REQUEST FOR COUNCIL ACTION

Meeting Date: July 14.26

AGENDA SECTION: General Business	ORIGINATING DEPT: Clerk
ITEM DESCRIPTION: Public Hearing Nuisance Violation - Property Clean Up –	PREPARED BY: C. Roeder

The city has received complaint(s) regarding the condition of the property owned by Michelle Hansen, 15 4th St. SE (picture attached). Notice of the public hearing was sent on June 22, 2026.

Public Hearing Notice:

Pursuant to City Code Section 610.04 (M), the City Council will consider the above-described nuisance. This public hearing is your opportunity to be heard on this matter and to present any evidence or arguments you believe the City Council should consider regarding the ordinance violations.

COUNCIL ACTION REQUESTED:

Based on the following Findings of Facts, the City Council hereby orders the abatement of the nuisance and will enter upon the property to remove the offending items.

Findings of Facts:

1. That the property owner has failed to abate or prevent the nuisance on the premises of 15 4th St. SE and is currently present in plain view of the abutting property owners;
2. That photographs documenting the misc junk and dead branches show that the owner has failed to abate or prevent the nuisance on the property and are attached hereto as Exhibit A.
3. That the failure to abate or prevent the nuisance on the premises of 15 4th St. SE is in such quantities as to reasonably annoy, injury, or endanger the safety, health, morals, comfort or repose of the public.
4. That the failure to abate or prevent the nuisance on the premises of 15 4th St. SE, is in such quantities as to be indecent or offensive to the senses, and an obstruction of the free use of property, so as to interfere with the comfortable enjoyment of life or property of the public.

It shall also be the responsibility of the property owner to pay for the costs of said abatements, including attorneys' fees and administrative costs, which may be assessed to the property to be paid with your property taxes.

WEBER, LETH & WOESSNER, PLC

Attorneys

Brian L. Weber, Retired
Melanie J. Leth
Timothy A. Woessner
Attorneys

Lindsay C. Saxton
Paralegal

June 22, 2026 ***SENT VIA CERTIFIED MAIL***

Michelle L. Hansen
15 4th Street SE
Stewartville, MN 55976

RE: 15 4th Street SE
Stewartville, MN 55976

Dear Ms. Hansen:

My office represents the City of Stewartville. I write to you about complaints the City has received regarding your property referenced above. The complaints allege that the condition of your property violates Section 610 of the City Code, and city staff has observed such violations upon your property.

More specifically, the condition of your property violates City Code Section 610.04(M) due to the accumulation thereupon of debris and discarded household appliances and materials in a manner conducive to the harboring of rats, mice, snakes or vermin, and in a manner creating fire, health, or safety hazards. I have enclosed herewith a color photograph of the property that demonstrates this violation.

YOU ARE HEREBY NOTIFIED that a public hearing will be held on the 14th day of July, 2026, at 6:00 p.m. at City Hall, 105 East 1st Street, Stewartville, Minnesota, 55976, to determine whether or not the foregoing violation of City Code still exists, and if so, to direct the abatement thereof pursuant to Ordinance §610.07. At that public hearing you will be given an opportunity to be heard and to present evidence on the matter.

YOU ARE FURTHER NOTIFIED that if the City orders abatement of the violation following the public hearing, the City or its agents will enter upon your property to abate the nuisance. You, as the property owner, will be responsible for all the costs of the abatement, including administrative costs and attorney fees. If unpaid, these amounts will be assessed to the property to be paid with your property taxes.

P.O. Box 130, Dodge Center, Minnesota 55927
Dodge Center: (507) 374-6355 Fax: (507) 374-2129 Kasson: (507) 634-2281
wlw@kmtel.com

Should you have any questions or concerns in the meantime, please do not hesitate to contact me or City Clerk Cheryl Roeder at (507) 533-4745.

Sincerely,

WEBER, LETH & WOESSNER, PLC

Melanie J. Leth
Enclosure
cc Cheryl Roeder, Stewartville City Clerk

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