



23-0417

CITY OF MANITOWOC

WISCONSIN, USA

www.manitowoc.org

April 26, 2023

TO: Mayor and Common Council
FROM: Board of Public Works
SUBJECT: Appeal for snow removal assessment for Parcel #000-263-030

Dear Mayor and Common Council:

At the April 19, 2023 Board of Public Works meeting, the Board met to review the appeal for a snow removal assessment for Parcel #000-263-030.

"Moved by Alderperson Czekala, seconded by Alderperson Brey, to deny this request.
Ayes, 8. Nays, 0."

Very Truly Yours,

Mackenzie Reed
Secretary Board of Public Works



VANTAGEPOINT PROPERTY MANAGEMENT
111 N. BROADWAY (SUITE B)
GREEN BAY WI 54303
920-412-7773

To: Board of Public Works (City of Manitowoc)

RE: Dispute recent Snow Shoveling Violation (Parcel# 000-263-030)

The City of Manitowoc sent our client (B&B Living LLC) an invoice for a Snow Shoveling Violation. We firmly believe the \$300 fine is not justified based on the photo provided along with the invoice. We immediately called the city once we opened the documents to inquire what the concern was to mail the owner a \$300 fine. The photo within the documents is of the front of a property we manage on behalf of the property owner showing both sidewalks and walkways shoveled. This property, like all our multifamily properties in and around Manitowoc, has a hired local Manitowoc professional snow removal company to perform snow removal duties each time a snow fall occurs.

As you can see in the photo the sidewalks and walkways are cleared professionally, not just shoveled lightly, (e.g. leaving a thin or small layer of snow ice on the sidewalk) but cleared to dry or damp concrete. When we spoke to the city, we were advised the reason for the \$300 Snow Shoveling Violation was the small section of private walkway that the wind had blown the snow back over. As you are aware, during snow storms the goal is to make a safe and accessible path (walkways, sidewalks, parking lots, etc.) for our tenants and the community in general, however we cannot control blowing snow, nor the timing of a photo taken of a temporary issue. We firmly believe this \$300 fine should be removed as the proof of intent and effort is clearly visible, and the result of blowing snow in a specific time frame produced this violation.

We have managed this property all winter long and have not had any previous concerns like this arise. This good track record of snow removal aligns with the small section of snow cover being a fluke event. We fully understand that this \$300 fine also may have been in reaction to a tenant, tenant's family or friend, or local neighbor that called in to complain due to the small section of snow cover on the private walkway. We can certainly respect their frustration and will always work to provide a better service. We do not believe this \$300 fine is justified and we respectfully ask that you please reconsider the violation.

Please contact James to discuss any further questions. 715-923-8039

VantagePoint Property Management
Phone: 920-412-7773
Website: www.vantagepointpropertymanagement.com

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City of Manitowoc

Department of Public Infrastructure

Sidewalk snow removal violation and removal form

Location: 1715 WASHINGTON ST		Complaint date: 03/14/2023	
Parcel Number: 000263030 (Lot #1629)		Initial inspection date:	Inspector: 54
Owner Name: B & B LIVING LLC, (Cust #53748)		Action taken:	
Owner Address: 1908 STATZ AVE EAU CLAIRE, WI 54703		Date/time issue given to contractor:	
Subsequent Complaint (highlight if applicable) If highlighted, proceed to 2 nd inspection and removal			

Compliance inspection/date shoveled	Inspector Initials	Compliance YES OR NO	Employee (use one line for each employee)	Labor Hours (per employee)	Equipment (per employee)	Equipment Hours (per employee)	DATE BILLED	MINIMUM CHARGE	ADDITIONAL CHARGES
3-15-23	54	NO	Dalton Songs	1/2 Hr	107	1/2 Hr			2 lbs Sand



WARNING
High Voltage
Always
KEEP OFF
To Avoid Injury or
Death
Call 911 or 511

YAKIMOTO
KAWAUCHI
@YAKIMOTO





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

INVOICE

03/29/2023

B & B LIVING LLC,
1908 STATZ AVE
EAU CLAIRE, WI 54703

Due Date: Upon Receipt

Assessment Information	Amount
Parcel #: 000-263-030 Customer #: 53748 Assessment ID#: SS2023-0037 Snow Shoveling Violation DATE SHOVELED: 03/15/2023 1715 WASHINGTON ST	\$300.00

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

B & B LIVING LLC,

S/A: SS2023-0037
Parcel: 000-263-030
Customer #: 53748

Due: Upon Receipt
Amount Due: \$300.00

Amount Paid \$ _____

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

