated with the above referenced address was performed on April 13, 2023.
- 1.2 The purpose of the inspection was to assess the overall condition of the structure in question as it pertains to Wisconsin State Statutes §66.0413 and applicable City of Markesan Ordinances regarding property maintenance standards and public safety.
- 1.3 The inspection was part of ongoing efforts by the City to investigate complaints by neighboring property owners and address concerns by City officials regarding observed prolonged deterioration of the structure in question.
- 1.4 It should be noted that observations were made from the public areas only. The garage in question and associated grounds were not entered during the inspection.
- 1.5 The structure in question is a residential, wooden framed, detached garage/barn. The structure's primary claddings are composed of wooden siding and asphalt-based shingles. The structure is estimated to be 80-100 years old. Per City assessment records, the garage in question measures approximately 24' x 36', or 440 square feet in size.
- 1.6 The weather at the time of the inspection was sunny with temperatures of approximately 65-70 degrees.
- 1.7 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.

- 1.8 The inspection was performed by Michael E. Parrott of General Engineering Company in the company of Markesan Police Chief Will Pflum.

## **2.0 INSPECTION**

### **2.1 Garage/Barn**

- 2.1.1 The structure was observed to have been left open with doors unsecured and non-functioning. Various items were observed to be stored in a garage. There is also an unsecured window opening on the west side of the building's foundation which provides relatively easy access to the building's crawl space. The open garage and its contents are likely to attract children and/or other persons who may be unable to appreciate the potential risks posed. In my professional opinion, the garage is an "attractive nuisance". As such I recommend immediate measures be taken to secure the garage.
- 2.1.2 The structures exterior painted wooden surfaces were all observed to be in Poor condition overall and suffering from a prolonged period of deferred maintenance resulting in chipped, cracked and deteriorated (rotted) components. Painted surfaces include but may not be limited to: soffit and fascia boards, siding, window and window opening components, miscellaneous trim and doors.
- 2.1.3 The roof is clad in asphalt-based shingles which were observed to be chipped, cracked, and curled with portions of the shingles missing. The shingles were observed to be in Poor overall condition and in need of immediate replacement. Additionally, based on the condition of the shingles, it is highly likely that the roof is actively leaking, and sections of the roof deck shall require replacement.
- 2.1.4 Multiple windows were observed to be broken and/or missing thereby providing little if any weatherization benefits. Additionally, the remaining windows, being of wooden-frame construction, were found heavily deteriorated and in need of replacement.
- 2.1.5 Overall the Weatherization characteristics of the garage were found to be in Poor condition.
- 2.1.6 As previously mentioned, the lack of general maintenance and painting has allowed the siding to become heavily weathered with some areas observed to have become rotted. Not only has this negatively affected the aesthetics of the garage but it has negatively impacted the structural integrity of the structure.
- 2.1.7 The structure's masonry foundation is composed of primarily stone and concrete block. The foundation was observed to have significant structural deficiencies. The deficiencies are particularly noticeable on the west side and the NW and SW corners of the building and include large vertical cracks, substantial longitudinal bowing, separation from the building's wooden frame and mortar deterioration. Generally, the foundation is in overall Poor condition and requires extensive repairs and/or replacement in the immediate future.
- 2.1.8 The shifting of the foundation was observed to have negatively impacted the wooden frame of the building and has pulled the bottom plate of the building out, resulting in a structure that is not only out of plumb, but one that has diminished the building's overall stability.

- 2.1.9 The garage was observed to be in overall Poor structural condition. In my professional opinion, without extensive repairs, the building's condition will continue to degrade until such a time as it will collapse completely or at least in part.
- 2.1.10 Additionally, due to the cracked and peeling paint, deteriorated siding, missing doors, structural deficiencies and the structure's general unkempt appearance, the building is, in my professional opinion, in overall Poor condition Aesthetically speaking.

## **2.0 SUMMARY AND CONCLUSIONS**

- 2.1 As has been discussed in the body of this report, the garage/barn in question has multiple deficiencies which have negatively impacted its overall condition. Areas of concern include, but may not be limited to structural integrity, weatherization characteristics and general aesthetics. These deficiencies are primarily the result of a prolonged period of deferred maintenance and have resulted in a structure that is in overall Poor condition.
- 2.2 The overall unkempt condition and appearance of the structure is not in keeping with the surrounding neighborhood and therefore, in my professional opinion, represents a blighting influence on the neighborhood.
- 2.3 The garage was found to be old, dilapidated, and out of repair. Additionally, the garage was observed to be unsafe and otherwise unfit for human habitation. Furthermore, the garage is in my professional opinion is to be considered an attractive nuisance.
- 2.4 The building is in violation of the City of Markesan's Ordinance Chapter 273-5 A, D, K, and L regarding property maintenance.
- 2.5 According to Wis. Stat. s. 66.0413(1)(c), there is a statutory presumption that repairs are unreasonable if the municipality determines that the cost of repairs would exceed 50% of the assessed value (\$9,400) divided by the ratio of the assessed value (.8629) to the recommended value as last published by the City of Markesan. The formulaic statutory threshold for the building in question is \$5,446.75. The cost of repairs is conservatively estimated to exceed \$15,150. The building in question surpasses the statutory presumption; therefore, the structure is unreasonable to repair and is eligible to be razed.

Respectfully,

Michael E. Parrott  
Buildings/Inspections  
MEP/Iif

### PHOTOGRAPH APPENDIX













Rachel Heiling <rheiling@markesanwi.gov>

**Trailer number 3. Updates**

1 message

531 W. John - lot 3

**Nikki McDougal** <mcdougalnikki94@gmail.com>

Thu, Apr 27, 2023 at 5:20 PM

To: "rheiling@markesanwi.gov" <rheiling@markesanwi.gov>

All the siding should be done by May 13. And as we know there was nothing else the city was asking for that we have not already done.