



Date June 3, 2024

ABATEMENT OF PUBLIC NUISANCE AT 1509 DES MOINES ST.

WHEREAS, the property located at 1509 Des Moines, St., Des Moines, Iowa, was inspected by representatives of the City of Des Moines who determined that the main structure in its present condition constitutes not only a menace to health and safety but is also a public nuisance; and

WHEREAS, the Titleholder, Wayne L. Schreck, was notified more than thirty days ago to repair or demolish the main structure and as of this date has failed to abate the nuisance.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA:

The main structure on the real estate legally described as The East 33 1/3 feet of Lot 26, Block 46 in STEWART'S ADDITION TO THE CITY OF DES MOINES, an Official Plat, now included in and forming a part of the City of Des Moines, Polk County, Iowa., and locally known as 1509 Des Moines St., has previously been declared a public nuisance;

The City Legal Department, through Special Counsel Ahlers & Cooney, P.C., is hereby authorized to file an action in district court to obtain a decree ordering the abatement of the public nuisance and should the owner(s) fail to abate the nuisance, as ordered, that the matter may be referred to the Department of Engineering which will take all necessary action to demolish and remove said structure.

Moved by _____ to adopt.

Seconded by _____

FORM APPROVED:

[Handwritten signature of Kristine Stone]

Kristine Stone, Special Counsel
Ahlers & Cooney, P.C.

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, COLEMAN, GATTO, MANDELBAUM, SIMONSON, VOSS, WESTERGAARD, TOTAL, MOTION CARRIED, APPROVED.

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor

City Clerk

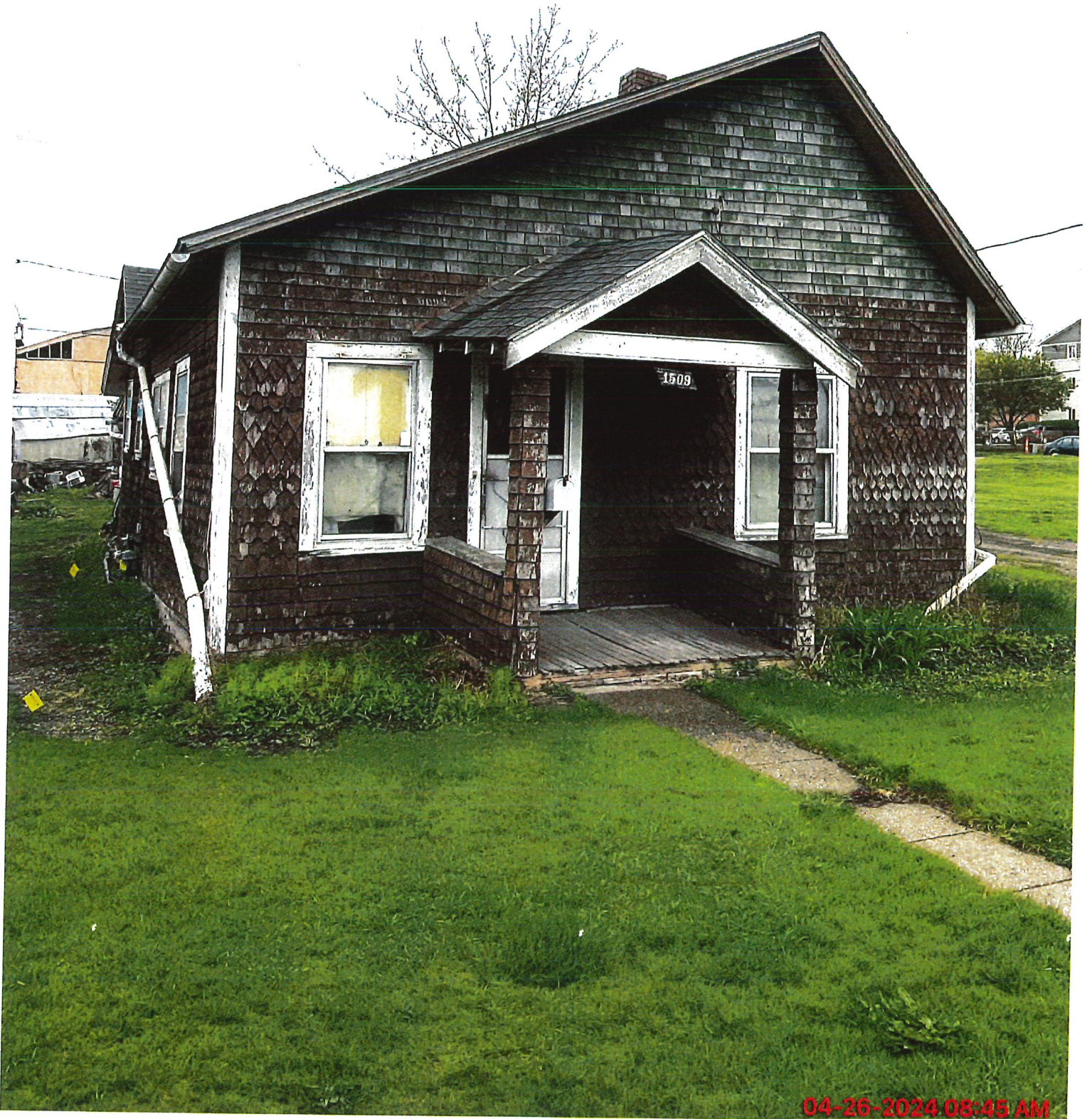
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04-26-2024 08:46 AM



04-26-2024 08:47 AM



04-26-2024 08:45 AM



03-05-2024 12:10 PM



Polk County Assessor

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

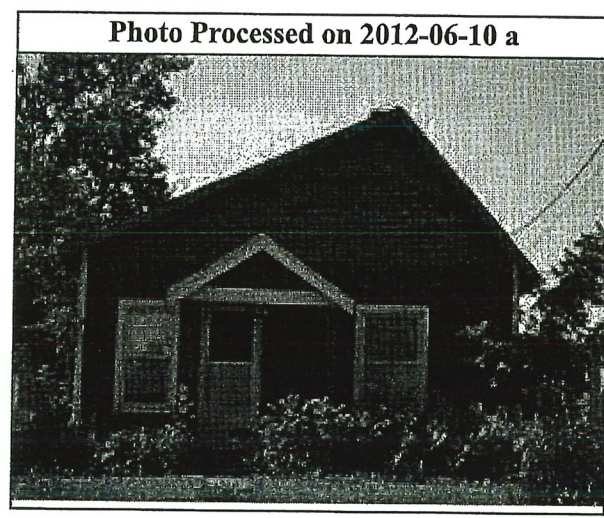
Location					
Address	1509 DES MOINES ST				
City	DES MOINES	Zip	50316	Jurisdiction	Des Moines
District/Parcel	040/05197-000-000	Geoparcel	7824-02-152-005	Status	Active
School	Des Moines	Nbhd/Pocket	DM15/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Joseph Peterson 515-286-3011		

Map and Current Photos - 1 Record

Click on parcel to get a new listing

1500 1504 1508 1512 1516 1519 1520
E 15th St
Des Moines St
1501 1503 1507 1509 1511 1513 1523 1525 1527 1529 1535
1530
1518
1508
1510 1514 1524
1448
Grand Ave

[Bigger Map](#) [County GIS](#) [Auditor](#)
[Google Map](#) [Pictometry](#)



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SCHRECK, WAYNE L	1974-12-05	4487/895

Legal Description and Mailing Address

E 33-1/3 F LOT 26 BLK 46 STEWARTS ADDITION	WAYNE L SCHRECK 1509 DES MOINES ST DES MOINES, IA 50316-3532
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Current Values

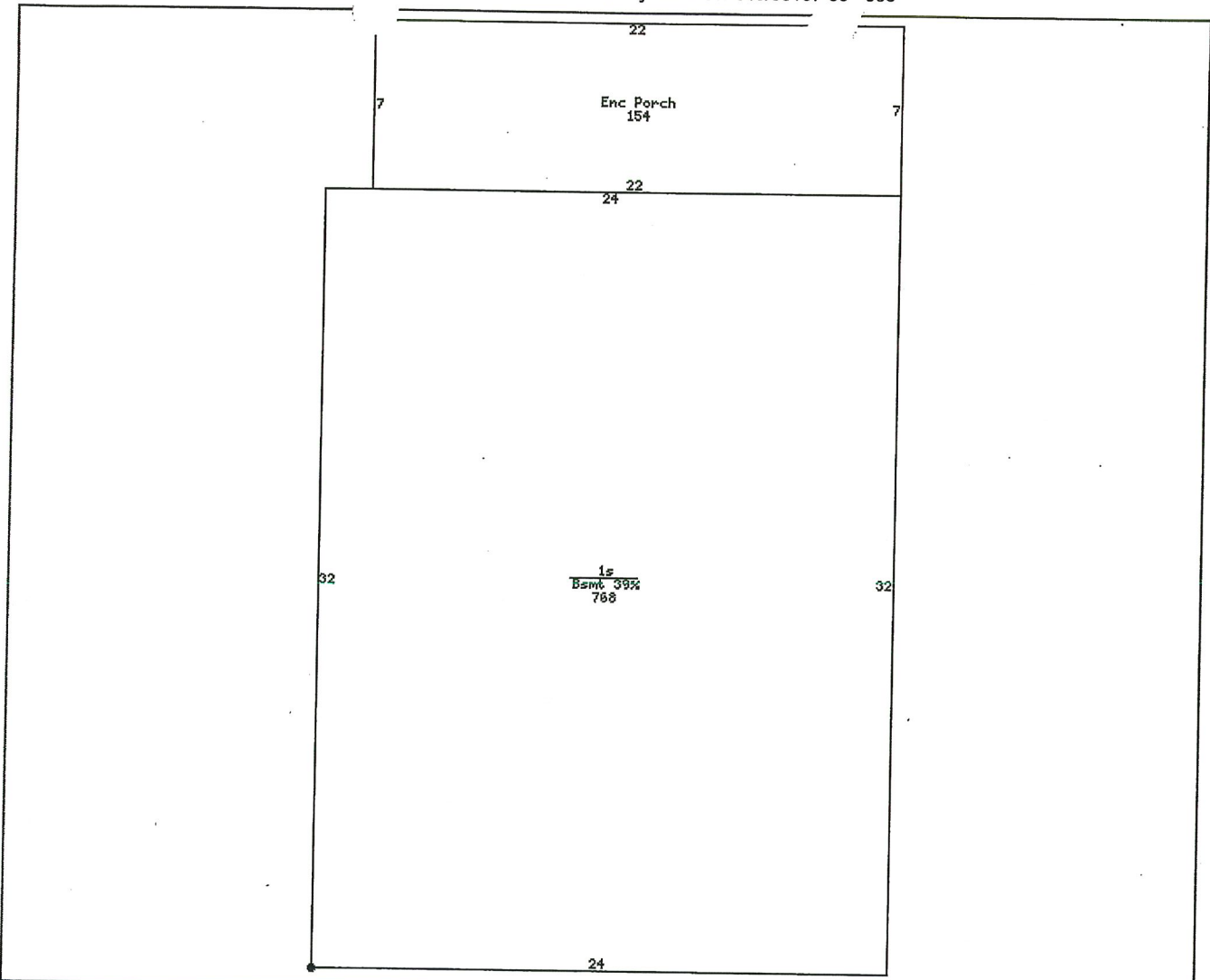
Type	Class	Kind	Land	Bldg	Total
2023 Value	Residential	Full	\$8,400	\$26,200	\$34,600

[Assessment Roll Notice](#) [Market Adjusted Cost Report](#)

Auditor Adjustments to Value

Category	Name	Information
2023 Homestead Credit	SCHRECK, WAYNE L	Application #14942

Category		Name		Information	
<u>2023 Homestead Tax Exemption</u>		SCHRECK, WAYNE L			
Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
RX1	RX1 Mixed Use District			Residential	
<i>City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)</i>					
Land					
Square Feet	5,055	Acres	0.116	Frontage	33.0
Depth	150.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story	Building Style	Bungalow
Year Built	1890	Number Families	1	Grade	5+05
Condition	Poor	Total Square Foot Living Area	768	Main Living Area	768
Basement Area	300	Enclosed Porch Area	154	Foundation	Brick
Exterior Wall Type	Wood Siding	Roof Type	Gable	Roof Material	Asphalt Shingle
Heating	Gas Forced Air	Air Conditioning	0	Number Bathrooms	1
Bedrooms	1	Rooms	4		



Permits - 3 Records

Year	Type	Permit Status	Application	Reason	Reason1
2007	Permit	Complete	2006-03-14	Remove	GARAGE
2007	Permit	Cancel	2005-11-28	Fix Damage	FIRE
2006	Permit	Pass	2005-11-28	Fix Damage	FIRE

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2023	<u>Assessment Roll</u>	Residential	Full	\$8,400	\$26,200	\$34,600
2021	<u>Assessment Roll</u>	Residential	Full	\$6,800	\$20,600	\$27,400
2019	<u>Assessment Roll</u>	Residential	Full	\$6,000	\$18,000	\$24,000
2017	<u>Assessment Roll</u>	Residential	Full	\$5,000	\$27,400	\$32,400
2015	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$25,300	\$29,900
2013	<u>Assessment Roll</u>	Residential	Full	\$4,600	\$24,400	\$29,000
2011	<u>Assessment Roll</u>	Residential	Full	\$5,200	\$28,800	\$34,000
2009	<u>Assessment Roll</u>	Residential	Full	\$5,400	\$29,900	\$35,300
2007	<u>Assessment Roll</u>	Residential	Full	\$5,500	\$30,200	\$35,700
2005	<u>Assessment Roll</u>	Residential	Full	\$5,100	\$16,700	\$21,800
2003	<u>Assessment Roll</u>	Residential	Full	\$4,510	\$14,940	\$19,450

Yr	Type	Class	Kind	I	i	Bldg	Total
2001	<u>Assessment Roll</u>	Residential	Full	\$4,550		\$11,820	\$16,370
1999	Assessment Roll	Residential	Full	\$4,300		\$14,430	\$18,730
1997	Assessment Roll	Residential	Full	\$3,710		\$12,440	\$16,150
1995	Assessment Roll	Residential	Full	\$3,370		\$11,300	\$14,670
1993	Assessment Roll	Residential	Full	\$2,970		\$9,960	\$12,930
1989	Assessment Roll	Residential	Full	\$2,970		\$8,430	\$11,400

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City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309

Case Number: NUIS-2024-000049	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/05/2024
	Date of Notice: 03/12/2024
Date of Inspection: 03/05/2024	

WAYNE L SCHRECK
1509 DES MOINES ST
DES MOINES IA 50316

Address of Property: 1509 DES MOINES ST, DES MOINES IA 50316
Parcel Number: 782402152005

Legal Description: E 33-1/3 F LOT 26 BLK 46 STEWARTS ADDITION

Upon inspection of the property located at and locally known as the Address of Property shown above, located in Des Moines, Iowa, ("Property"), there was/were found to be violation(s) of the Municipal Code of the City of Des Moines, Iowa. It has been determined from that inspection that the dwelling currently constitutes a danger to health and safety to the public and is a public nuisance.

We are notifying you that you have the **time set out in this notice (below under "Compliance Due Date")** to abate the following violation(s) and complete the required remedial action.

VIOLATION(S)

Violation	Corrective Action	Compliance Due Date
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Violation	Corrective Action	Compliance Due Date
<p>60-191 - Vacation and Abatement Any structure, dwelling, mobile home, equipment, or premise declared to be a public nuisance and unfit for human habitation or use, and so designated by the administrator, shall immediately be vacated and the nuisance shall be abated by repair, rehabilitation, demolition, or any other City-approved corrective action. The owner(s) shall be responsible for the vacation and abatement of the nuisance at such owner's expense. If not complied by such owner(s), then the nuisance may be abated by the city at the owner's expense. As indicated by section 60-19, the owner of land upon which a mobile home sits is a responsible owner in the event that mobile home is declared to be a public nuisance. Both the owner of the mobile home and the owner of the land upon which the mobile home sits shall be responsible for vacation and abatement of the public nuisance.</p>	<p>Vacate the structure.</p>	<p>04/16/2024</p>
<p>60-192(7) - Unsafe and Dangerous Structure or Premise Any structure that the administrator determines is unfit for human occupancy meaning that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.</p>	<p>Repair structure to a safe, sanitary condition. Provide all required elements of light, ventilation and essential equipment. All work must be done in a workmanlike manner with all required permits. Throughout structure.</p>	<p>04/16/2024</p>

Violation	Corrective Action	Compliance Due Date
<p>60-192(13) - Unsafe and Dangerous Structure or Premise Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load affects.</p>	<p>Repair or replace all structural members, floors, walls, partitions, projections, and appurtenances to be properly anchored, plumb, and of sound construction. All work must be done in a workmanlike manner with all required permits. Throughout structure. Unable to take interior pictures, more violations may be present. Unable to take interior pictures, more violations may be present.</p>	04/16/2024
<p>60-192(14) - Unsafe and Dangerous Structure or Premise Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace sections of building foundation to eliminate conditions that create a violation. All work must be done in a workmanlike manner with all required permits. Throughout structure. Unable to take interior pictures, more violations may be present.</p>	04/16/2024
<p>60-192(14) - Unsafe and Dangerous Structure or Premise Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace sections of building foundation to eliminate conditions that create a violation. All work must be done in a workmanlike manner with all required permits. Throughout structure. Unable to take interior pictures, more violations may be present.</p>	04/16/2024
<p>60-192(17) - Unsafe and Dangerous Structure or Premise Roof or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is fatigued or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all deficient roof components to provide a sound, weathertight condition that provides positive drainage. All work must be done in a workmanlike manner with all required permits. Unable to take interior pictures, more violations may be present.</p>	04/16/2024
<p>60-192(21) - Unsafe and Dangerous Structure or Premise Stairs, decks, porches, balconies, walking systems, landings, and all similar appurtenances attached thereto, including guards and handrails are not structurally sound, not properly anchored or that anchored with connections not capable of supporting all nominal loads and resisting all load effects.</p>	<p>Repair or replace all stairs, decks, porches, landings and similar elements of building egress, including guards and handrails to a sound and properly anchored condition. All work must be done in a workmanlike manner with all required permits. Unable to take interior pictures, more violations may be present.</p>	04/16/2024

Violation	Corrective Action	Compliance Due Date
60-194 - Defacing and Removing Placard No person shall deface or remove the placard, except as authorized by the administrator.	Replace or restore defaced or removed placard.	04/16/2024

If not occupied, the structure is to remain vacant and unoccupied until occupancy is authorized by this office.

If the structure is occupied, it must be **vacated immediately**. If procedures to vacate the premises are not undertaken immediately upon receipt of this notice, and in no case later than seven (7) days, the City may seek a court order directing you to vacate the structure, pursuant to Section 60-191 and 60-192 of the Municipal Code of the City of Des Moines, Iowa.

ALL ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL COMPONENTS IN NEED OF REPLACEMENT OR REPAIR, ARE TO BE BROUGHT TO MINIMUM CODE REQUIREMENTS WITH NECESSARY PERMITS AS REQUIRED TO MEET CITY CODES. Should you have any questions regarding permits, contact the Permit and Development Center at (515) 283-4200. All work performed by a contractor or you must be completed in a workmanlike manner.

If you plan to renovate the structure and it has been vacant for over a year, there may be zoning issues, which may affect the renovation plans. Please contact the Development Zoning Division at (515) 283-4207 to determine if there is anything you should be aware of.

If you decide to demolish the building or take the structure down, you will need a demolition permit.

If you cannot renovate or demolish the structure, contact me to discuss allowing the City to remove the structure. There will be costs billed out to you and possibly a judgment. It may be cheaper for you to remove the structure yourself.

If you no longer own this property, please let us know.

Unpaid costs may be collected by personal judgment, collection, or assessment to be collected as a property tax.

Should you have any questions, feel free to call. I can usually be reached between 8:00 a.m. and 9:00 a.m., Monday through Friday.

Thank you for your help,

Respectfully,



Scott Clauson
 Neighborhood Inspector
 Neighborhood Services
 602 Robert D. Ray Drive, Des Moines, IA 50309
 Desk 515-283-4120 / Mobile 515-669-8231
 SAClauson@dmgov.org