



CITY OF JANESVILLE

Wisconsin's Park Place

Director's Warning

January 26, 2022

Property Owner:

Mr. John B. Fonke, Executive Vice President
Commercial Development Co. Inc.
Jaines LLC
1515 Des Peres Road, Suite 300
St. Louis, MO 63131

RE: Order to Correct, August 3, 2021

Type of Violations: Demolition and exterior maintenance at 1000 General Motors Drive and 544 Kellogg Avenue, Janesville Wisconsin

Dear Mr. Fonke:

Obtaining timely compliance with the ordinance is the primary goal of the Building Division and the condition of your property indicates little or no progress toward compliance with the Order to Correct letter of August 3, 2021. An inspection regarding the violations was performed on January 21, 2022.

COJ Sec. 18-250 (d) (3): The razing of a building shall be completed within 60 days after the date the permit was issued. Because of the scope of the demolition, a demolition timeframe of February 19, 2018 until July 19, 2019 was accepted and approved. **The demolition is not complete, and the permit has expired.**

COJ Sec. 18-250 (d) (5): Whenever a building or structure has been razed, the foundation thereof, if any, shall be leveled to at least one foot below grade.

COJ Sec. 18-250 (d) (6): Remaining slabs and private sidewalks shall be removed from the site by the permittee prior to final approval. **All asphalt, concrete and walkways must be removed.**

COJ Sec. 18-250 (d) (7): Whenever a building or structure has been razed, the site shall be graded with a minimum of six inches of topsoil, with seed and mulch or sod applied to cover the entire disturbed area.

COJ Sec. 42-356 (m) Maintenance of fences: Fences shall be maintained in a manner so as to prevent rust, corrosion, and deterioration, so as not to become a public or private nuisance, and so as not to be dilapidated or a danger to adjoining property owners or the public. Every fence installed shall be maintained in such a way that it will remain plumb and in good repair. **The fencing surrounding 1000 General Motors Drive and 544 Kellogg Avenue is old and dilapidated and must be removed or repaired.**

COJ Sec. 22-204 (a)(b) Noxious Weeds: No person shall permit the growth of noxious weeds on any property in the City which is owned, occupied, rented, leased, or controlled by that person. All weeds and grasses over 12 inches in height are defined as noxious weeds. **All weeds and small weed trees must be cut and maintained at the required length.**

BUILDING DIVISION (608) 755-3060 • PLANNING DIVISION (608) 755-3085
CITY HALL • 18 N. JACKSON ST., P.O. BOX 5005 • JANESVILLE, WI 53547-5005



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A second re-inspection fee of \$100 has been charged to the property owner. If this order is not complied with by February 28, 2022 a third re-inspection fee of \$100 will be charged to the property owner per the August 26, 2013 City Council Nuisance adoption File Ord. No. 2013-538 and/or File Ord. No. 2013-540. One hundred (100) dollars will be charged for each subsequent re-inspection until full compliance is achieved.

A re-inspection of this property will be conducted on or after **March 1, 2022** or if you have the corrections made sooner than March 1, 2022, please contact our office to arrange a reinspection.

I want to make you aware that failure to comply with this Order to Correct will result in legal action being taken against you, and a forfeiture of not less than \$25 nor more than \$500 together with the cost of prosecution for each violation, and each day that such violation is permitted to continue constitutes a separate offense. (COJ General Ordinance Sec. 10-247, Sec. 22-12, and Sec. 42-332)

If you have any questions about these violations, please contact our office at 608-755-3060. Thank you for your anticipated cooperation in resolving this matter.

Sincerely,



Tom Clippert, Building Director
Building Division, Department of Public Works
City of Janesville

