



BUILDING, SAFETY & ZONING DEPARTMENT

Main Office
920-262-4060

Nikki Zimmerman
920-262-4045

Doug Zwieg
920-262-4062

Brian Zirbes
920-262-4041

Dell Zwieg
920-262-4042

Dennis Quest
920-262-4061

Mark Hady
920-342-0986

December 14, 2023

Dennis R Sotebeer
1669 Forest Glen
Green Bay, WI 54304

Dennis R Sotebeer:

It has come to the attention of the City of Watertown that 1015 Meadow Street (PIN: 291-0815-0522-039), property in your ownership, remains in violation of the City Code. During a November 28, 2023, follow up inspection it became apparent that 1015 Meadow Street is in violation of 332-3B, C & D, **Environmental requirements**. There are areas of siding, soffit and fascia that are compromised and allowing for the harborage of vermin, birds, etc. Additionally, the front door of the house and service door to the garage are damaged and/or ajar and show evidence of vermin harborage as well.

To date no noticeable measures have been taken by the property owner to remedy the structural deterioration issues on either the house or detached garage. The property has risen to the level of an unsafe public nuisance and has a blighting effect on neighboring properties. For these reasons it is necessary at this time for Building & Safety staff to inspect the interior of both the house and garage at 1015 Meadow Street to determine the level of deterioration and any safety issues. We are hereby giving notice that we intend to complete these interior inspections before December 20, 2023.

In regard to the compromised building components and vermin harborage the violations are as follows:

1. Section 332-3B (3&4); 332-3C (1-3) and 332-3D (8-11)
 - a. Property shall be free of vermin/rodent harborage.
 - b. Any infestation or harborage of vermin/rodents caused by failure of owner to maintain dwelling in vermin-proof condition shall be the responsibility of said owner.
 - c. Every foundation, exterior wall, roof, and all other exterior surface shall be maintained in a workmanlike state of maintenance and repair and shall be kept in such condition so as to eliminate rodent/vermin harborage.
 - d. All windows, doors, soffit/fascia shall be maintained in good repair and kept weathertight.

Regarding the above-mentioned violations of Section 332-3 and the need to inspect the building interiors, the City of Watertown is giving Dennis L Sotebeer 15 days from the date of this letter to respond with any objections to pending inspections.

If you have any questions, please contact me at (920) 262-4042.

Sincerely,

Dell Zwieg
Code Compliance Officer

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

Failure to comply will result in actions under Section 332-1 E&F:

Sections under Section 332-1 E&F:

E. Violations. Notice of violation shall be served upon the owner of record, provided that such notice shall be deemed to be properly served upon such owner if a copy thereof is delivered to him personally or, if not found, by leaving a copy thereof at his usual place of abode with a person of suitable age and discretion who shall be informed of the contents thereof, or by sending a copy thereof by mail to his last known address, or if the letter with the copy is returned showing it has not been delivered to him, by posting a copy thereof in a conspicuous place in or about the dwelling affected by the notice.

(1) Service of notice. Whenever the Building Officials determine that there has been or is a violation, or that there are reasonable grounds to believe that there has been or is a violation of any provision of this chapter, they shall give notice of such violation or alleged violation to the person or persons responsible therefor. Such notice shall:

- (a) Be in writing.
- (b) Include a description of the real estate sufficient for identification.
- (c) Specify the violation which exists and the remedial action required.
- (d) Allow a reasonable time for the performance of any act it requires.

(2) Prosecution of violation. In case any violation order is not promptly complied with, the Building Officials may request the legal representative to institute an appropriate action or proceeding at law or in equity against the person responsible for the violation, ordering him:

- (a) To restrain, correct or remove the violation or refrain from any further execution of work;
- (b) To restrain or correct the erection, installation or alteration of such building;
- (c) To require the removal of work in violation;
- (d) To prevent the occupation or use of the building, structure or part thereof erected, constructed, installed or altered in violation of or not in compliance with the provisions of this chapter, or in violation of a plan or specification under which an approval, permit or certificate was issued; or
- (e) To enforce the penalty provisions of this chapter.

(3) Violations and penalties. Every person who shall violate any provision of this chapter shall be subject to a penalty as provided in § 1-4 of this Municipal Code. Each day that a violation continues after due notice has been served in accordance with the terms and provisions hereof shall be deemed a separate offense.

F. Right of appeal.[Amended by Ord. No. 96-9]

(1) Any owner or person who is aggrieved with the ruling or decision of the enforcement officers in any matter relative to the interpretation or enforcement of any of the provisions of this chapter of the City of Watertown Code may appeal said decision or interpretation.

(2) The owner of any dwelling, building or structure, a tenant, or any person affected by the notice or order of the Building Officials provided under Subsection E above may appeal the action taken by the Building Officials, within 30 days of the date of service of the written notice and/or order to comply upon such owner, tenant or other person, to the circuit court of the county in which said dwelling, building or structure is located for an order restraining the Building Officials from taking the action under Subsection E above as specified in the written notice or order to comply. Such appeal must be in writing, must specify the grounds therefor and must address the contents of the written notice and/or order to comply. A copy of such written appeal shall be served upon the Building Officials within 30 days of service of the written notice and order to comply upon the owner, tenant or other person.

Section 332-3 Environmental requirements.

B. Exterior property areas. No person shall occupy as owner-occupant or let to another for occupancy any dwelling unit for the purpose of living therein or premises which does not comply with the following requirements. The Building Officials shall cause periodic inspections to be made of dwelling premises to secure compliance with these requirements.

(1) **Sanitation.** All exterior property areas shall be maintained in a clean and sanitary condition free from any accumulation of rubbish or garbage.

Section 332-4 Responsibilities of occupants, owners and operators.

A. Scope. Occupants of dwellings, multifamily dwellings and dwelling units and owners or operators of rooming houses shall be responsible for maintenance thereof as provided in this section.

(1) **Cleanliness.** Every occupant of a dwelling unit shall keep that part of the dwelling unit and premises thereof which he occupies, controls or uses in a clean and sanitary condition.

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

Opportunity Runs Through It

(2) Disposal of rubbish. Every occupant of a dwelling unit shall dispose of all his rubbish in a clean and sanitary manner by placing it in rubbish containers required by § **332-4A(6)** of this chapter.

(3) Disposal of garbage. Every occupant of a dwelling unit shall dispose of his garbage in a clean and sanitary manner by placing it in the garbage disposal facilities or, if such facilities are not available, by removing all nonburnable matter and securely wrapping such garbage and placing it in tight metal garbage storage containers as required by § **332-4A(7)** of this chapter, or by such other disposal method as may be required by applicable laws or ordinances of the municipality.