APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102
Telephone: (651) 266-8585

RECEIVED
JUL 18 2025
CITY CLERK

We need the following to process your appeal:

- ☑ $25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number 784299)
- ☑ Copy of the City-issued orders/letter being appealed
- ☑ Attachments you may wish to include
- ☑ This appeal form completed
- ☑ Walk-In *OR* ☐ Mail-In

for abatement orders only: ☐ Email *OR* ☐ Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)
Tuesday, July 29, 2025

Time: you will be called between
In-person & 1:30pm
Location of Hearing: Room 330

Address Being Appealed:

Number & Street: 529 Orleans St. City: Saint Paul State: MN Zip: 55107

Appellant/Applicant: Kristen Sachwitz Email sachwitzkristen@gmail.com

Phone Numbers: Business _____ Residence _____ Cell 651-403-2115

Signature: Kristin Sachwitz Date: 7/18/2025

Name of Owner (if other than Appellant): EMK Holdings Co LLC

Mailing Address if Not Appellant's: 80 Virginia St., Saint Paul, MN 55102

Phone Numbers: Business _____ Residence _____ Cell _____

What Is Being Appealed and Why? *Attachments Are Acceptable*

- ☐ Vacate Order/Condemnation/ Revocation of Fire C of O
- ☐ Summary/Vehicle Abatement
- ☐ Fire C of O Deficiency List/Correction
- ☐ Code Enforcement Correction Notice
- ☐ Vacant Building Registration
- ☐ Other (Fence Variance, Code Compliance, etc.)

Please see attached.

July 18th, 2025

Saint Paul City Council – Legislative Hearings
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, Minnesota 55102

To Whom It May Concern:

Residents of the neighborhood are appealing the revocation of certificate of occupancy for the property at 529 Orleans St., Saint Paul, MN. This property was recently designated by DSI to have unoccupied status, and the Certificate of Occupancy was revoked/unoccupied as of July 10, 2025. We believe this to be incorrectly designated. The property at 529 Orleans St. meets the definition of a Category II vacant building by St. Paul Legislative Code and should be classified as such. We look forward to the opportunity to discuss further at the legslative hearing.

Sincerely,

/s/ Kristen Sachwitz

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

July 14, 2025
Lori Kustritz
EMK Holdings Co LLC
80 Virginia St.
St. Paul, MN 55102

Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 529 ORLEANS ST
Ref. # 102058

Dear Property Representative:

Your building was determined to be unoccupied on July 10, 2025. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

A reinspection will take place on October 17th at 9:30am

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected, and a complete Certificate of Occupancy inspection will be required.

DEFICIENCY LIST

1. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion. - Large majority of property is bare dirt.

2. Front Porch - MN Stat 299F.18 - Immediately remove and discontinue excessive accumulation of combustible materials. - Excessive accumulation on front porch.

3. Throughout - SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects. - Large holes/missing soffit/fascia, animals have been seen entering and exiting through.

4. Throughout - SPLC 34.09 (4) a, 34.33 (3) a - Repair and maintain the window glass. Windows shall be fully supplied with windowpanes which are without open cracks or holes. –
   a. Multiple broken windows
   b. multiple missing windows
   c. Multiple missing/damaged window screens

5. Throughout - SPLC 34.10 (6), 34.34 (5) - Every owner of a structure shall be responsible for the control and/or elimination of insects, rodents or other pests wherever infestation exists. –

   a. Reports of rodents entering building through large holes in roof line.
   b. standing water in yard
   Provide pest control

6. SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. - Large hole in wall/foundation plugged with a plastic bucket.

7. SPLC 34.08 (1), 34.32 (1) - ..... Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse. - Large pile of refuse and materials on the rear deck.

8. SPLC 39.02(c) - Complete and sign the smoke alarm affidavit and return it to this office.

9. NEC 406.9 Receptacles. Receptacles protected from the weather must have an enclosure that is weatherproof with the receptacle covers closed (in-use cover). An outlet box hood (cover) installed for this purpose must be listed and identified as "extra duty." All 15- and 20-ampere, 125- and 250-volt receptacles used outdoors must be listed as weather-resistant (WR). - Outdoor electrical outlet is missing a protective cover.

10. MSFC 307.4 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials | brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance. - Evidence of illegal burning on property. Including, but not limited to trash and other unapproved burning materials located in an outdoor fire pit.

SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, PE(MN), CBO, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

June 30, 2025
Lori Kustritz
EMK Holdings Co LLC
80 Virginia St.
St. Paul, MN 55102

CORRECTION NOTICE - COMPLAINT INSPECTION

RE: 529 ORLEANS ST
Ref. # 102058

Dear Property Representative:

An inspection was made of your building on June 30, 2025 in response to a referral. You are hereby notified that the following deficiency list must be corrected immediately.

A reinspection will be made on July 10, 2025 at 10:30am.

Failure to comply may result in a criminal citation or revocation of the Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Certificate of Occupancy. The code also provides for the assessment of additional reinspection fees.

DEFICIENCY LIST

1. Exterior - SPLC 34.08 (3) - Provide and maintain suitable ground cover on all exterior areas to control erosion.-Large majority of property is bare dirt.

2. NEC 406.9 Receptacles. Receptacles protected from the weather must have an enclosure that is weatherproof with the receptacle covers closed (in-use cover). An outlet box hood (cover) installed for this purpose must be listed and identified as "extra duty." All 15- and 20-ampere, 125- and 250-volt receptacles used outdoors must be listed as weather-resistant (WR).-Outdoor electrical outlet is missing a protective cover.

3. MSFC 307.4 - All fires on the ground must be a minimum of 25 feet from structures or contained in a grill or outdoor fireplace. Wind speeds must be under 10 mph, constantly attended, a means of extinguishment must be provided. Only natural firewood can be burned (no construction materials| brush or waste materials), and fire shall be extinguished if the smoke is deemed a nuisance. A citation will be issued for non-compliance.-Evidence of illegal burning on property. Including, but not limited to trash and other unapproved burning materials located in an outdoor fire pit.

4. SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-a. Chipping and peeling paint throughout the exterior. b. Lattice covering the porch crawl space is damaged on both sides. c. missing pieces of siding throughout exterior

5. SPLC 34.09 (2)(b), 34.33 (1)(d) - Provide and maintained the roof weather tight and free from defects.-Multiple holes, and missing paint throughout soffit and fasica.

6. SPLC 45.03 (7)- Grass and weeds. Grass which has grown upon any property to a height of eight (8) or more inches or weeds.-Shrubbery is impeding accessible use of sidewalk located on Manomin Ave

7. SPLC 34.08 (4), 34.32 (2) - (4) Insect and rodent infestations. It shall be the responsibility of the owner to control and/or eliminate any infestation of insects, rodents or other pests in all exterior areas and accessory structures on the premises.-Puddle of water on property.

8. SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit.-Multiple shattered windows on residence.

9. SPLC 34.09 (4), 34.33 (3) -All screens shall be maintained in a professional state of maintenance and repair.-Missing and damaged window screens noted.

10. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Xcel energy services have been disconnected to this property for appx 30 days. Restore service or unit shall be vacated by inspection date and time.

11. SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-No electric service to property.

12. SPLC 34.19 - Provide access to the inspector to all areas of the building.-Access shall be required at inspection.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: http://www.stpaul.gov/cofo

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: Alex.Dravis@ci.stpaul.mn.us or call me at 651-266-9149 between 7:30 a.m. - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Alex Dravis
Fire Safety Inspector

Ref. # 102058

To:
Council President Rebecca Noecker
Ward Two Councilmember
PO Box 4756
Saint Paul, MN 55101
E-mail: rebeccaforsaintpaul@gmail.com

Chief of Police Axel Henry
Saint Paul Police Department
367 Grove St.
Saint Paul, MN 55101
E-mail: Axel.Henry@stpaul.gov

Department of Safety and Inspections
Angie Wiese, Director
375 Jackson Street, Suite 220
Saint Paul, MN 55101
E-mail: angie.wiese@stpaul.gov

Mayor Melvin Carter
15 W Kellogg Blvd #390
Saint Paul, MN 55102
E-mail: Melvin.carter@ci.stpaul.mn.us

Rep. María Isa Pérez-Vega
5th Floor Centennial Office Building
Saint Paul, MN 55155
E-mail: rep.maria.isa.perez-vega@house.mn.gov

Office of Neighborhood Safety
Brooke Blakey, Director
15 W Kellogg Blvd #390
Saint Paul, MN 55102
E-mail: brooke.blakey@ci.stpaul.mn.us

West Side Community Organization (WSCO)
209 Page Street West
Saint Paul, MN 55107
E-mail: info@wsco.org

July 7, 2025
Greetings, City Officials,

We, the residents of the 500 blocks of Orleans and Manomin Streets on the West Side of Saint Paul, Ward Two, are writing to you today because we have been dealing with a situation in our neighborhood for years now that is, frankly, untenable. We need your help.

The property at 529 Orleans St., a single family rental home, has been a source of frustration, to say the least, for the last 20 years. This house has consistently been rented out to tenants who are often loud and disruptive, throw their trash in their yard and on the street, trash the house itself, and generally create a chaotic environment that the rest of the neighborhood has to endure.

The latest tenants, who have been there for about 7 years now, have brought us to a breaking point. Specifically the people in this house scream at each other and their kids almost daily and have:

—Vandalized our properties
—Threatened to shoot a neighbor's friend
—Attacked at least one person
—Come and go at literally all hours of the day and night in a car with no muffler
—Let their kids run unsupervised through the neighborhood and hang out of the house's second story open windows

The house itself is in a state of disrepair. Portions of it seem to be falling apart. There are holes in the siding as well as broken windows, doors and missing screens.

We are aware of animal abuse that has happened on the property, and suspect elder abuse or neglect. We know that at least two men in the household suffer from extreme mental illness, and the child neglect is obvious. In the past month one child was struck by a car, but thankfully not seriously injured.

Apparently electricity to the house has been turned off and most recently, on what should be peaceful summer evenings, the adults and children have been out in the street nearly every night at midnight, slamming car doors, honking and yelling. One young man comes outside multiple times per day, yelling obscenities. The list goes on and on with a revolving cast of characters.

Because of this behavior:

—One neighbor sold the house she had owned for decades and moved away
—Another neighbor stated that he is afraid to have his grandchildren visit him, because of the unpredictable displays of anger and profanity
—Another neighbor will not let his adult daughter go down that side of the street in front of the house
—The woman who lives right next door has had to endure years of harassment from these people, including vandalism and a broken window, junk and trash—and recently sharp objects—thrown over the fence into her yard. She and her daughter are afraid to go into their own yard.

Many of us have tried to address the situation through the proper channels. A quick check of your records will reveal dozens of complaints resulting in numerous police responses, as well as visits from Child Protection officials and housing inspectors. But the situation only

gets worse. How much should the neighborhood have to endure? What is the responsibility of the landlord? What is the responsibility of city officials?

We understand that everyone deserves to have a place to live. However, this particular property is an extreme disruption to the entire neighborhood—a neighborhood that is largely filled with homeowners or long-term renters who have occupied their homes for years. To have *one* property that disturbs the neighborhood year after year after year is unfair to the rest of us who live here.

Our concerns are two-fold:

1. With the current tenants, we feel very unsafe. They are violent, mentally unstable, and unpredictable. We fear for our children, our grandchildren, our pets, our visitors and ourselves.
2. What is the vetting process for future renters? This absentee landlord has a history of not taking care of his property and not responding to the concerns of the neighborhood. If the current residents are eventually evicted, are we just going to start all over with the same problems? What are the legal remedies for making a landlord conform to community standards? Would any of you put up with this situation in your neighborhood?

We are reaching out to you because we have had enough! This situation needs to be remedied before someone is seriously hurt or, God forbid, killed. We thank you for your time, and for any resolution that can be applied to this awful, preventable, situation.

Signed,

Paul Feroe, neighborhood contact
524 Orleans St.
pferoe@comcast.net

Paul Feroe, 524 Orleans St.

Kristy Sachwitz
358 W Robie St
Kristen Sachwitz

Patricia J. Galligan
517 Manomin Avenue
Patricia J. Galligan

Ashley Galligan
517 Manomin Ave

Jami Shoemaker
523 Orleans St.

Elizabeth Hutchinson
523 Orleans St.
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MELISSA RUDOLPH
528 ORLEANS ST

Jamie Rudolph
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