Council to award contract to demolish building deemed unsafe

Raze order issued in 2015, upheld in 2019

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Kendra Lamer/Daily News Staff

The Common Council on Monday will discuss and award a contract for the demolition of this building at 2100 Northwestern Avenue.

WEST BEND — During its meeting Monday at 6:30 p.m. in the Council Chambers, the Common Council will discuss and award a contract for the demolition of an unsafe building at 2100 Northwestern Avenue.

The Finance Committee plans to transfer funding from the funds balance for the project.

"Since March of 2000, the City of West Bend has been involved in various procedures to address several safety issues created by the unsatisfactory condition of the building at 2100 Northwestern Avenue," according to the agenda. The city has deemed that the building is unfit for human habitation or use, is a hazard to safety, causes blight and is a nuisance on Dec. 17, 2014.

The city issued a raze order on September 15, 2015, and Washington County Circuit Court deemed the order valid and enforceable on July 24, 2019, allowing the city to raze the property.

The city plans to demolish the building's substructure down to the concrete slab and leave the slab in place.

The building is privately owned, so the city's only responsibility is to demolish it.

The city received eight bids for the project. The MRD Group, based in West Milwaukee, had the lowest bid at $299,900. City staff reviewed their qualifications and work done in other municipalities. They recommend The MRD Group for the project.

A $30,100 contingency fund is recommended. The contingency fund makes up 10.04 percent of the total bid, higher than the 5 percent typically allocated. Staff recommends the higher allocation due to the possibility of finding additional issues during demolition.

An additional $28,810.50 will be allocated to Kunkel Engineering Group, $26,500 to TetraTech and $6,200 to Environmental Disposal for the project, bringing the

See **RAZE**, PAGE 6A

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Raze

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total cost to $391,510.50. Staff estimates that once the contract is awarded on Monday, a preconstruction meeting will be held on July 22. July 27 is the anticipated start date and it is scheduled to be completed Dec. 4.

Following the transfer of funds, a public hearing will be held for a scrap dealer's license for Quincy Recycle Paper, Inc., 2230 Stonebridge Circle. The company handles paper and plastic materials.

The council will also consider moving three polling locations for the Aug. 11 partisan primary election to increase safety and prevent too many people from congregating in one location. District 1 polls would move to the Washington County Courthouse, District 2 would move to the Washington County Public Agency Center and District 8 would move to West Bend City Hall.

The meeting will close with reports from the Library Board, Park and Recreation Commission, Deer Management Committee and the Historic Barton Business Association.

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VIDEO | Demolition of Bermico building nears completion

By **Judy Steffes** - October 5, 2020

October 5, 2020 – West Bend, WI – The demolition of the old Bermico building, 2100 Northwestern Avenue, on the east side of the Milwaukee River in West Bend is nearly complete.

Neighbors stood on the Eisenbahn State Trail on a sunny but very windy Monday afternoon watching as three excavators rapidly crushed walls and leveled the cement block structure.

Bermico Co. was formerly Line Material and McGraw-Edison.

Details about the site were released in a December 2015 Phase I Environmental Site Assessment prepared by Stantec Consulting Services Inc. See a portion of the report below.

THE BERMICO BUILDING CONSISTS OF APPROXIMATELY 7.2 ACRES OF LAND

DEVELOPED WITH A FORMER MANUFACTURING FACILITY CONSISTING OF NUMEROUS INTERCONNECTED ONE- AND TWO-STORY BUILDINGS COVERING AN APPROXIMATE 68,000 SQUARE FOOT AREA NEAR THE CENTER OF THE PROPERTY. THE REMAINDER OF THE PROPERTY IS COVERED BY DETERIORATED PAVEMENT AND AREAS COVERED BY GRASS, BRUSH, SMALL TREES, OR FOREST.

SURROUNDING PROPERTIES ARE A MIX OF COMMERCIAL AND INDUSTRIAL PROPERTIES.THE PROPERTY HAS A LONG HISTORY OF INDUSTRIAL USE. THE PRIMARY ITEM MANUFACTURED AT THE PROPERTY FROM AT LEAST 1929 TO 1980

WAS A COAL TAR-IMPREGNATED CELLULOSE-FIBER PIPE COMMONLY REFERRED TO BY THE TRADE NAME "ORANGEBURG PIPE."

SINCE 1980 VARIOUS SMALL BUSINESSES OCCUPIED PORTIONS OF THE FACILITY BUILDINGS AND THE PROPERTY APPEARED TO BE USED PRIMARILY FOR STORAGE. MULTIPLE PLASTIC RECYCLING BUSINESSES OPERATED AT THE PROPERTY DURING THE 1980S AND 1990S AND RESULTED IN SIGNIFICANT STORAGE OF PLASTIC.

SINCE THE 1980S, THE FACILITY BUILDINGS WERE ALLOWED TO DETERIORATE WITH MINIMAL REPAIRS. NUMEROUS PERMITTED AND UNPERMITTED BUILDING MODIFICATIONS AND DEMOLITIONS HAVE OCCURRED AT THE BERMICO SITE. REMNANTS OF SUPPLIES, EQUIPMENT, AND STRUCTURES REMAIN THROUGHOUT THE PROPERTY BUILDING.

This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property except for the following:

• Industrial manufacturing activities including the historic transfer, storage, and use of coal tar at the Property.

• Historic outdoor storage of Orangeburg pipe.

• The transfer and storage of petroleum products and documented diesel fuel release to soil
on the Property.

• The historical presence on the Property of a railway spur, because transfer of hazardous
materials and/or petroleum products may have resulted in spills and affected soil and/or
groundwater quality at the Property, in particular, in the vicinity of the former railroad spur.

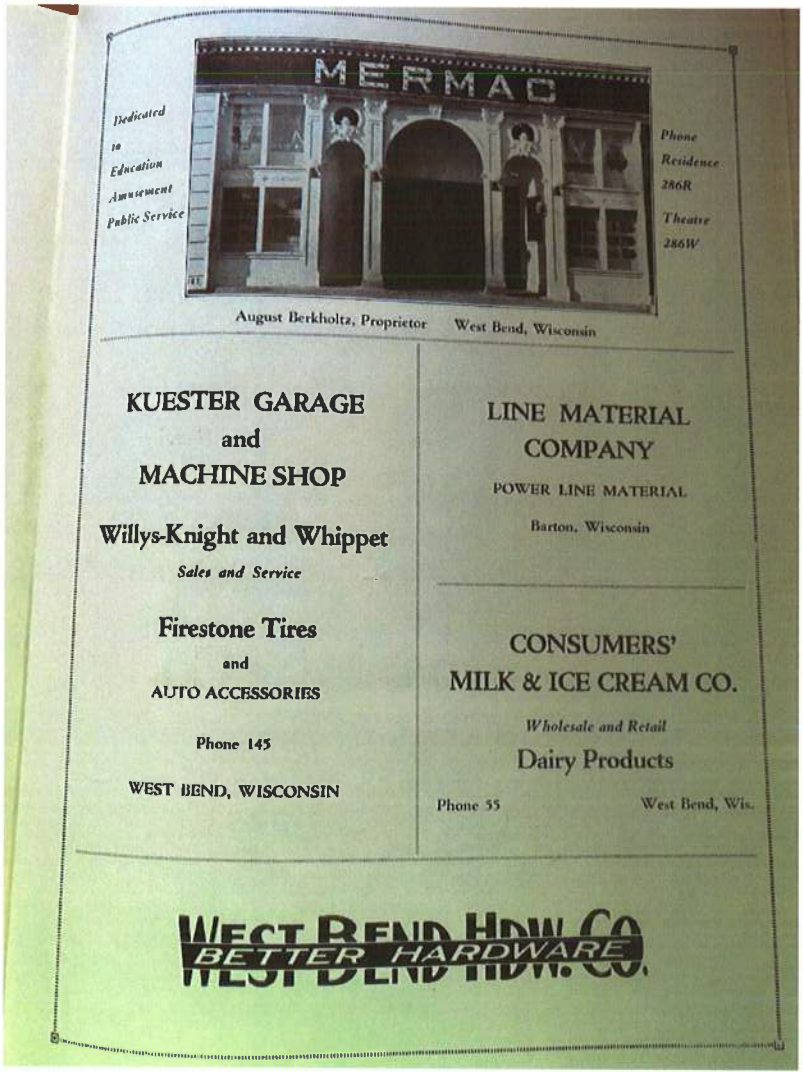
• The documented release of contaminants from the Property to the sanitary sewer system.

• Petroleum product and hazardous substances releases to soil at the Property documented in a Phase II ESA.

• Orangeburg pipe and pipe fragments comingled with other fill

materials in areas on the
north side of the Property.

Below is an ad from the Line Material Company as published in the 1929 West Bend High School yearbook.



In its heyday Bermico and Line Material employed over 100 people including Carl Kufahl and Marion Winninghoff.

FIRE & WATER
DAMAGE RESTORATION
plm
Property Loss Management, LLC

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Judy Steffes

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