

**CITY OF STEVENS POINT
ADMINISTRATIVE APPEALS BOARD AGENDA**

**March 16, 2022 - 4:00 PM
City Conference Room - 1515 Strong's Avenue**

1. Roll Call.
2. Minutes of the November 17, 2021 meeting.
3. Appeal of notice/service charge for property maintenance violation:
 - a. 2445 Stanley Street.
 - b. 1817 Reserve Street.
 - c. 441 Fourth Avenue.
 - d. 726 Franklin Street.
4. Adjournment.

RMC – Revised Municipal Code

Any person who has special needs while attending this meeting or needs agenda materials for this meeting should contact the City Clerk as soon as possible to ensure reasonable accommodations can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strong's Avenue, Stevens Point, WI 54481. Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during normal business hours from 7:30 A.M. to 4:00 P.M.

ADMINISTRATIVE APPEALS BOARD
November 17, 2021 - 4:00 PM
City Conference Room - 1515 Strongs Avenue

MINUTES

1. Roll Call.

Present: Member Noltze, Member Speckmann, Ald. Shorr, Ald. Fishler

Absent: Ald. Leek

Others

Present: Clerk Yenter, Attorney Beveridge, Neighborhood Improvement Coordinator Mark Kordus.

2. Election of Chair.

Ald. Fishler called for nominations for chair of the Administrative Appeals Board.

Ald. Shorr nominated Ald. Fishler.

Ald. Shorr moved, Member Speckmann seconded, to appoint Ald. Fishler as chair.

Call for the vote: ayes, all; nays, none; motion carried.

Ald. Fishler called for nominations for vice-chair of the Administrative Appeals Board.

Member Noltze nominated Ald. Shorr.

Member Noltze moved, Member Speckmann seconded, to appoint Ald. Shorr as vice-chair.

Call for the vote: ayes, all; nays, none; motion carried.

3. Minutes of the August 18, 2021 meeting.

Member Speckmann moved, Member Noltze seconded, to approve the minutes of the August 18, 2021 meeting.

Call for the vote: ayes, all; nays, none; motion carried.

4. Appeal of notice/service charge for property maintenance violation:

a. 2901D Fifth Avenue.

Ald. Shorr moved, Member Noltze seconded, to deny the appeal for 2901D Fifth Avenue.

Neighborhood Improvement Coordinator Kordus gave an overview of the violation.

Member Noltze asked about the timeline of the incident.

Neighborhood Improvement Coordinator Kordus responded with clarification on the timeline.

Ald. Fishler commented on the time between the complaint to when action was taken by the landlord.

Call for the vote: ayes, all; nays, none; motion carried.

b. 1616 Main Street.

Neighborhood Improvement Coordinator Kordus outlined the complaint.

Member Speckamn asked how we notify citizens about violations.

Neighborhood Improvement Coordinator Kordus explained that the notices are mailed via USPS.

Member Noltze asked if the invoice dated October 12, 2021 was for the inspection of the September violation.

Neighborhood Improvement Coordinator Kordus answered that it was not, it was the invoice from the reinspection that occurred on October 12, 2021. He explained that a warning notice had been sent a month prior to the reinspection and subsequent fee of noncompliance which was invoiced on October 12, 2021.

Ald. Fishler asked if the appellant was still in noncompliance as of October 21, 2021.

Neighborhood Improvement Coordinator Kordus answered that the case was closed on the October 21, 2021 as the appellant was in compliance. He clarified that the appeal was not for the original noncompliance but rather the appellant communicated that they had not received the warning notice before the invoice was sent.

Attorney Beveridge provided context on the use of mail as a notice for legal proceedings, concluding that the use of mail is not unprecedented.

Ald. Shorr expressed concern about the confidence placed in the postal service.

Attorney Beveridge clarified that if there are continual delays or a shifting in timetables

for mail to be delivered, the timeframes given for notices can be reevaluated.

Neighborhood Improvement Coordinator Kordus responded that his department has taken this into consideration by providing an extra 2 to 3 days and, in this case, provided a full month.

Member Speckmann moved, Member Noltze seconded, to deny the appeal of 1616 Main Street.

Call for the vote: ayes, all; nays, none; motion carried.

5. Adjournment.

Adjourned at 4:18 p.m.



Deliver To:
City Clerk's Office
Attn: Administrative Appeals Board
1515 Strongs Avenue
Stevens Point, WI 54481

PROPERTY APPEAL FORM

or Email To:
clerk@stevenspoint.com

Enclosed is a notice and/or service charge issued by the Inspection Department of the City of Stevens Point. To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. This request must be in writing, in a manner which is legible, or typed and submitted (hard copy or electronically) to the City Clerk's Office. Under City Ordinance 3.56, any person aggrieved by a notice and/or charge issued in connection with any alleged violation may file a request for a hearing with the Administrative Appeals Board for review of the case.

The written or typed appeal must set forth the reasons for contesting the interpretation of City Code of Ordinances and/or the Notice of Noncompliance issued by the Inspection Department. The appeal must be submitted within 30 days after the date of issuance of the notice and/or charge. **While not mandatory, you are highly encouraged to attend the meeting.**

ALL INFORMATION BELOW IS REQUIRED FOR SUBMITTAL PRIOR TO A HEARING REVIEW

ADDRESS OF PROPERTY: 2445 stanley street OWNER OF PROPERTY: Jonathan Kramas

INDIVIDUAL FILING APPEAL: Jonathan Kramas RELATION TO PROPERTY: Myself

CONTACT PHONE: 7153409887 EMAIL ADDRESS: Jkramas356@gmail.com

ALLEGED VIOLATION: Vehicle parked on grass VIOLATION ID #: RAC-2021-01087

HAVE YOU SPOKEN WITH THE ISSUING AGENT (REQUIRED): NO YES AGENT: Mark Kordus

RESULTS OF THAT DISCUSSION:

Nothing changed.

PLEASE STATE THE SPECIFIC REASONS YOU BELIEVE THE ORDINANCE VIOLATION(S) WERE UNFOUNDED, INCORRECT, OR WITHOUT BASIS. PLEASE NOTE THAT YOU MAY ONLY APPEAL THE ORDINANCE DETERMINATION, ANY DISAGREEMENT WITH THE CHARGE AMOUNTS IS NOT A VALID REASON FOR APPEAL, AS THOSE ARE DETERMINED BY ORDINANCE. YOU MAY ATTACH ADDITIONAL SHEETS OR DOCUMENTS AS NEEDED.

Well, I took out a permit and I did pay for it this past year in November to renew it. When I spoke with Mark in person, I was under the understanding by him that I could keep renewing it until I could finally carry through with my project. In fact, I know I asked him that very question to which he explained to me what to do and I did it accordingly for 4 years I don't agree with the fine when he misled me and I have corrected the situation but want the fine removed.

Thankyou

SIGNATURE OF APPELLANT: [Signature] DATE: 01/16/2022

PRINT NAME: Jonathan Kramas APPELLANT'S ADDRESS: 2445 stanley street Stevens Point, WI 54481



Memo

Mark Kordus
Neighborhood Improvement Coordinator
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mkordus@stevenspoint.com

To: Public Protection Committee
From: Mark Kordus
CC: Ryan Kernosky & Andrew Beveridge
Date: 2/9/22
Subject: 2445 Stanley St. - Case RAC-2021-01087

On 10/11/21 Mark Kordus observed a vehicle parked off of an approved hard surface on the front lawn at 2445 Stanley St. This had been an on-going case dating originally back to 2017 for the same issue. A permit for driveway expansion to bring the property into compliance was issued in 2019. No work occurred on the property as of the date inspection. A notice of non-compliance was sent with a due date of 10/25/21. A re-inspection occurred on 11/3/21 and parking was still observed on the front lawn off of an approved hard surface, a service fee of \$100 was generated as a result.

Related to this notice of violation, was a permit issued to the owner in 2019 for the parking area expansion which he had applied for in an effort to come into compliance for this on-going parking issue. As noted below in GovPilot, the owner did come in and spoke to both Maria Mohr and Adam Kuhn the zoning administrator, who did grant a one year extension to the driveway permit. While these two items are related to each other, the issuance of a permit does not give the owner the ability to continue to violate the sections of code they are trying to coming into compliance with. That being said we normally work with any owner trying to come into code compliance and grant a certain amount of flexibility, in this case that latitude had extended to the nearly 2 years since the permit was issued, which was well beyond a typical or reasonable compliance grace period.

I spoke to both Maria and Adam and neither indicated there was any discussion about a code case or extensions, normally if there is it noted within the code case file, which there wasn't anything indicated. The owner did not contact me until after the service fee was issued. The case and permit are still open and ongoing.



Monday, October 11, 2021

ID#: RAC-2021-01087

JONATHAN KRAMAS
2445 STANLEY ST
STEVENS POINT, WI 54481

**NONCOMPLIANCE NOTICE:
VEHICLE PARKED ON GRASS AT 2445 STANLEY ST**

Dear Jonathan Kramas,

An inspection of the property located at 2445 STANLEY ST was made on 10/11/2021. As a result of this inspection, the condition below was observed:

Condition:

- All vehicles license for use on a public roadway must be parked on an approved hard surface they cannot be parked on the grass or lawn please correct prior to the due date. Must be corrected by: 10/25/2021 parking / driveway surfaces required 23.01(14)(e)(2)(h): 23.01(15)(e)(2)(h) Surfacing Required. Except as provided below, where parking facilities or any other vehicular use area is provided, they shall be surfaced with asphalt bituminous, concrete or dustless material approved by the Administrator, and shall be maintained in a smooth, well-graded condition.



The condition described above is not in compliance with the referenced Municipal Code, WI Admin Code, & WI Statutes, which states, 'the provisions of these codes shall apply to all existing premises and constitute the minimum requirements and standards for property conditions'. Case details may be requested at communitydevelopment@stevenspoint.com.

This is your official notice that you will need to bring the property into compliance by properly abating such conditions within the timeline indicated. A re-inspection will occur to verify if the condition(s) is abated prior to 10/25/2021. Please contact the issuing inspector if this date needs to be adjusted before the scheduled re-inspection. Grants or low interest loans may be available to local homeowners, to verify funding availability please visit stevenspoint.com/595/Homeowner-Help

Failure to correct the condition(s) described above will result in the issuance of a \$100.00 service charge, as well as, enforcing the penalty provisions described in the Stevens Point Municipal Code, with the any unpaid charges

www.stevenspoint.com

#RAC-2021-01087

Page 1 of 2

assessed against the real estate as a special charge.

Please note that if work is being performed, or slated to be performed, it may require a building permit. Inquire with our office to verify if a building permit is needed. If you require assistance or have any additional questions regarding this matter, please contact the issuing inspector.

Sincerely,

A handwritten signature in black ink that reads "Mark Kordus".

Mark Kordus
Neighborhood Improvement Coordinator
mkordus@stevenspoint.com
715-346-1567



Wednesday, November 3, 2021

ID#: RAC-2021-01087
INVOICE: 500033755

JONATHAN KRAMAS
2445 STANLEY ST
STEVENS POINT, WI 54481

**NONCOMPLIANCE NOTICE:
VEHICLE PARKED ON GRASS AT 2445 STANLEY ST**

Dear Jonathan Kramas,

An inspection of the property located at 2445 STANLEY ST was made on 11/03/2021. As a result of this inspection, the condition below was observed:

Condition:

- All vehicles license for use on a public roadway must be parked on an approved hard surface they cannot be parked on the grass or lawn please correct prior to the due date. Must be corrected by: 10/25/2021 parking / driveway surfaces required 23.01(14)(e)(2)(h): 23.01(15)(e)(2)(h) Surfacing Required. Except as provided below, where parking facilities or any other vehicular use area is provided, they shall be surfaced with asphalt bituminous, concrete or dustless material approved by the Administrator, and shall be maintained in a smooth, well-graded condition.



The condition described above is not in compliance with the referenced Municipal Code, WI Admin Code, & WI Statutes, which states, 'the provisions of these codes shall apply to all existing premises and constitute the minimum requirements and standards for property conditions'. Case details may be requested at communitydevelopment@stevenspoint.com.

This is your official notice that you will need to bring the property into compliance by properly abating such conditions within the timeline indicated. A re-inspection will occur to verify if the condition(s) is abated prior to 10/25/2021. Please contact the issuing inspector if this date needs to be adjusted before the scheduled re-inspection. Grants or low interest loans may be available to local homeowners, to verify funding availability please visit stevenspoint.com/595/Homeowner-Help

Failure to correct the condition(s) described above will result in the issuance of a \$100.00 service charge, as well as, enforcing the penalty provisions described in the Stevens Point Municipal Code, with the any unpaid charges

www.stevenspoint.com

#RAC-2021-01087

Page 1 of 2

assessed against the real estate as a special charge.

Please note that if work is being performed, or slated to be performed, it may require a building permit. Inquire with our office to verify if a building permit is needed. If you require assistance or have any additional questions regarding this matter, please contact the issuing inspector.

Sincerely,

Mark Kordus
Neighborhood Improvement Coordinator
mkordus@stevenspoint.com
715-346-1567



CITY OF STEVENS POINT

1515 STRONGS AVENUE
STEVENS POINT, WI 54481
715-346-1567

INVOICE

Date	Invoice #	Page
11/03/2021	500033755	1

Bill To: JONATHAN KRAMAS
2445 STANLEY ST
STEVENS POINT WI 54481

Customer/Parcel No.: 240828302105
Parcel Address: 2445 STANLEY ST
DUE UPON RECEIPT

Description	Net Amount
SVC CHGS: INSPECTION AFTER INITIAL NOTICE	100.00
<p>* Effective November 1, 2005 - We reserve the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use information on your check to make a one-time electronic charge to your account at the financial institution indicated on the check. This electronic debit will be for the amount of your check.</p> <p>* Pay by e-check or credit card (fees apply) online at: StevensPoint.com/Invoice</p> <p>* Effective June 30, 2019, interest may be added to all accounts over 30 days past due at 1.5% monthly (18% annually).</p>	
Amount	100.00
Balance Due	<u>100.00</u>

Please Detach at Dashed Line and Return With Remittance

Make Checks Payable & Remit to:

Customer Name: KRAMAS, JONATHAN

City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481

Customer/Parcel No.: 240828302105

Invoice: 500033755

Amount Paid: \$ _____

GovPilot Property Address Search ...

STEVENS POINT CITY, PORTAGE County, WI How to Mark Kordus

Views 2445 Stanley St X

Permit Issue Date 11/27/2019 Date Closed

Identification Contacts Zoning Review Approvals Certificates Payment Inspections Notes Attachments

Work Site

Work Site 2445 Stanley St Work Site Unit Tax Parcel Number 281240828302105

Project Details

Work Type * New/Accession Building New/Accession (Sqft) 0 Volume (Cuft) 0 Use Gr

Description of Work
Widening of driveway per approved site plan. 10/18/21: Extension granted by AK for 10/18/2022



Deliver To:
City Clerk's Office
Attn: Administrative Appeals Board
1515 Strongs Avenue
Stevens Point, Wi 54481

PROPERTY APPEAL FORM

or Email To:
clerk@stevenspoint.com

Enclosed is a notice and/or service charge issued by the Inspection Department of the City of Stevens Point. To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. This request must be in writing, in a manner which is legible, or typed and submitted (hard copy or electronically) to the City Clerk's Office. Under City Ordinance 3.56, any person aggrieved by a notice and/or charge issued in connection with any alleged violation may file a request for a hearing with the Administrative Appeals Board for review of the case.

The written or typed appeal must set forth the reasons for contesting the interpretation of City Code of Ordinances and/or the Notice of Noncompliance issued by the Inspection Department. The appeal must be submitted within 30 days after the date of issuance of the notice and/or charge. **While not mandatory, you are highly encouraged to attend the meeting.**

ALL INFORMATION BELOW IS REQUIRED FOR SUBMITTAL PRIOR TO A HEARING REVIEW

ADDRESS OF PROPERTY: 1817 reserve st OWNER OF PROPERTY: Joseph Gemza
INDIVIDUAL FILING APPEAL: Joseph Gemza RELATION TO PROPERTY: Owner
CONTACT PHONE: 715-572-1306 EMAIL ADDRESS: joeygemza@yahoo.com

ALLEGED VIOLATION: Winter Sidewalk Abatement VIOLATION ID #: 16.06(2)

HAVE YOU SPOKEN WITH THE ISSUING AGENT (REQUIRED): NO YES AGENT: Mark Kordus

RESULTS OF THAT DISCUSSION:

To either pay fine or appeal it.

PLEASE STATE THE SPECIFIC REASONS YOU BELIEVE THE ORDINANCE VIOLATION(S) WERE UNFOUNDED, INCORRECT, OR WITHOUT BASIS. PLEASE NOTE THAT YOU MAY ONLY APPEAL THE ORDINANCE DETERMINATION, ANY DISAGREEMENT WITH THE CHARGE AMOUNTS IS NOT A VALID REASON FOR APPEAL, AS THOSE ARE DETERMINED BY ORDINANCE. YOU MAY ATTACH ADDITIONAL SHEETS OR DOCUMENTS AS NEEDED.

I work for the city of stevens point fire department. I unfortunately was mandated into a 96 hour shift at the alleged date on my invoice. Since I was at work, I was not able to shovel my sidewalk. At the time, I was unaware I could contact Mark Kordus and let him know I could not shovel my sidewalk within 24 hours.

SIGNATURE OF APPELLANT: Joey Gemza DATE: 02/23/22

PRINT NAME: Joey Gemza APPELLANT'S ADDRESS: 1817 Reserve St



Memo

Mark Kordus
Neighborhood Improvement Coordinator
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mkordus@stevenspoint.com

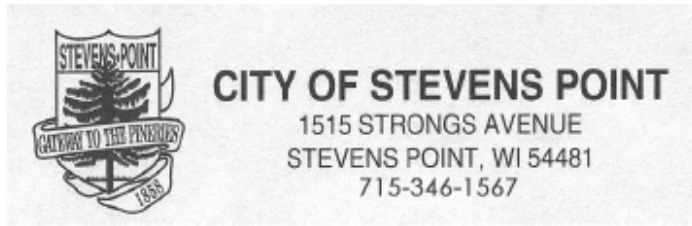
To: Public Protection Committee
From: Mark Kordus
CC: Ryan Kernosky & Andrew Beveridge
Date: 2/24/22
Subject: 1817 Reserve St. - Case #RAC-2022-00074

On 1/25/22 around 3:00 PM Mark Kordus observed a snow-covered sidewalk at 1817 Reserve St. There had been a snowfall event of approximately 2.0 inches as measured at the Stevens Point Airport and officially recorded by NOAA which had started on 1/22/22 and ended prior to 7:30 AM on 1/24/22. The snow was removed by Larry's Helping Hand the City's vendor on 1/26/22 around 5:00 PM, over 57 hours since the last recordable snow event.



Jan 26, 2022 at 5:08:22 PM
2101 Jefferson St
Stevens Point WI 54481
United States





CITY OF STEVENS POINT
 1515 STRONGS AVENUE
 STEVENS POINT, WI 54481
 715-346-1567

INVOICE

Date	Invoice #	Page
01/27/2022	500034092	1

Bill To: JOSEPH A GEMZA III
 1817 RESERVE ST
 STEVENS POINT WI 54481

Customer/Parcel No.: 240833300608

Parcel Address: 1817 RESERVE ST

DUE UPON RECEIPT

Description	Net Amount
SERVICE CHARGES: INSPECTION	25.00
WINTER SIDEWALK ABATEMENT CHGS BY CONTRACTOR	25.75

* Effective November 1, 2005 - We reserve the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use information on your check to make a one-time electronic charge to your account at the financial institution indicated on the check. This electronic debit will be for the amount of your check.

* Pay by e-check or credit card (fees apply) online at: StevensPoint.com/invoice

* Effective June 30, 2019, interest may be added to all accounts over 30 days past due at 1.5% monthly (18% annually).

Please Detach at Dashed Line and Return With Remittance

Amount	50.75
Balance Due	<u>50.75</u>

Make Checks Payable & Remit to:

Customer Name: GEMZA III, JOSEPH A

Customer/Parcel No.: 240833300608

Invoice: 500034092

City of Stevens Point
 1515 Strong's Avenue
 Stevens Point, WI 54481

Amount Paid: \$ _____



Deliver To:
City Clerk's Office
Attn: Administrative Appeals Board
1515 Strongs Avenue
Stevens Point, WI 54481

or Email To:
clerk@stevenspoint.com

PROPERTY APPEAL FORM

RECEIVED
JAN 24 2022
CITY CLERKS
OFFICE

Enclosed is a notice and/or service charge Issued by the Inspection Department of the City of Stevens Point. To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. This request must be in writing, in a manner which is legible, or typed and submitted (hard copy or electronically) to the City Clerk's Office. Under City Ordinance 3.56, any person aggrieved by a notice and/or charge issued in connection with any alleged violation may file a request for a hearing with the Administrative Appeals Board for review of the case.

The written or typed appeal must set forth the reasons for contesting the interpretation of City Code of Ordinances and/or the Notice of Noncompliance issued by the Inspection Department. The appeal must be submitted within 30 days after the date of issuance of the notice and/or charge. **While not mandatory, you are highly encouraged to attend the meeting.**

ALL INFORMATION BELOW IS REQUIRED FOR SUBMITTAL PRIOR TO A HEARING REVIEW

ADDRESS OF PROPERTY: 441 Fourth Ave OWNER OF PROPERTY: Michael Kurylak
INDIVIDUAL FILING APPEAL: Jeremy Manthey RELATION TO PROPERTY: Property Manager
CONTACT PHONE: 715-869-6466 EMAIL ADDRESS: jeremy@rentwithtitan.com

ALLEGED VIOLATION: Debris on Property VIOLATION ID #: RAC-2021-01199

HAVE YOU SPOKEN WITH THE ISSUING AGENT (REQUIRED): NO YES AGENT: Mark Kordus

RESULTS OF THAT DISCUSSION:

Was advised would need to file an appeal if looking to have the charge removed from the owners taxes.

PLEASE STATE THE SPECIFIC REASONS YOU BELIEVE THE ORDINANCE VIOLATION(S) WERE UNFOUNDED, INCORRECT, OR WITHOUT BASIS. PLEASE NOTE THAT YOU MAY ONLY APPEAL THE ORDINANCE DETERMINATION, ANY DISAGREEMENT WITH THE CHARGE AMOUNTS IS NOT A VALID REASON FOR APPEAL, AS THOSE ARE DETERMINED BY ORDINANCE. YOU MAY ATTACH ADDITIONAL SHEETS OR DOCUMENTS AS NEEDED.

The date provided on notice in which the debris would need to be removed by was 12/28/21. I went to the property the morning of 12/29/21 and removed the debris from the property. Jamie, my colleague, called Mark and left a voicemail message that same day to see if the fee would still be applied to the owners taxes as this was taken care of.

SIGNATURE OF APPELLANT: [Signature] DATE: 01/24/22

PRINT NAME: Jeremy Manthey APPELLANT'S ADDRESS: 923 S. Main St., Ste E, Oshkosh, WI 54902 Page 14 of 23



Memo

Mark Kordus
Neighborhood Improvement Coordinator
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mkordus@stevenspoint.com

To: Public Protection Committee
From: Mark Kordus
CC: Ryan Kernosky & Andrew Beveridge
Date: 2/8/22
Subject: 726 Franklin St. - Case #RAC-2021-01238

On 12/1/21 Mark Kordus observed a large interior wooden cabinet, doors, and drawers stored outside the dwelling in the front yard at 441 Fourth Ave. A notice of violation was sent that same day with a due date for compliance of 12/13/21. A reinspection occurred on 12/13/21 at approximately 1:00 PM and the items were still present, a second notice of violation with a service of \$100 was sent to the owner the following day with a new compliance date of 12/28/21. The property was re-inspected on 12/29/21 and all of the items were gone and the case was closed.



Wednesday, December 1, 2021

ID#: RAC-2021-01199

MICHAEL J. KURLAK
2408 PECK ST
STEVENS POINT, WI 54481

**NONCOMPLIANCE NOTICE:
DEBRIS ON PROPERTY AT 441 FOURTH AVE**

Dear Michael J. Kurylak,

An inspection of the property located at 441 FOURTH AVE was made on 12/01/2021. As a result of this inspection, the condition below was observed:

Condition:

- o Interior items such as dressers may not be stored outside the dwelling please remove prior to the due date.

Must be corrected by: 12/13/2021

Interior Household Items Exposed to the Weather 21.03(9): 21.03(9) No owner or occupant of a premise or premise unit shall accumulate rubbish, boxes, lumber, scrap metal, appliance, or any other material or furniture designed for interior use on the premises which it is exposed to the weather for longer than 24 hours in such a manner that may be unsightly to, incompatible with, or repugnant to the residential or commercial neighborhood.



The condition described above is not in compliance with the referenced Municipal Code, WI Admin Code, & WI Statutes, which states, 'the provisions of these codes shall apply to all existing premises and constitute the minimum requirements and standards for property conditions'. Case details may be requested at communitydevelopment@stevenspoint.com.

This is your official notice that you will need to bring the property into compliance by properly abating such conditions within the timeline indicated. A re-inspection will occur to verify if the condition(s) is abated prior to 12/13/2021. Please contact the issuing inspector if this date needs to be adjusted before the scheduled re-inspection. Grants or low interest loans may be available to local homeowners, to verify funding availability please visit stevenspoint.com/S95/Homeowner-Help.

Failure to correct the condition(s) described above will result in the issuance of a \$100.00 service charge, as well as,

www.stevenspoint.com

#RAC-2021-01199

Page 1 of 2

enforcing the penalty provisions described in the Stevens Point Municipal Code, with the any unpaid charges assessed against the real estate as a special charge.

Please note that if work is being performed, or slated to be performed, it may require a building permit. Inquire with our office to verify if a building permit is needed. If you require assistance or have any additional questions regarding this matter, please contact the issuing inspector.

Sincerely,

Mark Kordus
Neighborhood Improvement Coordinator
mkordus@stevenspoint.com
715-346-1567



Tuesday, December 14, 2021

ID#: RAC-2021-01199
INVOICE: 500033891

MICHAEL J. KURLAK
2408 PECK ST
STEVENS POINT, WI 54481

**NONCOMPLIANCE NOTICE:
DEBRIS ON PROPERTY AT 441 FOURTH AVE**

Dear Michael J. Kurlak,

An inspection of the property located at 441 FOURTH AVE was made on 12/13/2021. As a result of this inspection, the condition below was observed:

Condition:

- o Interior items such as dressers may not be stored outside the dwelling please remove prior to the due date.

Must be corrected by: 12/28/2021

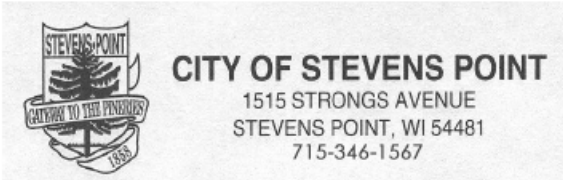
Interior Household Items Exposed to the Weather 21.03(9): 21.03(9) No owner or occupant of a premise or premise unit shall accumulate rubbish, boxes, lumber, scrap metal, appliance, or any other material or furniture designed for interior use on the premises which it is exposed to the weather for longer than 24 hours in such a manner that may be unsightly to, incompatible with, or repugnant to the residential or commercial neighborhood.



The condition described above is not in compliance with the referenced Municipal Code, WI Admin Code, & WI Statutes, which states, 'the provisions of these codes shall apply to all existing premises and constitute the minimum requirements and standards for property conditions'. Case details may be requested at communitydevelopment@stevenspoint.com.

This is your official notice that you will need to bring the property into compliance by properly abating such conditions within the timeline indicated. A re-inspection will occur to verify if the condition(s) is abated prior to 12/28/2021. Please contact the issuing inspector if this date needs to be adjusted before the scheduled re-inspection. Grants or low interest loans may be available to local homeowners, to verify funding availability please visit stevenspoint.com/595/Homeowner-Help

Failure to correct the condition(s) described above will result in the issuance of a \$100.00 service charge, as well as,



CITY OF STEVENS POINT

1515 STRONGS AVENUE
 STEVENS POINT, WI 54481
 715-346-1567

INVOICE

Date	Invoice #	Page
12/14/2021	500033891	1

Bill To: **MICHAEL & MARGARETTE KURLAK**
 2408 PECK ST
 STEVENS POINT WI 54481

Customer/Parcel No.: 240830402003
 Parcel Address: 441 & A FOURTH AVE

DUE UPON RECEIPT

Description	Net Amount
SVC CHGS: INSPECTION AFTER INITIAL NOTICE	100.00

* Effective November 1, 2005 - We reserve the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use information on your check to make a one-time electronic charge to your account at the financial institution indicated on the check. This electronic debit will be for the amount of your check.

* Pay by e-check or credit card (fees apply) online at: StevensPoint.com/invoice

* Effective June 30, 2019, interest may be added to all accounts over 30 days past due at 1.5% monthly (18% annually).

Amount	100.00
Balance Due	<u>100.00</u>

Please Detach at Dashed Line and Return With Remittance

Make Checks Payable & Remit to:

Customer Name: KURLAK, MICHAEL & MARGARE

Customer/Parcel No.: 240830402003

Invoice: 500033891

City of Stevens Point
 1515 Strong's Avenue
 Stevens Point, WI 54481

Amount Paid: \$ _____



Deliver To:
City Clerk's Office
Attn: Administrative Appeals Board
1515 Strongs Avenue
Stevens Point, WI 54481

or Email To:
clerk@stevenspoint.com

PROPERTY APPEAL FORM

RECEIVED
DEC 28 2021
CITY CLERKS
OFFICE

Enclosed is a notice and/or service charge issued by the Inspection Department of the City of Stevens Point. To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. This request must be in writing, in a manner which is legible, or typed and submitted (hard copy or electronically) to the City Clerk's Office. Under City Ordinance 3.56, any person aggrieved by a notice and/or charge issued in connection with any alleged violation may file a request for a hearing with the Administrative Appeals Board for review of the case.

The written or typed appeal must set forth the reasons for contesting the interpretation of City Code of Ordinances and/or the Notice of Noncompliance issued by the Inspection Department. The appeal must be submitted within 30 days after the date of issuance of the notice and/or charge. **While not mandatory, you are highly encouraged to attend the meeting.**

ALL INFORMATION BELOW IS REQUIRED FOR SUBMITTAL PRIOR TO A HEARING REVIEW

ADDRESS OF PROPERTY: 726 Franklin St. OWNER OF PROPERTY: Tanya Potocki
INDIVIDUAL FILING APPEAL: Tanya Potocki RELATION TO PROPERTY: Owner
CONTACT PHONE: 715-630-9487 EMAIL ADDRESS: tanyapotoc@yahoo.com

ALLEGED VIOLATION: Winter Abatement VIOLATION ID #: 500033841
HAVE YOU SPOKEN WITH THE ISSUING AGENT (REQUIRED): NO YES AGENT: Mark Kondus

RESULTS OF THAT DISCUSSION:

Gave explanation of why the shoveling was not completed. Mr. Kondus acknowledged and said he would present that information.

PLEASE STATE THE SPECIFIC REASONS YOU BELIEVE THE ORDINANCE VIOLATION(S) WERE UNFOUNDED, INCORRECT, OR WITHOUT BASIS. PLEASE NOTE THAT YOU MAY ONLY APPEAL THE ORDINANCE DETERMINATION, ANY DISAGREEMENT WITH THE CHARGE AMOUNTS IS NOT A VALID REASON FOR APPEAL, AS THOSE ARE DETERMINED BY ORDINANCE. YOU MAY ATTACH ADDITIONAL SHEETS OR DOCUMENTS AS NEEDED.

I could not clear the sidewalk in a timely manner due to having COVID. I live alone, and could not physically go outside to clear the area. I have included a copy of the positive COVID test I received.

SIGNATURE OF APPELLANT: Tanya Potocki DATE: 12/15/21
PRINT NAME: Tanya Potocki APPELLANT'S ADDRESS: 726 Franklin St.



CITY OF STEVENS POINT

1515 STRONGS AVENUE
STEVENS POINT, WI 54481
715-346-1567

RECEIVED
DEC 28 2021
CITY CLERKS
OFFICE

INVOICE

Date	Invoice #	Page
12/09/2021	500033841	1

Bill To: TANYA T POTOCKI
726 FRANKLIN ST
STEVENS POINT WI 54481

Customer/Parcel No.: 240829301610
Parcel Address: 726-A FRANKLIN ST
DUE UPON RECEIPT

Description	Net Amount
SVC CHGS: INSPECTION AFTER INITIAL NOTICE	25.00
WINTER ABATEMENT CHGS BY CONTRACTOR	25.75

* Effective November 1, 2005 - We reserve the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use information on your check to make a one-time electronic charge to your account at the financial institution indicated on the check. This electronic debit will be for the amount of your check.

* Pay by e-check or credit card (fees apply) online at: StevensPoint.com/invoice

* Effective June 30, 2019, interest may be added to all accounts over 30 days past due at 1.5% monthly (18% annually).

Amount 50.75

Balance Due 50.75

Please Detach at Dashed Line and Return With Remittance

Make Checks Payable & Remit to:

Customer Name: POTOCKI, TANYA T

Customer/Parcel No.: 240829301610

Invoice: 500033841

City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481

Amount Paid: \$ _____



Memo

Mark Kordus
Neighborhood Improvement Coordinator
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mkordus@stevenspoint.com

To: Public Protection Committee
From: Mark Kordus
CC: Ryan Kernosky & Andrew Beveridge
Date: 2/8/22
Subject: 726 Franklin St. - Case #RAC-2021-01238

On 12/7/21 around 11:30 AM Mark Kordus observed a snow-covered sidewalk at 726 Franklin St., this dwelling is listed within the property assessment database, and addressed, as a 2-unit duplex. There had been a snowfall event of approximately 3.4 inches as measured at the Stevens Point Airport and officially recorded by NOAA which had started on Friday 12/3/21 and ended prior to 7:30 AM on 12/6/22. The snow was removed by Larry's Helping Hand the City's vendor on 12/7/21 around 1:40 PM, over 30 hours since the last recordable snow event.



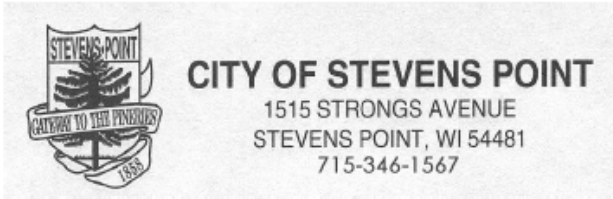


734 Franklin St
 Stevens Point WI 54481
 United States
 Dec 7, 2021 at 1:40:08 PM

U.S. Department of Commerce
 National Oceanic & Atmospheric Administration
 National Environmental Satellite, Data, and Information Service
 Current Location: Elev: 1079 ft. Lat: 44.5115° N Lon: -89.5853° W
 Station: STEVENS POINT, WI US USC00478171

Record of Climatological Observations
 These data are quality controlled and may not be identical to the original observations.
 Generated on 02/07/2022

Year	Month	Day	Temperature (F)			Precipitation				Evapor	
			24 Hrs. Ending at Observation Time		At Obs.	24 Hour Amounts Ending at Observation Time			At Obs. Time		
			Max.	Min.		Rain, Melted Snow, Etc. (in)	F l a g	Snow, Ice Pellets, Hail (in)	F l a g		Snow, Ice Pellets, Hail, Ice on Ground (in)
2021	12	01	41	24	30	0.03		0.5		1.0	
2021	12	02	46	30	40	0.00		0.0		0.0	
2021	12	03	46	31	31	0.12		1.2		1.0	
2021	12	04	34	24	24	0.00		0.0		0.0	
2021	12	05	33	23	23	0.05		0.7		1.0	
2021	12	06	31	23	24	0.26		1.5		3.0	
2021	12	07	24	-2	-1	0.00		0.0		3.0	
2021	12	08	13	-1	9	0.05		1.4		4.0	
2021	12	09	22	7	22	0.00		0.0		4.0	
2021	12	10	31	22	27	0.12		1.4		5.0	
2021	12	11	31	27	27	0.54		4.5		7.0	
2021	12	12	33	19	20	0.22		2.8		7.0	
2021	12	13	41	17	30	0.00		0.0		6.0	
2021	12	14	45	25	34	0.00		0.0		5.0	
2021	12	15	41	34	41	0.00		0.0		3.0	



INVOICE

Date	Invoice #	Page
12/09/2021	500033841	1

Bill To: TANYA T POTOCKI
 726 FRANKLIN ST
 STEVENS POINT WI 54481

Customer/Parcel No.: 240829301610
 Parcel Address: 726-A FRANKLIN ST

DUE UPON RECEIPT

Description	Net Amount
SVC CHGS: INSPECTION AFTER INITIAL NOTICE	25.00
WINTER ABATEMENT CHGS BY CONTRACTOR	25.75

* Effective November 1, 2005 - We reserve the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use information on your check to make a one-time electronic charge to your account at the financial institution indicated on the check. This electronic debit will be for the amount of your check.

* Pay by e-check or credit card (fees apply) online at: StevensPoint.com/invoice

* Effective June 30, 2019, interest may be added to all accounts over 30 days past due at 1.5% monthly (18% annually).

Amount	50.75
Balance Due	<u>50.75</u>

Please Detach at Dashed Line and Return With Remittance

Make Checks Payable & Remit to:

Customer Name: POTOCKI, TANYA T

City of Stevens Point
 1515 Strong's Avenue
 Stevens Point, WI 54481

Customer/Parcel No.: 240829301610

Invoice: 500033841

Amount Paid: \$ _____