

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

**August 17, 2022 - 4:00 PM
City Conference Room - 1515 Strong's Avenue**

1. Roll Call.
2. Minutes of the March 16, 2022 meeting.
3. Appeal of notice/service charge for property maintenance violation:
 - a. 424 Maria Drive.
 - b. 2000 McCulloch Street.
4. Schedule date and time of the next meeting.
5. 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
March 16, 2022 - 4:03 PM
City Conference Room - 1515 Strong's Avenue

MINUTES

1. Roll Call.

Present: Chair Fishler, Ald. Shorr, Ald. Leek.

Excused: Member Speckmann.

Others

Present: Clerk Yenter, Neighborhood Improvement Coordinator Kordus.

2. Minutes of the November 17, 2021 meeting.

Ald. Shorr moved, Ald. Leek seconded, to approve minutes of the November 17, 2021 meeting.

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

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

a. 2445 Stanley Street.

Neighborhood Improvement Coordinator Kordus gave an overview of the violation.

There was discussion surrounding a permit that was granted for a driveway expansion and the extension request for the permit.

Ald. Shorr moved, Ald. Leek seconded, to deny the appeal for 2445 Stanley Street.

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

b. 1817 Reserve Street.

Neighborhood Improvement Coordinator Kordus outlined the complaint.

Ald. Leek questioned the start time of the applicant's work shift.

Ald. Shorr noted the need for communication when a person is unable to clear the snow themselves.

Neighborhood Improvement Coordinator Kordus explained that if he is contacted by a person that is not able to clear sidewalks, he will usually give an extension.

Ald. Shorr moved, Ald. Leek seconded, to deny the appeal for 1817 Reserve Street.

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

c. 441 Fourth Avenue.

Neighborhood Improvement Coordinator Kordus gave an overview of the violation.

Chair Fishler asked when they would have received the letter.

Neighborhood Improvement Coordinator Kordus said the notice was sent on the first of the month with a compliance date of the thirteenth.

Ald. Leek moved, Ald. Shorr seconded, to deny the appeal for 441 Fourth Avenue.

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

d. 726 Franklin Street.

Neighborhood Improvement Coordinator Kordus outlined the complaint.

Ald. Leek asked about the positive Covid test that was mentioned in the appellant's appeal form.

Clerk Yenter confirmed that a positive Covid test was provided.

Neighborhood Improvement Coordinator Kordus noted that this was not the first violation and spoke about the importance of appellants being available for questions.

Ald. Shorr suggested allowing appellants to call in to appeal meetings.

Members of the board supported allowing appellants to be present via phone.

Ald. Leek moved, Ald. Shorr seconded, to deny the appeal for 726 Franklin Street.

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

4. Adjournment.

Adjourned at 4:36 p.m.



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
MAY 09 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: 424 Marice Dr OWNER OF PROPERTY: Henry Danczyk
INDIVIDUAL FILING APPEAL: David Lecher RELATION TO PROPERTY: Tenant
CONTACT PHONE: 715 340-~~8451~~
8500 EMAIL ADDRESS: DavidLecher9@gmail.com

ALLEGED VIOLATION: abandoned cars VIOLATION ID #: _____

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

RESULTS OF THAT DISCUSSION:

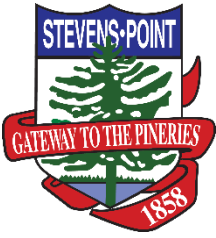
He said that I need to appeal it with this form

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 was not around to do anything about moving the cars in a timely manner, but as soon as I was back in town I had them moved asap. It is ~~not~~ not cool to charge me more than the cars were worth.

SIGNATURE OF APPELLANT: David Lecher DATE: 5-9-22

PRINT NAME: David Lecher APPELLANT'S ADDRESS: 424 Marice Dr
ST. Point WI



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: 7/28/22
Subject: 424 Maria Ave. - Case RAC-2022-00044

Six inspections occurred at this property from 1/31/22 to 4/11/22 by Mark Kordus and four separate \$100 service fees were issued during that time for unlicensed and inoperable vehicles. The final inspection occurred on 4/11/22 at which time the property was found to be in compliance and case was closed. No one had contacted our office, tenant or landlord during the above time frame.





Report a Concern ▾

Related Records ▾



Views

424 Maria Dr ✕

Address

Address 2

Concern

Work Orders

Inspections

Violations

Invoice

Notes

Transactions

Attachments

Add Inspection

Edit	Re...	Date	Inspector Assigned	Status
		4/11/2022 12:00 PM	Mark Kordus	Pass
		3/28/2022 1:00 PM	Mark Kordus	Fail
		3/14/2022 11:00 AM	Mark Kordus	Fail
		2/28/2022 12:00 PM	Mark Kordus	Fail
		2/14/2022 11:00 AM	Mark Kordus	Fail
		1/31/2022 12:00 PM	Mark Kordus	Fail

NEW

CLONE

EDIT

DELETE

PRINT MENU



Wednesday, March 30, 2022

ID#: RAC-2022-00044
INVOICE: 500034191

HENRY D. DANCZYK
135 FOREST ST N
STEVENS POINT, WI 54481

**NONCOMPLIANCE NOTICE:
ABANDONED VEHICLE ON PROPERTY AT 424 MARIA DR**

Dear Henry D. Danczyk,

An inspection of the property located at 424 MARIA DR was made on 03/28/2022. As a result of this inspection, the condition below was observed:

Condition:

- o All vehicles must be currently licensed and operational or parked inside of a garage if they are not please correct prior to the due date. Must be corrected by: 04/11/2022
Inoperable and/or Unlicensed Vehicle 21.03(18): 21.03(18) No owner, operator or occupant of any premise shall suffer, permit or allow any disassembled, dismantled, junked, wrecked or inoperable and/or unlicensed motor vehicle, machinery or trailer to be stored or allowed to remain in the open on such a premise for a period in excess of three days unless it is in connection with an automotive sales and repair business located in a properly zoned area. Vehicles, machinery or trailers for which lawful operation upon a public highway requires display of current license or registration must, in addition to being licensed and/or registered, display that license or registration.



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 **04/11/2022**. 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 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
03/30/2022	500034191	1

Bill To: HENRY D. DANCZYK
135 FOREST STREET NORTH
STEVENS POINT WI 54481

Customer/Parcel No.: 240830100244

Parcel Address: 424 MARIA DRIVE

DUE UPON RECEIPT

Description	Net Amount
SERVICE CHARGES: INSPECTION	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: DANCZYK, HENRY D.

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

Customer/Parcel No.: 240830100244

Invoice: 500034191

Amount Paid: \$ _____



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: 2000 McCulloch St OWNER OF PROPERTY: Carole Wood
 INDIVIDUAL FILING APPEAL: Jacob Patrick RELATION TO PROPERTY: tenant
 CONTACT PHONE: 715-803-8555 EMAIL ADDRESS: jacobpatrick300@gmail.com

ALLEGED VIOLATION: leaving furniture on curb VIOLATION ID #: ?
 HAVE YOU SPOKEN WITH THE ISSUING AGENT (REQUIRED): No Yes AGENT: Mark Cortus

RESULTS OF THAT DISCUSSION:

neighbors moved but what left a bunch of furniture & appliances on our property. The city was called by carole wood to take care of the stuff which was around like (Carole wood is charging us and say they can't do anything about it and to contact the city

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.

We contacted the city because we believe we shouldn't be responsible for this charge if it wasn't our furniture. The city then prompted us to fill this form out.

SIGNATURE OF APPELLANT: Jacob Patrick DATE: 7-08-22
 PRINT NAME: Jacob Patrick APPELLANT'S ADDRESS: 2000 McCulloch 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: 7/28/22
Subject: 2000 McCulloch St. - Case RAC-2022-00600

On 5/25/22 at 10:45 AM Mark Kordus observed a numerous indoor furniture items within the boulevard in front of 2000 McCulloch St. A pink tag was left on the items indicating they needed to be removed within 24 hours. On 5/27/22 at 10:15 AM the items were removed by the city abatement contractor. The neighboring house at 2008 McCulloch was sold and transferred on 6/1/22.



Network: May 27, 2022 at 10:09:27 AM CDT
Local: May 27, 2022 at 10:09:27 AM CDT
N 44° 31' 0.002", W 89° 34' 15.741"
2000 McCulloch St
Stevens Point WI 54481
United States



Network: May 27, 2022 at 10:14:30 AM CDT
Local: May 27, 2022 at 10:14:30 AM CDT
N 44° 31' 0.629", W 89° 34' 15.039"
2008 McCulloch 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
06/23/2022	500034291	1

Bill To: PINE WOOD APARTMENTS LLC
 ATTN: MIKE MUTZ
 433 MCDILL AVE
 STEVENS POINT WI 54481

Customer/Parcel No.: 240832404407
 Parcel Address: 2000 MCCULLOCH ST
DUE UPON RECEIPT

Description	Net Amount
SERVICE CHARGES: INSPECTION	50.00
NUISANCE ABATEMENT CHGS BY CONTRACTOR	97.25

* 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 147.25

Balance Due 147.25

Please Detach at Dashed Line and Return With Remittance

Make Checks Payable & Remit to:

Customer Name: PINE WOOD APARTMENTS LLC

Customer/Parcel No.: 240832404407

Invoice: 500034291

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

Amount Paid: \$ _____