

# Special Meeting of the Town Board of the Town of Hull

## Thursday, July 27, 2023, 6:00 P.M.

MINUTES BY CLERK & DEPUTY CLERK

Municipal Building Board Room

4550 Wojcik Memorial Drive - Stevens Point, WI 54482

### 1. Call to Order - Roll Call

- **Meeting called to order by Chairperson Dave Wilz at 6:00pm**
- Supervisors - BARB BRILOWSKI, ROBIN LIPSKI, MARK FRITSCHE
- Municipal Clerk -DESIREE REDDITT, Deputy Clerk -KRISTA PLACE
- Fire Inspector -NICK PROULX
- Invited Maple Bluff Area Residents (22 present)
- Attorneys - WILLIAM COLE & CHRISTOPHER NELSON (teleconference)
- Excused Supervisor -Jan Way & Fire Chief -Ken Sadogierski

### 2. Pledge of Allegiance

- All stand for the Pledge of Allegiance

### 3. Sharing of Nine Tools of Civility, Town of Hull Staff Expectations and Values, Town of Hull Guiding Principles

- Supervisor Barb Brilowski reads the Guiding Principle aloud.
- Dave Wilz ask that tools of civility be used during comments session of meeting.
- Dave Wilz explains to the residents here that two of our Attorneys are on the phone to listen and witness the meeting. Board Supervisor Jan Way excused this evening; we do have a quorum and will move forward with business.
- Dave also states that the Public Hearing and Town Board Meeting have been properly noticed.

### 4. **Public Hearing on enforcement procedures for Public Nuisance Ordinance violations at 527 Maple Bluff, in accordance with Section IX(e) of Ordinance 2014-0804.**

- Residents in attendance are invited to speak and share their concerns with the Board; each person will have 3 minutes to speak.
- Bill Konopacky and Rebecca Bohne from 527 Maple Bluff Road will have 9 minutes to speak.

- *Dave Wilz opens the Public Hearing at 6:10pm; goes over the Wisconsin Statue.*

#### a. **1<sup>st</sup> JIM DEWEERD 5364 Duncan Drive**

Very concerned about the mess and junk yard that appears at this property. Other neighbors keep good maintenance of their property. Property values go down, it is embarrassing. Bill is a hoarder that is trashing the neighborhood. Would like to ask Konopacky to be a good neighbor. There is definitely a business going on there, the neighbors have all witnessed it.

#### b. **2<sup>nd</sup> ADAM ROBERTS 544 Maple Bluff Road**

Lost last tenant 4 months ago was hard to find renters had to lower rent by \$100 a month in order to keep property occupied.

- c. **3<sup>rd</sup> AMY ANDERSON 313 Maple Bluff Road North**  
The mess has tripled since we moved here a few years ago. Concerned about the things that came up in report. The fire hazard and children being curious to go look in a yard that is dangerous to the community that could get hurt.
- d. **4<sup>th</sup> SCOTT VAN ORDER 420 Maple Bluff Road**  
Moved here over 6 years ago and the mess has only gotten worse. I am very concerned about the safety of the children in the neighborhood. Do not feel safe as a neighbor; fire hazard is a danger to us all. Even just walking by can be dangerous. We want to keep neighborhood nice and safe.
- e. **5<sup>th</sup> DON WARD 5384 Golla Road**  
Concerned about the debris. I have grandchildren and this is a dangerous fire hazard for all.
- f. **6<sup>th</sup> MARY BETH SLEZAK 430 Maple Bluff Road**  
This has been going on for 14 years. Friends and family always have something to say about how bad it is. Konopacky is constantly dressed inappropriately for public and children outside. Working in yard loudly very late at night. He is one match away from burning down our neighborhood. He has an illegal savage yard at his house.
- g. **7<sup>th</sup> DIANNE SOMERS 292 Maple Bluff Road**  
Great fire hazard that we are all concerned about.
- h. **REBECCA BOHNE 527 Maple Bluff Road**  
If parents have concerns, then parents need to manage their children. I have dealt with people yelling at me, dead animal head put on my property and trespassing with drones. I have been stalked and bullied over this. Encourage all property owners to think about if this happened to them, I want my rights as a property owner protected.
- i. **WILLIAM KONOPACKY 527 Maple Bluff Road**  
No HOA covenants; we can do what we want at that property. Goes over comments made by residents in John Holderidge report from many years ago. At no time has there been any sales, it is not a salvage yard. No records of sales from property because they do not exist. There is no rats here; past inspections say no evidence of rats. Town of Hull violating his rights. I do not have a business here it is my yard I can do what I want in my yard. What you think I do there is not what I do there. I was an eagle scout and in service that makes me, the character I am. I do not apologize for myself for what I say or do just because you do not know how to take care of your children.

***Dave shares information from the two phone calls he took with their thoughts and positions on the matter.***

- a. **7/25/23 –Tuesday-Phyliss May (5466 Highland Ave.)** called and stated that she and George would not be in town on night of the meeting. Phyliss stated that she hopes the board will take action to clean up the situation at 527 Maple Bluff.

- b. **7/26/23-Wednesday-Karen Cooper (108 Maple Bluff Road North)** called and stated that she and Jim are unable to attend the meeting. She thanked the Town for the packet information. She encourages the board to pass the Resolution in order to take action.

*Dave explains closed session to the residents.*

5. The Town will convene in Closed Session pursuant to Wis. Stat. § 19.85(1)(g), Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved (527 Maple Bluff Road).
- Motion to Move to Closed Session at 6:38pm
  - 1<sup>st</sup> Robin Lipski 2<sup>nd</sup> Barb Brilowski
  - DAVE WILZ-AYE, BARB BRILOWSKI-AYE, MARK FRITSCHÉ-AYE, ROBIN LIPSKI-AYE (NO OPPOSES)
6. The Town will reconvene in Open Session pursuant to Wis. Stat. § 19.85(2), to consider the adoption of Resolution No. 07272023 - A Resolution and Order by the Town Board Declaring a Public Nuisance Exists at 527 Maple Bluff Road, Adopting Penalties, and Authorizing the Town Attorney to Proceed with Civil Enforcement of the Public Nuisance Ordinance.
- Motion to Reconvene in Open Session at 6:58pm
  - 1<sup>st</sup> Mark Fritsche 2<sup>nd</sup> Robin Lipski
  - DAVE WILZ-AYE, BARB BRILOWSKI-AYE, MARK FRITSCHÉ-AYE, ROBIN LIPSKI-AYE (NO OPPOSES)

Chairperson Dave Wilz makes the following Motion:

I MOVE TO AMEND RESOLUTION NUMBER 07272023 WITH THE FOLLOWING CHANGES

AMEND THE SUBTITLE TO THE RESOLUTION TO READ: A RESOLUTION AND ORDER BY THE TOWN BOARD DECLARING A PUBLIC NUISANCE AND UNLAWFUL SCRAP YARD EXISTS AT 527 MAPLE BLUFF ROAD, ADOPTING PENALTIES, AND AUTHORIZING THE TOWN ATTORNEY TO PROCEED WITH CIVIL ENFORCEMENT OF THE PUBLIC NUISANCE ORDINANCE.

ADD A NEW PROVISION 4 TO THE RESOLUTION, STATING: “THE TOWN BOARD FINDS THAT THE OUTDOOR STORAGE OF DEBRIS, JUNK, RUBBISH, PERSONAL PROPERTY, AND OTHER MATERIALS AT THE PROPERTY CONSTITUTES AN UNLAWFUL, UNPERMITTED SCRAP YARD, IN VIOLATION OF TOWN ORDINANCES CHAPTER 59.

RENUMBER THE SUBSEQUENT PROVISIONS OF THE RESOLUTION ACCORDINGLY.

AMEND RENUMBERED PROVISION 5 TO READ: “THE TOWN BOARD ORDERS THAT THE PROPERTY OWNER, REBECCA ANN BOHNE REVOCABLE TRUST, AND THE RESIDENTS, REBECCA BOHNE AND WILLIAM KONOPACKY, JOINTLY AND SEVERALLY, MUST ABATE THE NUISANCE, CEASE OPERATIONS OF UNLAWFUL SCRAP YARD, AND BRING THE PROPERTY INTO COMPLIANCE WITH THE TOWN’S PUBLIC NUISANCE ORDINANCE BY AUGUST 24, 2023.”

AMEND RENUMBERED PROVISION 6 TO READ: “IF THE OWNER AND RESIDENTS FAIL TO ABATE THE NUISANCE AND BRING THE PROPERTY INTO COMPLIANCE WITH THE TOWN’S PUBLIC NUISANCE ORDER AND SCRAP YARD ORDINANCE BY AUGUST 24, 2023, THE TOWN ATTORNEY IS AUTHORIZED AND DIRECT TO COMMENCE ANY AND ALL CIVIL ENFORCEMENT ACTIONS NECESSARY TO ABATE THE NUISANCE INCLUDING BUT NOT LIMITED TO THE IMPOSITION OF DAILY \$500.00 FORFEITURES, INJUNCTIVE RELIEF, AND A COURT ORDER AUTHORIZING THE TOWN, ITS EMPLOYEES AND AGENTS TO ENTER THE PROPERTY, ABATE THE NUISANCE, AND ASSESS ALL THE COSTS OF ABATEMENT TO THE PROPERTY AS A SPECIAL CHARGE UNDER WIS. STAT. § 66.027.”

