

PF
9-10-19

CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org



September 5, 2019

19-1013

CONSENT

TO: Mayor and Common Council
FROM: Board of Public Works
SUBJECT: Appeal for noxious weed violation for property at parcel 813-201-100

Dear Mayor and Common Council:

At the September 4, 2019 Board of Public Works meeting, the Board met to review the appeal for a noxious weed violation for the property at parcel 813-201-100. Property owner Zachariah Kenneke was present to explain why he is appealing. Assessment should have been treated as first offense.

"Moved by Alderperson Lee Kummer, seconded by City Attorney Kathleen McDaniel, and carried to reduce the assessment to \$430.31. Ayes: Brey, Corbeille, Koski, Kummer, McDaniel, Reed-Kadow. Nays: Nickels."

Very truly yours,

MACKENZIE REED-KADOW
Acting Secretary Board of Public Works



CITY OF MANITOWOC
 900 QUAY ST.
 MANITOWOC, WISCONSIN 54220
www.manitowoc.org



INVOICE

08/27/2019

KENNEKE, ZACHARIAH A
 7411 STATE HIGHWAY 42
 MANITOWOC, WI 54220

Due Date: Upon Receipt

Assessment Information	Amount
Parcel #: 813-201-100 Customer #: 41605 Assessment ID#: WC2019-0073 Weed Cutting Violation Date Cut: 8/25/2019 - reduced bill - first offence BPW 9/5/19 VACANT LAND	\$430.31

This is your notice that a special charge/assessment has been made against the above described lot in the City of Manitowoc in accordance with the Municipal Code and WI State Statutes. Payment may be made at the office of the Manitowoc City Treasurer. If the amount above is not paid by November 1 of the current year, the full amount will be included on the 1st installment of your next property tax bill.

If you have questions regarding the invoice, please call (920) 686-6510.

Please detach and remit with payment

KENNEKE,ZACHARIAH A

S/A: WC2019-0073
 Parcel: 813-201-100
 Customer #: 41605

Due: Upon Receipt
 Amount Due: \$430.31

Amount Paid \$ _____

Remit to:
 City of Manitowoc
 900 Quay Street
 Manitowoc, WI 54220

Issue #(6735)

City of Manitowoc

CK PROPERTY DATE: 9/1/17

Department of Public Infrastructure
Noxious Weed Complaint and Cutting Form

Location: VACANT LAND <i>Paul Rd + Milwaukee Hwy</i>	Complaint Date: 8/24/2017 0
Parcel Number: 813-201-100 (Lot #12128)	Complainant Name:
Owner Name: G.F. ESTATES LLC	Complainant Phone:
Owner Address: 11218 86TH ST PLEASANT PRAIRIE WI 53158	Subsequent Complaint (circle if applicable) If circled proceed to compliance inspection

Action taken: send letter
Date letter was sent to owner: 8/24/17

Owner to get 5 business days from date of letter to comply

COMPLIANCE INSPECTION DATE/INITIALS: 9.1.17 J.J.

COMPLIANCE: YES NO

COMPLIANCE YES OR NO	DATE CUT	EMPLOYEE	START TIME	END TIME	TOTAL HRS	DUMP TIME	DATE BILLED	MINIMUM CHARGE	ADDIT'L CHARGES
<i>NO</i>	<i>9-3-17</i>	<i>LM</i>	<i>9:45a</i>	<i>2:45</i>	<i>5</i>	<i>.25</i>		<i>\$300</i>	<i>4 1/4 @ 33.99 = 144.46</i>
	<i>cut 200 ft from</i>	<i>line</i>	<i>dwelling</i>	<i>up the</i>		<i>tree</i>			
								<i>Total</i>	<i>\$444.46</i>

For DPW office use only

DATE/TIME GIVEN TO ECO-TECH / / : AM/PM

Real Estate - CITY OF MANITOWOC - Parcel 813201100

Municipality: 251 - CITY OF MANITOWOC Active

Parcel No: 813201100 Created: n/a Allow Edts

School: 3290 - SCHOOL DISTRICT OF MANITOWOC Created By: Migration OK

Special Districts Close

Name	Interest
KENNEKE, ZACHARIAH A	

Addresses

Owner: ZACHARIAH A KENNEKE
7411 STATE HIGHWAY 42
MANITOWOC WI 54220

Site: MENASHA AVE
MANITOWOC, WI 54220

Government Owned

Total Acres: 42.0323 MFL/PFC Acres: 0.000

Physical Location

Type	District

Tax Parcel Description

TR 2 OF CSM V24 P343

Description	Doc #	Vol/Pg	Type	LID #	Recorded	Document Date	Except	Geom	Back Ind
Warranty/Condo Deed	1204174	V2207/467	ROD Document		4/1/2019	9/11/2019	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Warranty/Condo Deed	1016195	V2217/492	ROD Document		10/3/2006	9/27/2006	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warranty/Condo Deed	993014	V2058/41	ROD Document		2/16/2005	2/9/2005	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certified Survey Map	991465	V9981/465	ROD Document		1/13/2005	1/13/2005	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warranty/Condo Deed	975107	V2020/450	ROD Document		9/22/2004	9/15/2004	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Warranty/Condo Deed	970468	V1999/572	ROD Document		7/2/2004	6/25/2004	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Notes Status Addresses Other Districts Assessments Taxes MFL/PFC History Documents Survey History Attachments Farmland Preservation

Flag for add. fees
 Flag for banking info
 Flag for reporting

Last Updated: 4/8/2019 9:39:21 AM
EDP Jerickson

Sonja Birr

From: Zak Kenneke <zak_kenneke@hotmail.com>
Sent: Tuesday, September 03, 2019 8:57 PM
To: Sonja Birr
Subject: Appeal Weed Cutting Violation on Menasha Avenue
Attachments: thumbnail_image1.jpg; thumbnail_image2.jpg; thumbnail_image3.jpg; thumbnail_image4.jpg; thumbnail_image5.jpg

Good evening,

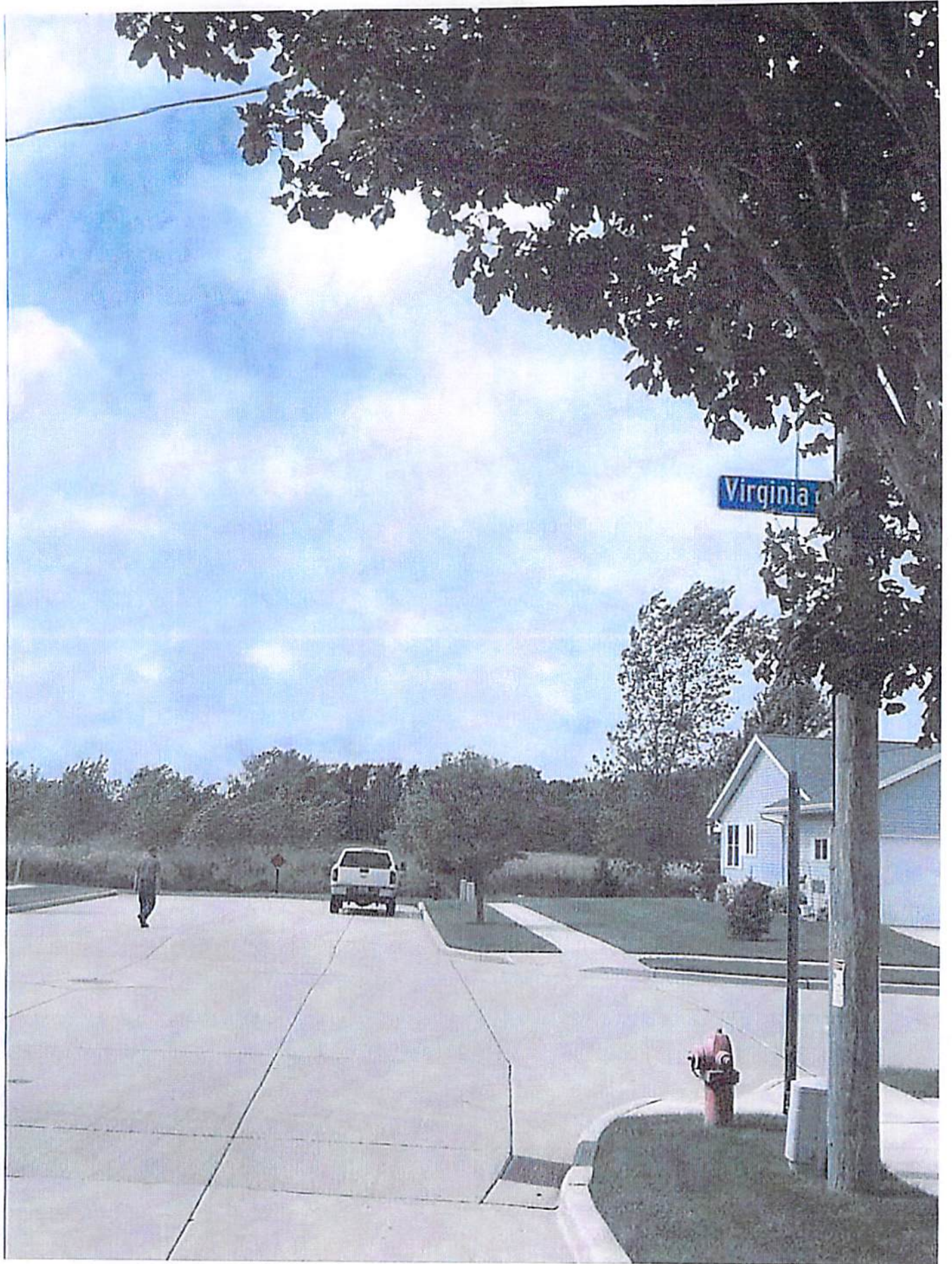
I Zachariah Kenneke received a fine in the amount of \$730.31 on 9/31/19 for a weed violation. I feel there is substantial reasoning for me to appeal this violation due to the ordinance violation sign placement, the condition of neighboring properties, and the peer recentness of my purchase of the property. With all due respect to the board and their decision, I believe that the photos I included are conclusive evidence for an appeal.

The sign placement for my property in violation of Wisconsin State Statutes 66.96 was improperly placed at a position that was not noticeable. As stated in the ordinance " Notice may be placed on the entrance door of a primary building of the property or, if the property is vacant, on a sign placed on the property at a location visible from an adjacent sidewalk or road". The sign was placed upon the eastern boundary of my property. My eastern boundary is entirely bordered by adjacent property owners not a sidewalk or road as stated required. From the location of the sign and the photos I will be providing it is easy for this sign to go completely unnoticed. From the side road known as Paul Rd which is never traveled to observe the property due to the fact of Paul road being developed into houses it is unclear to see the sign which is 164 feet from an adjacent roadway. The sign should have been placed on Menasha avenue which is the only location that has adjacent sidewalk or roadway. If the sign had been placed on truly adjacent roadway, I would have noticed my infraction of the ordinance and it would have been promptly corrected.

Another reason for my appeal is the condition of the neighboring property to the north. Parcel Number 05281230410100 is in the same condition as my property. I have trouble understanding why my property has fallen into violation, but this adjacent property did not receive a violation when it is in the same infraction as mine. The two properties consist of the same weeds. My property was slightly shorter and more maintained due to my cutting of the property early this spring.

I purchased this property early this past year. This is the first property I have purchased outside of my current residence on highway 42 just outside Manitowoc. I pride myself on my maintenance and upkeep on my first property. I understand the importance of property appearance not only on a personal impression, but also on the adjacent properties, community, and city of Manitowoc. I am a very understanding resident and would have gladly resolved the issue if I had been made aware of the situation. I have been working on cleaning up the property and plan to continue my work. As this is my first violation, I feel the consequence is a very substantial fee. I would hope this amount can be lowered to a more realistic level if not completely abolished. I have several ideas to make sure this does not become an issue again and I hope the board can understand and agree with practices I would like to apply to make the property easier to maintain and become more physically appealing to neighbors and the community.









Issue #: _____
 Date: 8-13-11 Time: 1:00 pm
 Address: _____
 Parcel Number: 813 201 100

Dear Property Owner OR Resident:

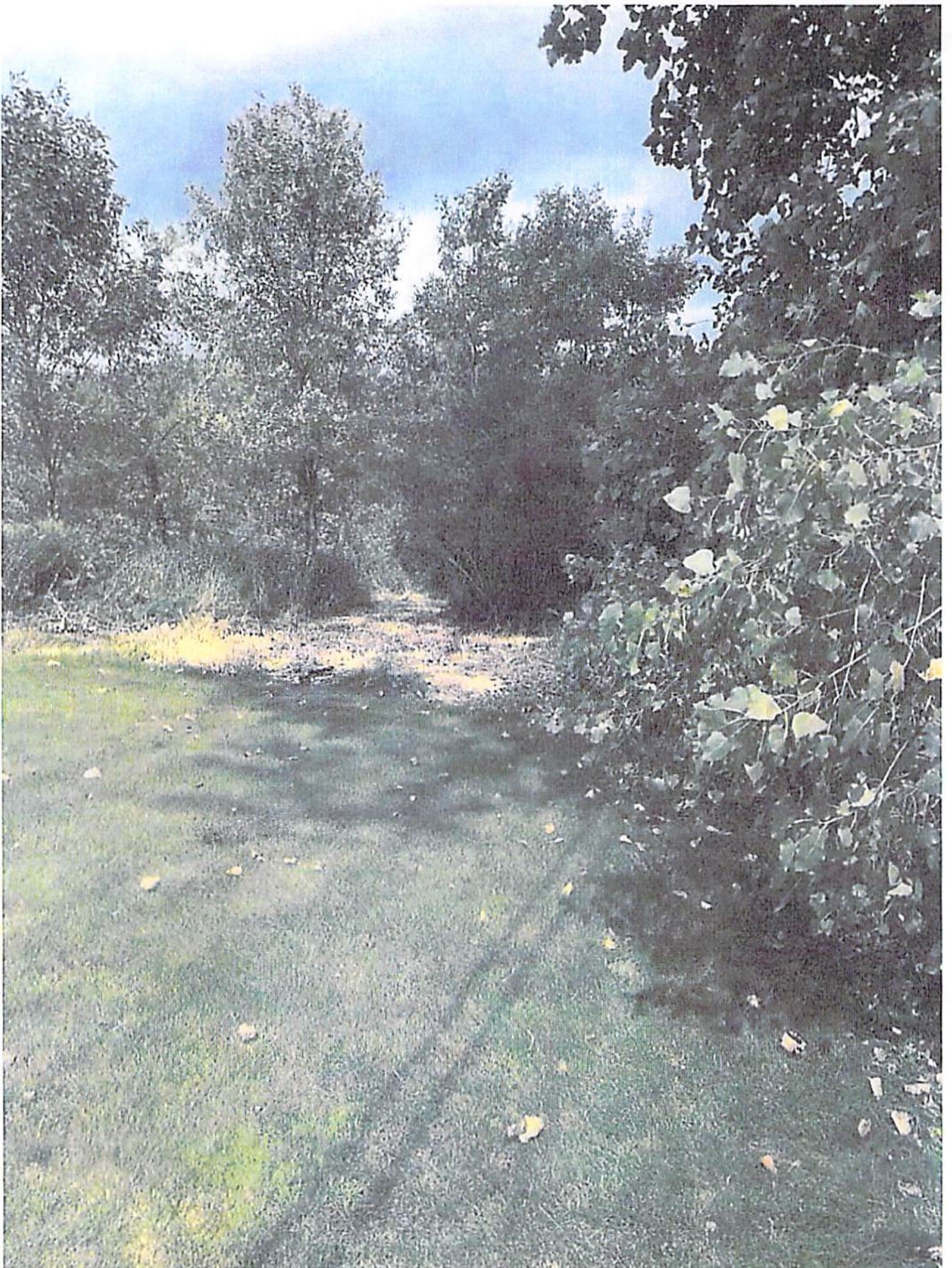
The City of Manitowish has received a complaint regarding long weeds or grasses at your property.

If the weeds or grasses longer than 8" in length are not cut within 48 hours of the date of this notice, the City's contractor will cut the property and the City will assess the costs to the property owner. The minimum assessment in a three-year period is: 1st violation - \$100, 2nd violation - \$600, 3rd and subsequent violations - \$900. For any weed or grass cutting that takes longer than 60 minutes, there will be an additional charge of time and material at the full-time rate.

If weeds or grasses fall to within 200' of any dwelling, unit or commercial building, the entire parcel must be cut. They must also be cut between the curb and sidewalk and 10' back from the inside portion of the sidewalk. If there is no sidewalk, they must be cut 10' from the curb or termination of edge of roadway.

You will not receive additional notices for subsequent complaints.

For questions or additional information,
 City of Manitowish - Streets Division
 900 Duay St., Manitowish, WI 54220
 Phone: (715) 686-6310
 Office Hours: Weekdays 8 AM - 4 PM
 Website: www.manitowish.org



Issue #(9559)

City of Manitowoc

CK PROPERTY DATE: 8/15/19

Department of Public Infrastructure
Noxious Weed Complaint and Cutting Form

Location: VACANT LAND (Paul Rd & Menasha Ave Field)	Complaint Date: 8/22/2019 12:00:00 AM
Parcel Number: 813201100 (Lot #12128)	Complainant Name:
Owner Name: ZACHARIAH A KENNEKE	Complainant Phone:
Owner Address: 7411 STATE HIGHWAY 42 MANITOWOC WI 54220	Subsequent Complaint (circle if applicable) If circled proceed to compliance inspection

Action taken: door hanger hung
Date door hanger hung: 8/13/19

Owner to get 48 hours from time door hanger hung to comply.

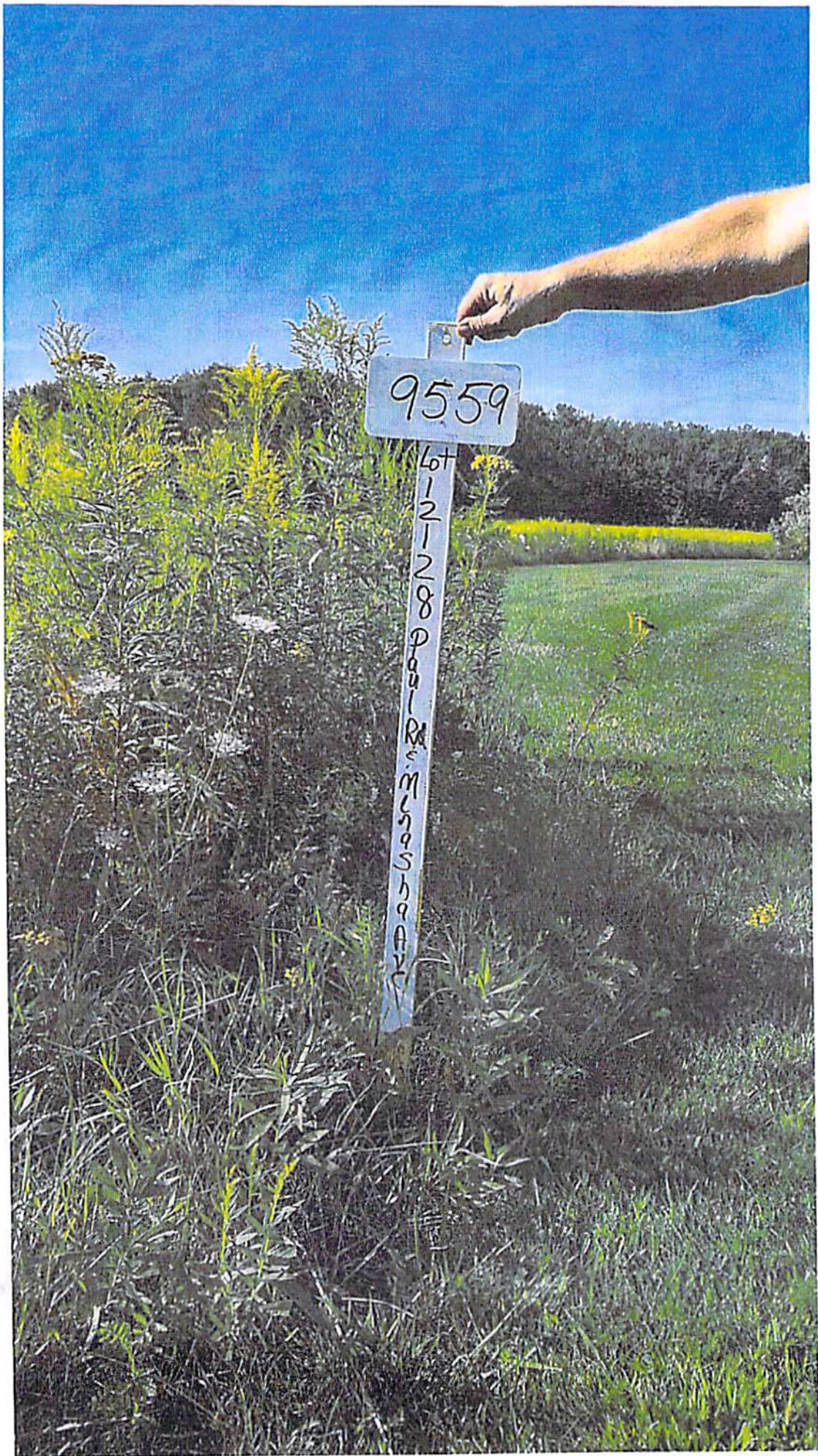
COMPLIANCE INSPECTION DATE/TIME/INITIALS: 8/19/19 12 pm BH COMPLIANCE: YES NO

COMPLIANCE YES OR NO	DATE CUT	EMPLOYEE	START TIME	END TIME	TOTAL HRS	DUMP TIME	DATE BILLED	MINIMUM CHARGE	ADDIT'L CHARGES
No	8-25-19	L.M.	2:15pm	6:45pm	4.5 Hrs	.25	8	\$6.00	3 3/4 @ 34.75 = 130.31
	cut field 200ft from dwellings Bobcat w/attachment brush mower								
								Total	8 730.31

For DPWoffice use only

DATE/TIME GIVEN TO ECO-TECH / / : AM/PM

Issue #: <u>9559</u>
Date: <u>8-13-19</u> Time: <u>3:00</u> am/pm
Address: <u>Paul Rd + Menasha</u>
Parcel Number: <u>813 201 100</u>



9559

Lot

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9559

Lot
2128
Paul R.
McShane