

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

**January 17, 2024 - 4:00 PM
City Conference Room - 1515 Strongs Avenue**

Meeting Items

1. Roll Call.
2. Minutes of the October 18, 2023 meeting.
3. Appeal of notice/service charge for property maintenance violation:
 - a. 1932 College Avenue.
 - b. 1743 Elk Street.
 - c. 1919 Ellis Street.
 - d. 1233 Fourth Avenue.
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 Strongs 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
October 18, 2023 - 4:15 PM
City Conference Room - 1515 Strongs Avenue

MINUTES

1. Roll Call.

Present: Fishler, Shorr, Keymer, Speckmann, Tiffany.

Others Present:

Clerk Yenter, Neighborhood Improvement Coordinator Kordus, Attorney Beveridge.

2. Minutes of the March 8, 2023 and August 2, 2023 meetings.

Ald. Shorr moved, Member Speckmann seconded, to approve the minutes.

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

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

a. 3300 Church Street.

Neighborhood Improvement Coordinator Kordus gave an overview of the violation.

Nathan Check, representative of Portage County, outlined the situation and their appeal objective.

Ald. Keymer moved, Ald. Shorr seconded, to deny the appeal and reduce the notice service charge to \$50 from \$100.

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

4. Schedule date and time of the next meeting.

No appeals at this time so no date was set.

5. Adjournment.

Adjourned at 4:39 p.m.



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

or Email To:
 clerk@stevenspoint.com

PROPERTY APPEAL FORM

RECEIVED
 DEC 11 2023
 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: 1932 College Ave OWNER OF PROPERTY: Jason Smith
 INDIVIDUAL FILING APPEAL: Jason Smith RELATION TO PROPERTY: Owner
 CONTACT PHONE: 715-281-1951 EMAIL ADDRESS: jasonsmith4995@gmail.com

ALLEGED VIOLATION: Bulk waste at curb VIOLATION ID #: RAC-2023-01118


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

RESULTS OF THAT DISCUSSION:

Fill out online appeal 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.

The date on the letter is 12/1/2023, the inspection was done on 11/21/2023 with a resolution date of 11/27/2023. The only letter we recieved was the one with the fine to pay dated 12/1/23, which is attached. This was recieved at our home address on 12/7/2023. This is probably a result of the address mix up, but we were not presented with the letter in a timley matter for us to have the issue corrected by the due date. If it would have been mailed to the correct address we would have had the issue fixed and there would be no fine to pay.

SIGNATURE OF APPELLANT:  DATE: 12/7/2023
 PRINT NAME: Jason Smith APPELLANT'S ADDRESS: E2178 Miracle Mountain Way, Waupaca



COPY

Friday, December 1, 2023

ID #: RAC-2023-01118
INVOICE #: 202300421

SUPERIOR PROPERTY SOLUTIONS, LLC
N2108 COUNTY RD K
WAUPACA, WI 54981

**NOTICE AND INVOICE FOR CORRECTING VIOLATION(S):
BULK WASTE AT CURB EARLY AT 1932 COLLEGE AVE**

Dear Superior Property Solutions, LLC,

An inspection of the property was made on 11/21/2023. As a result of this inspection, the condition described below was observed:

- o Must be corrected by: 11/27/2023

Debris or interior items outside the dwelling: 21.03(9) No owner or occupant of a premise or premise unit shall accumulate rubbish, trash boxes, lumber, scrap metal, appliances, vehicle parts, tires, dilapidated or inoperable items, or any other material or furniture designed for interior use on the premises such that 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. Bulk wood storage shall be adequately supported or stacked so as not to pose a hazard to person or property, and shall not be placed within any accessory structure setback areas, with an exception for up to one face cord of wood for personal use may be stored adjacent to the primary dwelling. This section shall not apply to properties with an active building permit



This is your official notice that you will need to bring the property into compliance by properly abating such violations prior to 11/27/2023. Failure to abate 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, including, but not limited to the issuance of a citation and/or the abatement by the City with the costs of abatement being assessed against the real estate as a special charge.

Please note that work being performed, or slated to be performed, may require a building permit. Inquire with our office to verify if a building permit is needed. Double fees shall be charged if work is commenced prior to the issuance of a permit. If you require assistance or have any additional questions regarding this matter, please contact the issuing inspector. Your cooperation is greatly appreciated. **To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. The form is available**



online at stevenspoint.com/neighborhood, or you may request a hard copy from our office. Please note that you may only appeal the ordinance determination. Disagreement with the charge amounts is not a valid reason for appeal, as those are determined by ordinance. Local grants or low interest loans may be available, to check funding and program availability please visit stevenspoint.com/595/Homeowner-Help

As this is a subsequent offense, and the associated fees for the re-inspection and / or abatement of the condition(s) are as follows:

Type	Amount
Inspection without Notice	\$25.00
Nuisance Abatement	\$55.40
Balance Due:	\$80.40

Sincerely,

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

RECIPIENTS: Superior Property Solutions, LLC

Please remit payment to the City of Stevens Point within 30 days from the date on this notice. Please be informed that if payment has not been received by this date, these fees will be assessed against the real estate as a special charge.

* Effective November 1, 2005 – The City of Stevens Point Reserves the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use the 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 on your check. Please Detach at Dashed Line and Return With Remittance.

Customer Name: SUPERIOR PROPERTY SOLUTIONS, LLC
Customer/Parcel No: 240832103918
Invoice: 202300421

Make Checks payable and Remit to:

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Amount Due: \$80.40

Or pay online: stevenspoint.com/invoice



Deliver To:
 City Clerk's Office
 Attn: Administrative Appeals Board
 1515 Strong's Avenue
 Stevens Point, WI 54481
or Email To:
 clerk@stevenspoint.com

PROPERTY APPEAL FORM

RECEIVED

DEC 07 2023

CITY CLERKS OFFICE

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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: 1932 College Ave OWNER OF PROPERTY: Jason Smith - Superior Property Solutions LLC
 INDIVIDUAL FILING APPEAL: Jason Smith RELATION TO PROPERTY: Owner
 CONTACT PHONE: 715-281-1951 EMAIL ADDRESS: jasonsmith4995@gmail.com

ALLEGED VIOLATION: Debris on property VIOLATION ID #: RAC-2023-00832

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

RESULTS OF THAT DISCUSSION:

We were told that they do not use the same system as the city when an address is updated. We were told to fill out an appeal form online.

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.

Mailing address was updated with the City of Steven's Point. Unaware that the same system was not used for community development. Therefore, the correction of the violation was sent to the wrong address. We did not receive the notice until 11/25/2023. This did not allow us any time to correct the violation with the residents residing in the home. If we would have received the violation letter at the correct address the issue would have been corrected in a timely matter.

SIGNATURE OF APPELLANT: [Signature] DATE: 12/4/2023
 PRINT NAME: Jason Smith APPELLANT'S ADDRESS: E2178 Miracle Mountain Way, Wauapca WI 54981



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: 12/22/23
 Subject: 1932 College Ave. - Case RAC-2023-00832

On 9/13/23 Mark Kordus observed debris and several couches in the back yard at 1932 College Ave. A notice was sent giving 14 days to correct. A reinspection occurred on 9/27/23 and the following dates as well with approximately every 14 days with continued non-compliance; 10/11/23 and 10/26/23. Three service fees of \$100 each for a total of \$300 for each re-inspection were issued to the property owner. The case was closed on 12/4/23. The owner called and explained he had changed his mailing address. We had issued 4 orders in total and 2 were returned as undeliverable. Staff checked with State of Wisconsin department of financial institutions for LLC registration and there was no update to the company or registered agent address. The owner indicated after transferring him to the assessors to update his mailing address, that he had only updated it with the water utility and not with the county land record or city assessors.

← → ↻ wdfi.org/apps/corpsearch/Details.aspx?entityID=S135475&hash=1284178455&searchFunctionID=6cc556cb-f7e1-40d2-...

Vital Statistics

Entity ID	S135475
Registered Effective Date	07/06/2021
Period of Existence	PER
Status	Organized Request a Certificate of Status
Status Date	07/06/2021
Entity Type	Domestic Limited Liability Company
Annual Report Requirements	Limited Liability Companies are required to file an Annual Report under s. 183.0212, WI Statutes.

Addresses

Registered Agent Office	JASON SMITH N2108 COUNTY ROAD K WAUPACA, WI 54981 File a Registered Agent/Office Update Form
Principal Office	N2108 COUNTY ROAD K WAUPACA, WI 54981

Historical Information

Annual Reports	Year	Reel	Image	Filed By	Stored On
	2022	000	0000	online	database



Thursday, October 26, 2023

ID #: RAC-2023-00832
INVOICE #: 202300380

SUPERIOR PROPERTY SOLUTIONS, LLC
N2108 COUNTY RD K
WAUPACA, WI 54981

**NOTICE AND INVOICE FOR CORRECTING VIOLATION(S):
DEBRIS ON PROPERTY AT 1932 COLLEGE AVE**

Dear Superior Property Solutions, LLC,

An inspection of the property was made on 10/26/2023. As a result of this inspection, the condition described below was observed:

- o Interior furniture such as sofas or chairs may not be stored outside the dwelling please remove prior to the due date. Also debris such as cans or bottles may not be stored outside the dwelling unless they are in the appropriate container please correct prior to the due date. Must be corrected by: 11/13/2023
Debris or interior items outside the dwelling: 21.03(9) No owner or occupant of a premise or premise unit shall accumulate rubbish, trash boxes, lumber, scrap metal, appliances, vehicle parts, tires, dilapidated or inoperable items, or any other material or furniture designed for interior use on the premises such that 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. Bulk wood storage shall be adequately supported or stacked so as not to pose a hazard to person or property, and shall not be placed within any accessory structure setback areas, with an exception for up to one face cord of wood for personal use may be stored adjacent to the primary dwelling. This section shall not apply to properties with an active building permit



This is your official notice that you will need to bring the property into compliance by properly abating such violations prior to 11/13/2023. Failure to abate 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, including, but not limited to the issuance of a citation and/or the abatement by the City with the costs of abatement being assessed against the real estate as a special charge.

Please note that work being performed, or slated to be performed, may require a building permit. Inquire with our office to verify if a building permit is needed. Double fees shall be charged if work is commenced prior to the issuance of a permit. If you require assistance or have any additional questions regarding this matter, please



contact the issuing inspector. Your cooperation is greatly appreciated. To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. The form is available online at stevenspoint.com/neighborhood, or you may request a hard copy from our office. Please note that you may only appeal the ordinance determination. Disagreement with the charge amounts is not a valid reason for appeal, as those are determined by ordinance. Local grants or low interest loans may be available, to check funding and program availability please visit stevenspoint.com/595/Homeowner-Help

As this is a subsequent offense, and the associated fees for the re-inspection and / or abatement of the condition(s) are as follows:

Type	Amount
Inspection after Initial Notice	\$100.00
Balance Due: \$100.00	

Sincerely,

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

RECIPIENTS: Superior Property Solutions, LLC

Please remit payment to the City of Stevens Point within 30 days from the date on this notice. Please be informed that if payment has not been received by this date, these fees will be assessed against the real estate as a special charge.

* Effective November 1, 2005 – The City of Stevens Point Reserves the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use the 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 on your check. Please Detach at Dashed Line and Return With Remittance.

Customer Name: SUPERIOR PROPERTY SOLUTIONS, LLC
Customer/Parcel No: 240832103918
Invoice: 202300380

Make Checks payable and Remit to:

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Amount Due: \$100.00

Or pay online: stevenspoint.com/invoice



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

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

ADDRESS OF PROPERTY: 1743 Elk Street OWNER OF PROPERTY: Welling Properties LLC
 INDIVIDUAL FILING APPEAL: Lillian Mahon RELATION TO PROPERTY: Tenant
 CONTACT PHONE: (715)254-7503 EMAIL ADDRESS: lillysuemahon@icloud.com

* ALLEGED VIOLATION: Bulk Waste at Curb VIOLATION ID #: RAC-2023-00958

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

RESULTS OF THAT DISCUSSION: N/A

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.

Due to lack of information I failed to fulfill the city's requirement for bulk removal. Because the written notice was sent to the owner of the property and not to the property address, I was unaware of the offense until the property owner received a second notice.

SIGNATURE OF APPELLANT: Lillian Mahon DATE: 11/14/2023 PRINT NAME: Lillian

Mahon_____ APPELLANT'S ADDRESS: _____1743 Elk Street_____



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: 12/22/23
Subject: 1741 (1743) Elk St. - Case RAC-2023-00958

On 10/30/23 Mark Kordus observed a mattress at the curb at 424 Franklin St. the item was tagged. On 11/1/23 a re-inspection occurred and the item was still at the curb, it was abated by the City contractor at 11:07 AM on that same day. The tenant did not contact the issuing code official.





Friday, November 10, 2023

ID #: RAC-2023-00958
INVOICE #: 202300402

WELLING PROPERTIES, LLC
247 EDGEWOOD RD
CUSTER, WI 54423

**NOTICE AND INVOICE FOR CORRECTING VIOLATION(S):
BULK WASTE AT CURB EARLY AT 1741 ELK ST**

Dear Welling Properties, LLC,

An inspection of the property was made on 10/30/2023. As a result of this inspection, the condition described below was observed:

- o Must be corrected by: 11/01/2023

Debris or interior items outside the dwelling: 21.03(9) No owner or occupant of a premise or premise unit shall accumulate rubbish, trash boxes, lumber, scrap metal, appliances, vehicle parts, tires, dilapidated or inoperable items, or any other material or furniture designed for interior use on the premises such that 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. Bulk wood storage shall be adequately supported or stacked so as not to pose a hazard to person or property, and shall not be placed within any accessory structure setback areas, with an exception for up to one face cord of wood for personal use may be stored adjacent to the primary dwelling. This section shall not apply to properties with an active building permit



This is your official notice that you will need to bring the property into compliance by properly abating such violations prior to 11/01/2023. Failure to abate 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, including, but not limited to the issuance of a citation and/or the abatement by the City with the costs of abatement being assessed against the real estate as a special charge.

Please note that work being performed, or slated to be performed, may require a building permit. Inquire with our office to verify if a building permit is needed. Double fees shall be charged if work is commenced prior to the issuance of a permit. If you require assistance or have any additional questions regarding this matter, please contact the issuing inspector. Your cooperation is greatly appreciated. To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. The form is available



online at stevenspoint.com/neighborhood, or you may request a hard copy from our office. Please note that you may only appeal the ordinance determination. Disagreement with the charge amounts is not a valid reason for appeal, as those are determined by ordinance. Local grants or low interest loans may be available, to check funding and program availability please visit stevenspoint.com/595/Homeowner-Help

As this is a subsequent offense, and the associated fees for the re-inspection and / or abatement of the condition(s) are as follows:

Type	Amount
Inspection after Slip	\$50.00
Nuisance Abatement	\$61.15

Balance Due: \$111.15

Sincerely,

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

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

RECIPIENTS: Welling Properties, LLC

Please remit payment to the City of Stevens Point within 30 days from the date on this notice. Please be informed that if payment has not been received by this date, these fees will be assessed against the real estate as a special charge.

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Customer Name: WELLING PROPERTIES, LLC
Customer/Parcel No: 240832400908
Invoice: 202300402

Make Checks payable and Remit to:

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Amount Due: \$111.15

Or pay online: stevenspoint.com/invoice



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

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RECEIVED
DEC 12 2023
CITY CLERK'S OFFICE

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

ADDRESS OF PROPERTY: 1919 ELLIS STREET OWNER OF PROPERTY: _____
INDIVIDUAL FILING APPEAL: JOSEPH JOKIPII RELATION TO PROPERTY: TENANT
CONTACT PHONE: 608-228-9047 EMAIL ADDRESS: JOSEPHJOKIPII1@GMAIL.COM

ALLEGED VIOLATION: SNOW REMOVAL VIOLATION ID #: RAC-2023-01149
HAVE YOU SPOKEN WITH THE ISSUING AGENT (REQUIRED): No Yes AGENT: MARK KORDUS

RESULTS OF THAT DISCUSSION:

MARK ADVISED ME TO FILE THIS FORM IN ORDER TO HAVE AN APPEAL HEARING WHERE I AM ABLE TO DISCUSS THE CIRCUMSTANCES OF THE SITUATION AND REQUEST LENIENCY. HE ALSO ADVISED ME TO ENSURE MY ATTENDANCE TO THE HEARING.

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 ENDED UP HAVING TO GO TO MY SECOND JOB ON MONDAY THE 4TH, I DO NOT HAVE ANYONE ELSE THAT I COULD HAVE HAD SHOVEL IN MY ABSENCE. I TENDED TO THE SIDEWALK AS SOON AS I WAS ABLE THE FOLLOWING DAY. IMMEDIATELY AFTER LEAVING WORK I WENT HOME AND SHOVELED. THERE WAS APPROXIMATELY 2 INCHES OF SNOW STILL ON THE SIDEWALK WHEN I ARRIVED HOME. I LATER FOUND OUT THIS WAS ONLY 3 HOURS AFTER INSPECTION. I DO APOLOGIZE FOR THE CIRCUMSTANCES PREVENTING ME FROM BEING ABLE TO ATTEND TO THE SIDEWALK SOONER. BUT AS THIS IS MY FIRST OFFENSE I WOULD LIKE TO ASK FOR A SMALL AMOUNT OF LENIENCY DUE TO THE NATURE OF THE SITUATION.

SIGNATURE OF APPELLANT: [Signature] DATE: 12/12/2023
PRINT NAME: JOSEPH JOKIPII APPELLANT'S ADDRESS: 1917 ELLIS STREET



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: 12/22/23
 Subject: 1917 (1919) Ellis St. - Case RAC-2023-01149

On 12/5/23 Mark Kordus observed an un-shoveled sidewalk at 1917 Ellis St. An abatement occurred by the City contractor at approximately 12:45 PM that same day. There was a two-day snow event totaling 2.4" as measured at the NOAA Stevens Point weather station which ended at or before 7:30 AM on 12/4/23. The tenant did contact the code official prior to submitting the appeal regarding this case.

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 12/08/2023

National Centers for Environmental Information
 151 Patton Avenue
 Asheville, North Carolina 28801

Observation Time Temperature: 0730 Observation Time Precipitation: 0730

Year	Month	Day	Temperature (F)			Precipitation				Evaporation		"Soil Temperature (F)"								
			"24 Hrs. Ending at Observation Time"		At Obs.	24 Hour Amounts Ending at Observation Time			At Obs. Time	24 Hour Wind Movement (mi)	Amount of Evap. (in)	4 in. Depth			8 in. Depth					
			Max.	Min.		Rain, Melted Snow, Etc. (in)	Flag	Snow, Ice Pellets, Hail (in)				Flag	Snow, Ice Pellets, Hail, Ice on Ground (in)	Ground Cover (see *)	Max.	Min.	Ground Cover (see *)	Max.	Min.	
2023	12	01	43	17	22	0.00		0.0		0.0										
2023	12	02	32	17	21	0.00		0.0		0.0										
2023	12	03	37	20	30	0.10		1.2		1.0										
2023	12	04	33	27	30	0.07		1.2		2.0										
2023	12	05	34	30	30	0.00		0.0		2.0										
2023	12	06																		
2023	12	07																		
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2023	12	29																		
2023	12	30																		
2023	12	31																		
Summary			36	22		0.17		2.4												

Empty, or blank, cells indicate that a data observation was not reported.
 *Ground Cover: 1=Grass; 2=Fallow; 3=Bare Ground; 4=Brome grass; 5=Sod; 6=Straw mulch; 7=Grass muck; 8=Bare muck; 0=Unknown
 s This data value failed one of NCEI's quality control tests. *At Obs.* = Temperature at time of observation
 T values in the Precipitation or Snow category above indicate a "trace" value was recorded.
 A values in the Precipitation Flag or the Snow Flag column indicate a multiday total, accumulated since last measurement, is being used.
 Data value inconsistency may be present due to rounding calculations during the conversion process from SI metric units to standard imperial units.



Dec 5, 2023 at 12:48:46 PM
1919 Ellis St
Stevens Point, WI 54481
United States





Friday, December 8, 2023

ID #: RAC-2023-01149
INVOICE #: 202300445

RED POST PROPERTIES, LLC
1101 NOTTINGHAM DR
PLOVER, WI 54467

**NOTICE AND INVOICE FOR CORRECTING VIOLATION(S):
SNOW AND ICE REMOVAL - SIDEWALK AT 1917 ELLIS ST**

Dear Red Post Properties, LLC,

An inspection of the property was made on 12/05/2023. As a result of this inspection, the condition described below was observed:

- o Must be corrected by: 12/05/2023

Snow and Ice Removal 16.06 (1): 16.06 (1) Removal from Sidewalks. The owner, occupant or person in charge of any building fronting upon or adjoining any street, and the owner or person in charge of an unoccupied dwelling or lot fronting as aforesaid, shall clean the sidewalk in front of or adjoining such building, or unoccupied lot or dwelling, which on corner lots shall include the sidewalk or ramps extending to the street, of snow and ice from such sidewalk and cause same to be kept clear of snow and ice, provided that when ice has formed on any sidewalk that it cannot be removed, the persons herein referred to shall keep the same sprinkled with ashes, sawdust, or sand. In the event of a snow storm, accumulated snow shall be removed from the abutting sidewalk by the owner or occupant of any premises within twenty-four hours after the snow ceases to fall, except on those streets or portions thereof where no boulevard is located, in which case snow shall be removed within 48 hours. (2) City May Remove and Place on Tax roll. Whenever the owner or occupant of any lot or premises shall neglect or fail to remove the snow or ice in front of the same for twenty-four hours, the city inspection department shall cause such snow to be removed, provided that when ice has so formed on any sidewalk that it cannot be removed, the same shall be sprinkled with sand, and when completed, the city clerk shall prepare a bill of cost thereof, describing the real estate in front of which the work is done; if the cost of removal is not paid, it shall be placed in the next tax roll by the clerk in a separate column to be called 'snow removal' and the same shall be collected in the like manner as other taxes are collected. (3) No owner, occupant, or person shall place any snow or ice on or into any sidewalk, street, or alley without permission from the Public Works Director.



This is your official notice that you will need to bring the property into compliance by properly abating such

www.stevenspoint.com

ID #: RAC-2023-01149

Page 1 of 3



violations prior to 12/05/2023. Failure to abate 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, including, but not limited to the issuance of a citation and/or the abatement by the City with the costs of abatement being assessed against the real estate as a special charge.

Please note that work being performed, or slated to be performed, may require a building permit. Inquire with our office to verify if a building permit is needed. Double fees shall be charged if work is commenced prior to the issuance of a permit. If you require assistance or have any additional questions regarding this matter, please contact the issuing inspector. Your cooperation is greatly appreciated. To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. The form is available online at stevenspoint.com/neighborhood, or you may request a hard copy from our office. Please note that you may only appeal the ordinance determination. Disagreement with the charge amounts is not a valid reason for appeal, as those are determined by ordinance. Local grants or low interest loans may be available, to check funding and program availability please visit stevenspoint.com/595/Homeowner-Help

As this is a subsequent offense, and the associated fees for the re-inspection and / or abatement of the condition(s) are as follows:

Type	Amount
Inspection without Notice	\$25.00
Snow Removal Abatement	\$66.50

Balance Due: \$91.50

Sincerely,

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

RECIPIENTS: Red Post Properties, LLC

Please remit payment to the City of Stevens Point within 30 days from the date on this notice. Please be informed that if payment has not been received by this date, these fees will be assessed against the real estate as a special charge.

* Effective November 1, 2005 – The City of Stevens Point Reserves the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use the 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 on your check. Please Detach at Dashed Line and Return With Remittance.

Customer Name: RED POST PROPERTIES, LLC
Customer/Parcel No: 240832102801
Invoice: 202300445

Make Checks payable and Remit to:



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: 1233 Fourth Ave OWNER OF PROPERTY: Cassie Glodowski
INDIVIDUAL FILING APPEAL: Cassie Glodowski RELATION TO PROPERTY: Owner
CONTACT PHONE: (715) 347-2629 EMAIL ADDRESS: caglodowski@gmail.com

ALLEGED VIOLATION: snow/ice removal VIOLATION ID #: RAC-2023-01161
HAVE YOU SPOKEN WITH THE ISSUING AGENT (REQUIRED): No Yes AGENT: Mark Kordus

RESULTS OF THAT DISCUSSION:

No discussion had — direction was to submit 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 have never received any warning for snow/ice removal, nor had any violations of ordinances, directives, etc. since I purchased the home in January 2021. I have always shoveled my sidewalk/driveway and in this particular situation, not only was I working out of town for most of the week, but the snow was less than an inch and melted within a couple days. I have stopped walking through the neighborhood in the winter due to some houses having nearly 2 feet of snow/ice still on their sidewalk, and due to knowing some of the owners, also know they never received a warning nor a fine.

SIGNATURE OF APPELLANT: DATE: 12/15/2023
PRINT NAME: Cassie Glodowski APPELLANT'S ADDRESS: 1233 Fourth Ave

Dec 5, 2023 at 2:41:04 PM
1240 Fourth Ave
Stevens Point WI 54481
United States





Friday, December 8, 2023

ID #: RAC-2023-01161
INVOICE #: 202300437

CASSANDRA GLODOWSKI
1233 FOURTH AVE
STEVENS POINT, WI 54481

**NOTICE AND INVOICE FOR CORRECTING VIOLATION(S):
SNOW AND ICE REMOVAL - SIDEWALK AT 1233 FOURTH AVE**

Dear Cassandra Glodowski,

An inspection of the property was made on 12/05/2023. As a result of this inspection, the condition described below was observed:

- o Must be corrected by: 12/05/2023

Snow and Ice Removal 16.06 (1): 16.06 (1) Removal from Sidewalks. The owner, occupant or person in charge of any building fronting upon or adjoining any street, and the owner or person in charge of an unoccupied dwelling or lot fronting as aforesaid, shall clean the sidewalk in front of or adjoining such building, or unoccupied lot or dwelling, which on corner lots shall include the sidewalk or ramps extending to the street, of snow and ice from such sidewalk and cause same to be kept clear of snow and ice, provided that when ice has formed on any sidewalk that it cannot be removed, the persons herein referred to shall keep the same sprinkled with ashes, sawdust, or sand. In the event of a snow storm, accumulated snow shall be removed from the abutting sidewalk by the owner or occupant of any premises within twenty-four hours after the snow ceases to fall, except on those streets or portions thereof where no boulevard is located, in which case snow shall be removed within 48 hours. (2) City May Remove and Place on Tax roll. Whenever the owner or occupant of any lot or premises shall neglect or fail to remove the snow or ice in front of the same for twenty-four hours, the city inspection department shall cause such snow to be removed, provided that when ice has so formed on any sidewalk that it cannot be removed, the same shall be sprinkled with sand, and when completed, the city clerk shall prepare a bill of cost thereof, describing the real estate in front of which the work is done; if the cost of removal is not paid, it shall be placed in the next tax roll by the clerk in a separate column to be called 'snow removal' and the same shall be collected in the like manner as other taxes are collected. (3) No owner, occupant, or person shall place any snow or ice on or into any sidewalk, street, or alley without permission from the Public Works Director.



This is your official notice that you will need to bring the property into compliance by properly abating such



violations prior to 12/05/2023. Failure to abate 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, including, but not limited to the issuance of a citation and/or the abatement by the City with the costs of abatement being assessed against the real estate as a special charge.

Please note that work being performed, or slated to be performed, may require a building permit. Inquire with our office to verify if a building permit is needed. Double fees shall be charged if work is commenced prior to the issuance of a permit. If you require assistance or have any additional questions regarding this matter, please contact the issuing inspector. Your cooperation is greatly appreciated. To dispute or contest this notice and/or charge, a formal written letter must be submitted to the Administrative Appeals Board. The form is available online at stevenspoint.com/neighborhood, or you may request a hard copy from our office. Please note that you may only appeal the ordinance determination. Disagreement with the charge amounts is not a valid reason for appeal, as those are determined by ordinance. Local grants or low interest loans may be available, to check funding and program availability please visit stevenspoint.com/595/Homeowner-Help

As this is a subsequent offense, and the associated fees for the re-inspection and / or abatement of the condition(s) are as follows:

Type	Amount
Inspection without Notice	\$25.00
Snow Removal Abatement	\$27.32

Balance Due: \$52.32

Sincerely,

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

RECIPIENTS: Cassandra Glodowski

Please remit payment to the City of Stevens Point within 30 days from the date on this notice. Please be informed that if payment has not been received by this date, these fees will be assessed against the real estate as a special charge.

* Effective November 1, 2005 – The City of Stevens Point Reserves the right to process your check electronically. So, when paying by check, please be aware that you are authorizing us to use the 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 on your check. Please Detach at Dashed Line and Return With Remittance.

Customer Name: CASSANDRA GLODOWSKI
Customer/Parcel No: 240829305003
Invoice: 202300437

Make Checks payable and Remit to: