



Roll Call Number

Agenda Item Number

63 E

Date June 13, 2022

ABATEMENT OF PUBLIC NUISANCE AT 1721 SOUTH UNION STREET

WHEREAS, the property located at 1721 South Union Street, 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, South Village, LLC, 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 North 32 feet of Lot 4 in Block 15 in VAN'S ADDITION TO SOUTH 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 1721 South Union Street, has previously been declared a public nuisance;

The City Legal Department 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.
Second by _____

FORM APPROVED:

Judy K. Parks-Kruse
Judy K. Parks-Kruse, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

I, Laura Baumgartner Acting 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.

City Clerk

LOBE



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

Case Number: NUIS-2022-000072	
Notice of Violation	Case Type: Public Nuisance
	Case Opened: 03/30/2022
	Date of Notice: 03/31/2022
Date of Inspection: 03/30/2022	

SOUTH VILLAGE LLC
ABENDROTH AND RUSSELL, P.C, REG. AGENT
2560 73RD ST
URBANDALE IA 50322

Address of Property: **1721 SOUTH UNION ST, DES MOINES IA 50315**
Parcel Number: **782410312004**
Legal Description: **N 32F LOT 4 BLK 15 VANS ADDITION TO SOUTH DES MOINES**

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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60-192(3) - Dangerous Structure or Premise
- Damaged

MAIN STRUCTURE THROUGHOUT

05/12/2022

Repair or replace any portion of a building, structure, or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism, or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.

SOFFIT, SIDING, TRIM THROUGHOUT THE STRUCTURE

60-192(4) - Dangerous Structure or Premise
- Insufficient Strength or Stability

MAIN STRUCTURE THROUGHOUT

05/12/2022

Repair or replace any portion of a building, or any member, appurtenance, or ornamentation on the exterior of the structure that is not of sufficient strength or stability, or is not so anchored, attached, or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

DAMAGED GLAZING, BROKEN WINDOWS, DETERIORATING WINDOWS THROUGHOUT THE HOUSE

*REPAIR OR REPLACE ALL DAMAGED OR MISSING WINDOWS AS NEEDED. OBTAINING AND FINALIZING OF PERMIT REQUIRED IF CHANGING OPENING SIZE.

60-194 - Defacing and Removing Placard

MAIN STRUCTURE

05/12/2022

Replace or restore defaced or removed placard.

LOCATED AT WEST MAIN ENTRY DOOR AND SOUTH ENTRY DOOR

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

Vacate and secure the structure or premises, OR,
demolish the structure after obtaining the required demolition permit, OR,
repair or replace insufficient construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system, or other cause that is a threat to life or health.

ALL UTILITIES TO THE MAIN STRUCTURE HAVE BEEN TURNED OFF TO THE HOUSE, METAL CHIMNEY ON THE NORTHSIDE OF THE HOUSE IS LEANING

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR DAMAGED CHIMNEY. HAVE SERVICED, PROVIDE RECEIPT

*HAVE A LICENSED MECHANICAL CONTRACTOR INSPECT THE ENTIRE MECHANICAL SYSTEM AND PROVIDE A COPY OF THE FINDING. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE MECHANICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED MECHANICAL CONTRACTOR.

*HAVE A LICENSED PLUMBING CONTRACTOR INSPECT THE ENTIRE PLUMBING SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE PLUMBING SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED PLUMBING CONTRACTOR.

*HAVE A LICENSED ELECTRICAL CONTRACTOR INSPECT THE ENTIRE ELECTRICAL SYSTEM AND PROVIDE A COPY OF THE FINDINGS. REPAIR AND/OR REPLACE ALL DEFICIENT ELEMENTS OF THE ELECTRICAL SYSTEM THROUGHOUT THE ENTIRE STRUCTURE. WORK MUST BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.

*ALL ELECTRICAL, MECHANICAL, PLUMBING AND STRUCTURAL COMPONENTS THROUGHOUT THE STRUCTURE ARE TO BE BROUGHT TO MINIMUM CODE

REQUIREMENTS WITH OBTAINING AND FINALIZING NECESSARY PERMITS AS REQUIRED TO MEET THE CITY CODES.

60-192(12) - Dangerous Structure or Premise - Abandoned

MAIN STRUCTURE THROUGHOUT

05/12/2022

Demolish the abandoned structure or premises, OR, repair, replace, or renovate the abandoned building or structure to a state such that it is no longer a nuisance or hazard to the public.

DAMAGED AND MISSING SIDING, TRIM, PEELING PAINT, LOOSE LUMBER THROUGHOUT THE MAIN STRUCTURE THIS WILL REQUIRE OBTAINING A PERMIT AND FINALIZING

OBTAIN FINAL ON PERMIT AND HAVE LICENSED CONTRACTOR REPAIR DAMAGED CHIMNEY. HAVE SERVICED, PROVIDE RECEIPT

60-192(13) - Unsafe or dangerous structure

MAIN STRUCTURE THROUGHOUT

05/12/2022

Repair or replace the building or structure that is in a condition that presents either a substantial risk of fire, building collapse, or any other threat to life and safety, OR, demolish the structure.

PORTIONS OF FOUNDATION, BRICK ARE SHOWING SIGNS OF DETERIORATION AND MOVEMENT.

*FOUNDATION NEEDS ENGINEERS REPORT. REPAIR PER ENGINEER'S REPORT. A BUILDING PERMIT MAY BE REQUIRED AND TO BE FINALIZED

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,



Keith Brincks
Neighborhood Inspector
Neighborhood Services
602 Robert D. Ray Drive, Des Moines, IA 50309
(515) 283-4245
kmbrincks@dmgov.org

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	1721 SOUTH UNION ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	020/02652-000-000	Geoparcels	7824-10-312-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM23/Z	Tax Authority Group	DEM-C-DEM-77131
TIF	62/Des Moines Metro Center Merged UR	Submarket	South Des Moines	Appraiser	Joseph Peterson 515-286-3011

Map and Current Photos - 1 Record

Click on parcel to get a new listing

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



[Historical Photos](#)

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	SOUTH VILLAGE LLC	2019-06-28	17385/909

Legal Description and Mailing Address

N 32F LOT 4 BLK 15 VANS ADDITION TO SOUTH DES MOINES	SOUTH VILLAGE LLC 2203 GRAND AVE DES MOINES, IA 50312-5305
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Current Values

Type	Class	Kind	Land	Bldg	Total
2022 Value	Residential	Full	\$9,800	\$26,900	\$36,700

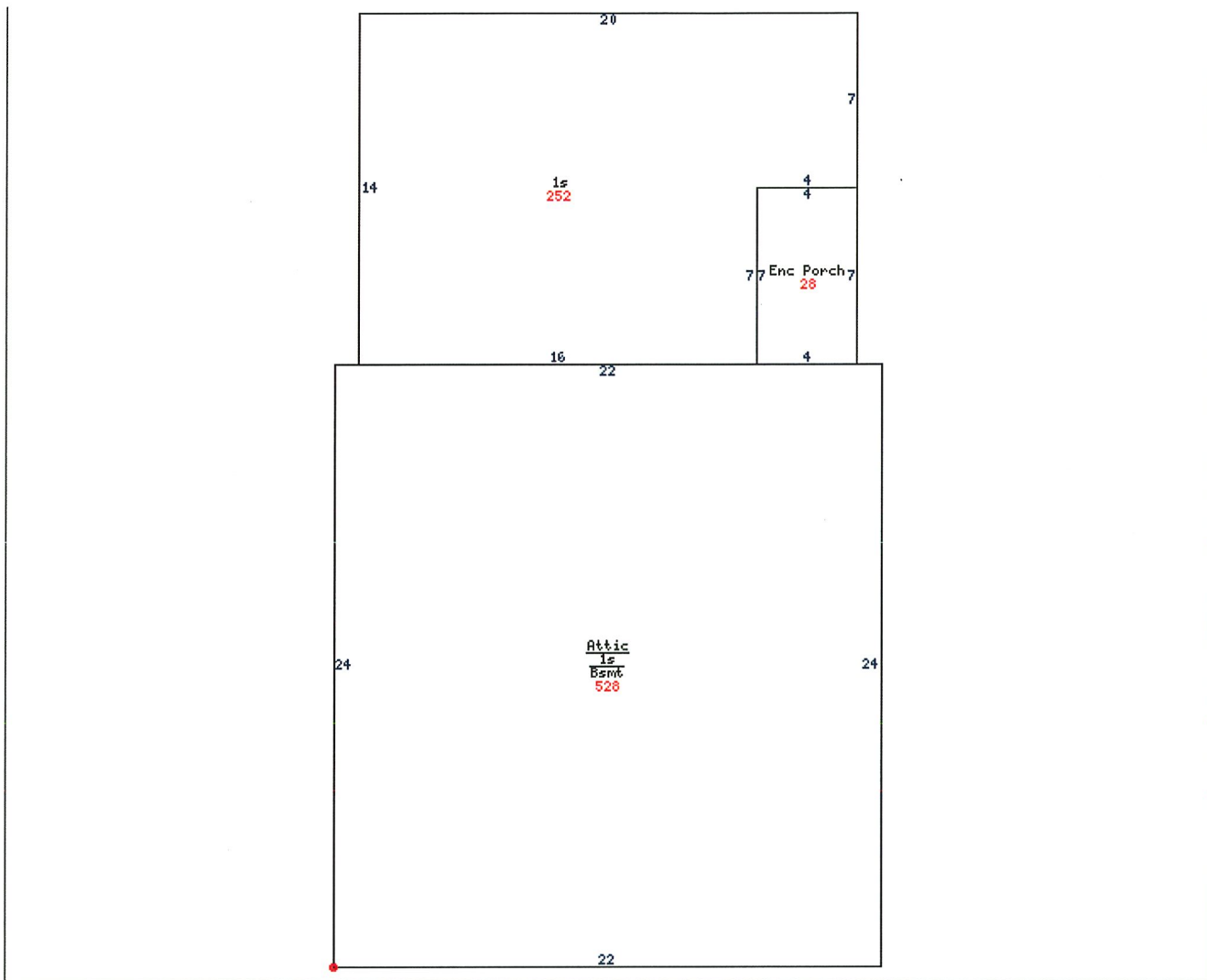
[Market Adjusted Cost Report](#)

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
RX1	RX1 Mixed Use District		Residential

City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)

Land					
Square Feet	4,224	Acres	0.097	Frontage	32.0
Depth	132.0	Topography	Normal	Shape	Rectangle
Vacancy	No	Unbuildable	No		
Residences - 1 Record					
Residence #1					
Occupancy	Single Family	Residence Type	1 Story Finished Attic	Building Style	Conventional
Year Built	1940	Number Families	1	Grade	5-05
Condition	Poor	Total Square Foot Living Area	1070	Main Living Area	780
Attic Finished Area	290	Basement Area	528	Enclosed Porch Area	28
Foundation	Masonry	Exterior Wall Type	Composition	Roof Type	Gable
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	0
Number Bathrooms	1	Bedrooms	3	Rooms	6



Sales - 2 Records

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
BISHOP, MARY J. ESTATE	SOUTH VILLAGE LLC	2019-06-26	\$50,000	Deed	17385/909
SCHAFFER, HAROLD R	BISHOP, AMRY J	1997-06-01	\$11,000	Contract	7649/498

Recent Ownership Transfers

Grantor	Grantee	Instrument Date	Recording Date	Instrument Type	Book/Pg
BISHOP, MARY JANE BISHOP, MARY A (Agent)	SOUTH VILLAGE LLC	2019-06-20	2019-06-28	Court Officer Deed	17385/909

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2021	Assessment Roll	Residential	Full	\$9,800	\$26,900	\$36,700
2019	Assessment Roll	Residential	Full	\$8,600	\$24,100	\$32,700
2017	Assessment Roll	Residential	Full	\$7,800	\$24,100	\$31,900

Yr	Type	Class	Kind	Land	Bldg	Total
2015	Assessment Roll	Residential	Full	\$7,300	\$23,600	\$30,900
2013	Assessment Roll	Residential	Full	\$7,600	\$25,300	\$32,900
2011	Assessment Roll	Residential	Full	\$7,600	\$25,900	\$33,500
2009	Assessment Roll	Residential	Full	\$7,700	\$27,400	\$35,100
2007	Assessment Roll	Residential	Full	\$7,700	\$27,400	\$35,100
2005	Assessment Roll	Residential	Full	\$5,600	\$24,500	\$30,100
2003	Assessment Roll	Residential	Full	\$4,900	\$21,820	\$26,720
2001	Assessment Roll	Residential	Full	\$3,380	\$14,420	\$17,800
1999	Assessment Roll	Residential	Full	\$2,900	\$22,300	\$25,200
1997	Assessment Roll	Residential	Full	\$2,590	\$19,890	\$22,480
1995	Assessment Roll	Residential	Full	\$2,430	\$18,670	\$21,100
1993	Assessment Roll	Residential	Full	\$2,160	\$16,630	\$18,790
1991	Assessment Roll	Residential	Full	\$2,160	\$15,080	\$17,240
1991	Was Prior Year	Residential	Full	\$2,160	\$13,940	\$16,100

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