

ADMINISTRATIVE APPEALS BOARD
October 22, 2025 - 4:00 PM
City Conference Room - 1515 Strongs Avenue

MINUTES

Meeting Items

1. Roll Call.

Present:

Ald. Birr, Kneebone, Lang, Member Speckmann.

Unexcused:

Member Tiffany.

Others Present:

Mark Szczepanski, Zofia Wexler, Anna Szczepanski.

2. Minutes of the July 9, 2025 meeting.

Member Speckmann moved, Ald. Kneebone 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. 400 West Street North.

Mark Szczepanski spoke about not receiving a notice and explained that he has had issues in the past where invoices have been sent to other owners.

Neighborhood Improvement Coordinator Kordus spoke about how the city places pink tags on items when they are left on the curb. If contact is not made within 48 hours, an invoice is sent, and that proper protocol was taken in this instance. Neighborhood Improvement Coordinator Kordus spoke about how homeowner information is taken from county tax records, invoices are sent to the homeowner on record after the costs are received from the contractor.

Mr. Szczepanski spoke about the couch's location on the backside of the property and questioned how the tenants would know that the couch was there.

Neighborhood Improvement Coordinator Kordus stated that the couch was located on the corner lot owned by Mr. Szczepanski and that the driveway for the tenant can be seen in the photo of the couch.

Ald. Birr spoke about illegal dumping and that it would be impossible to find who did it.

Mr. Szczepanski spoke about not checking his properties regularly, not being notified by the tenants, and that he did not receive a notice before the invoice.

Anna Szczepanski spoke about a 30-day timeline of the notice prior to the charge.

Neighborhood Improvement Coordinator Kordus spoke about a 30-day timeline and the effect it could have on neighborhoods and that tags have phone numbers and QR Codes to schedule pickups. Kodus also spoke about Stevens Point's timeline in relation to other municipalities that do not offer any notice prior to charge.

Ald. Kneebone questioned why the tenants wouldn't see it from the window as well as what the total costs were.

Neighborhood Improvement Coordinator Kordus answered \$75 from the city and \$69.58 from the contractor.

Ald. Kneebone moved, Member Speckmann seconded, to bill the property owner \$69.58.

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

b. 1824 College Avenue.

Neighborhood Improvement Coordinator Kordus gave a brief overview of the violation as well as the duration of time the item was tagged.

Member Speckmann moved, Ald. Kneebone seconded, to deny the appeal.

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

c. 1741 College Avenue.

Neighborhood Improvement Coordinator Kordus gave a brief overview of the current violation, prior violations, as well as the duration of time the item was tagged.

Member Speckmann moved, Ald. Birr seconded, to deny the appeal.

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

4. Adjournment.

Adjourned at 4:32 p.m.