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October 15, 2012

City of Coon Rapids
Board of Adjustment
Attn: City Clerk
11155 Robinson Drive
Coon Rapids, MN 55433-3761

Re: PIN# 27-31-24-12-0026, Property address 10022 Linnet Street, Coon Rapids, MN 55433

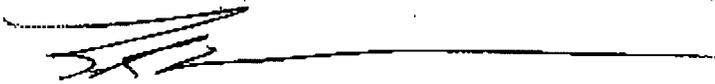
Dear City Clerk:

I am writing to object to the City's continual assertion that I pay for a rental license for a property that has been in my family and occupied by a member of my family since 1985. The property is currently occupied by my sister Susan Wright who has lived at the address for at least 10 years. The city seems to take the position that because it is non-homestead it is a rental property. This is simply injury to insult in that I am already paying higher taxes for the property and then I constantly have to call the city every time they send out a rental license.

Let this letter serve as my formal objection to any further attempts to collect a rental license and fee from me. I also demand that any previous assessment be abated due to the City's misinformation regarding the status of this property.

Call me with any concerns you may have, a simple phone call a long time ago would have informed the city of the status of this property. My cell phone number is 612 / or I can be reached at the office at 612-529-9653. I appreciate your understanding in this matter.

Sincerely,



Lee R. Wolfgram Sr.

Case # 12-35V



Property Report

Report Date: 10/24/2012

PIN: 273124120026

OPEN

PROPERTY ADDRESS: 10022 LINNET ST

Work Order #32471

Rental Complaint

<u>Task Name</u>	<u>Projected Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
Information Sent	8/12/09	8/12/09	DEGRANDE, KRISTIN	rental letter sent to WOLFGRAM LEE R & SHARON K, 2652 159TH AVE NE, HAM LAKE MN 55304
Information		11/2/09	HINTZE, CINDY	\$341.55 past due on utility billing system. Lee Wolfgram. No other names/addresses. Active owner account.
Information		1/11/11	HINTZE, CINDY	Starlight shows owners as WOLFGRAM LEE R & SHARON K, 2652 159TH AVE NE, HAM LAKE, MN 55304 effective 9/13/02. Non-homestead.
INFORMATION SENT		8/30/11	POSCH, MICHELLE	Rental violation letter sent (\$500). Compliance date 9/30/11.
RENTAL VIOLATION ASSESSMENT	9/30/11	10/13/11	POSCH, MICHELLE	\$500 CHARGED - NO CONTACT FROM OWNER - NO RENTAL LICENSE ISSUED
INFORMATION SENT		10/13/11	POSCH, MICHELLE	\$500 PENALTY - SENT TO ASSESSING DEPT.
RENTAL VIOLATION ASSESSMENT	11/15/11	11/29/11	POSCH, MICHELLE	Rental violation letter sent (\$1,000). Compliance date 11/15/11.
INFORMATION SENT		11/29/11	POSCH, MICHELLE	\$1,000 CHARGED - NO CONTACT FROM OWNER - NO RENTAL LICENSE ISSUED
INFORMATION SENT		11/29/11	POSCH, MICHELLE	\$1,000 PENALTY - SENT TO ASSESSING DEPT.
COMMUNICATE W OWNER		1/10/12	POSCH, MICHELLE	Rental violation letter sent (\$1,000). Compliance date 1/1/2012. OWNER LEE WOLFGRAM 3 CALLED. HIS SISTER LIVES AT THE PROPERTY BUT THEY HAVEN'T HAD TIME TO GET A RELATIVE HOMESTEAD STATUS. WILL STOP SENDING HIM CHARGES AS LONG AS HE IS APPROVED FOR RELATIVE HOMESTEAD STATUS WITH COUNTY.
RENTAL VIOLATION		8/22/12	POSCH, MICHELLE	\$1,000 CHARGED - NO FURTHER CONTACT FROM OWNER IN 7 MONTHS - NO RELATIVE HOMESTEAD WITH COUNTY - NO RENTAL LICENSE ISSUED.
ASSESSMENT		8/22/12	POSCH, MICHELLE	\$1,000 PENALTY SENT TO ASSESSING
INFORMATION SENT			POSCH, MICHELLE	Rental violation letter sent (\$2,000). Compliance date 10/1/12.
RENTAL VIOLATION	10/1/12	10/16/12	POSCH, MICHELLE	\$2,000 CHARGED - NO FURTHER CONTACT FROM OWNER - NO CHANGE IN HOMESTEAD STATUS - NO RENTAL LICENSE ISSUED.
ASSESSMENT		10/16/12	POSCH, MICHELLE	\$2,000 PENALTY SENT TO ASSESSING DEPT.
INFORMATION SENT		10/16/12	POSCH, MICHELLE	Rental violation letter sent (\$2,000). Compliance date 11/19/2012.
INFORMATION SENT		10/17/12	POSCH, MICHELLE	Sent letter to owner telling him to disregard the admin fine for no license dated 10/16/12. not aware there was an assessment appeal pending.

PROPERTY ADDRESS: 10022 LINNET ST

PIN: 273124120026

06/22/2012 Weeds / Long Grass

Work Order #48899

CLOSED

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
CITATION ISSUED INFORMATION SENT		6/22/12	CAMERER, CALVIN	Citation posted at property. Grass & weeds over 8"+ Courtesy letter sent.
CITATION REINSPECT COMPLIANCE	7/3/12	7/3/12	HINTZE, CINDY GAZELKA, MIKE DRABCZAK, LEYA	Should have been inspected 7/2; catching it on 7/3. GRASS HAS BEEN CUT GRASS HAS BEEN CUT

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To
8-502 & 8-503 Noxious Weeds and Growing Grass.	6/22/12	300.00	CAMERER, CALVIN		

Files attached to this work order:

\\cr-fs2\applications\cityworkserverfiles\WorkOrder\48899\10022 LINNET ST 06222012.pdf

End of Report for 10022 LINNET ST



August 30, 2011

LEE AND SHARON WOLFGRAM
2652 159TH AVE NE
HAM LAKE, MN 55304

RE: 10022 LINNET ST

As the Housing Inspector for the City of Coon Rapids, part of my job is to identify rental properties and help landlords through the rental licensing process. This letter is to help you through the application process. **The property above has been identified as a rental. A rental license is required. This property is classified as a non-homestead property with Anoka County and is occupied by someone other than the owner.**

The rental dwelling licensing program has been in existence since 1999. This program requires all rental units to be licensed. [City Code Chapter 12-900] This is accomplished by simply filling out the enclosed rental license application, permitting a basic maintenance and safety inspection of the property, submitting a rental license fee and/or conversion fee (the conversion fee includes the first years license and inspection fees of \$170/single family), and an owners background check for \$45. The owner or agent is required to attend an eight hour Crime Free/Drug Free Housing Training Seminar or submit a copy of a certificate of completion.

Enclosed you will find a Rental Licensing brochure outlining the program; a return envelope to submit the rental license application and other documents; a check list of items to be returned, and to be inspected; a copy of the Rental Licensing Ordinance 12-900 and a copy of Landlords and Tenants Rights and Responsibilities.

COMPLIANCE DATE: 09/30/2011

City Code Chapter 12-917 requires a \$500 fine be charged to properties that are being rented without a license. The fine will be waived if a rental license is obtained by the compliance date above. As soon as the application is returned we can schedule an inspection. Our inspection hours are Monday - Thursday, 7:00 a.m. - 5:30 p.m.

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO# 32471



Rental License Violation and Administrative Fine

October 12, 2011

LEE AND SHARON WOLFGRAM
2652 159TH AVE NE
HAM LAKE, MN 55304

Address: **10022 LINNET ST**
COON RAPIDS, MN 55433

PIN #: 273124120026

A previously sent Rental License Violation and Administrative Fine for \$500 has been charged to the above-listed property taxes. This property is still in violation of City Code and a fine of \$1000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees along with the Administrative Fine stated below by the Compliance Date stated below. Failure to comply and pay the fine will result in the denial of the rental dwelling license. If the license is denied, you may appeal that decision to the City Council by filing a written appeal within 7 days of receiving the denial notice. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
10022 LINNET ST	11/15/2011	12-903(1) - Rental License Required	\$1000

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#32471



Rental License Violation and Administrative Fine

November 29, 2011

LEE AND SHARON WOLFGRAM
2652 159TH AVE NE
HAM LAKE, MN 55304

Address: **10022 LINNET ST**
COON RAPIDS, MN 55433

PIN #: 273124120026

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes. This property is still in violation of City Code and a fine of \$1500 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees along with the Administrative Fine stated below by the Compliance Date stated below. Failure to comply and pay the fine will result in the denial of the rental dwelling license. If the license is denied, you may appeal that decision to the City Council by filing a written appeal within 7 days of receiving the denial notice. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

Address	Compliance Date	City Code	Fine Amount
10022 LINNET ST	1/01/2012	12-903(1) - Rental License Required	\$1000

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#32471



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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	27-31-24-12-0026	Situs Address	10022 LINNET ST NW , COON RAPIDS, MN 55433-0000
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Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	WOLFGRAM LEE R & SHARON K	2652 159TH AVE NE, HAM LAKES, MN 55304-0000 UNITED STATES	09/13/2002	Current
Taxpayer	100.00	WOLFGRAM LEE R & SHARON K	2652 159TH AVE NE, HAM LAKES, MN 55304-0000 UNITED STATES	09/13/2002	Current

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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

General Information

Property ID	27-31-24-12-0026
Tax Year	2012
Situs Address	10022 LINNET ST NW , COON RAPIDS, MN 55433-0000
Property Description	LOT 53 WOODALE PARK, EX RD SUBJ TO EASE OF REC
Linked Property Group Position	
Status	Active, Delinquency
Abstract/Torrens	All Torrens

Property Classification

Tax Year	Classification
2013	4BB1-Residential Non-Homestead single unit
2012	4BB1-Residential Non-Homestead single unit

Property Characteristics

Lot Size	E132*304
Year Built	1953

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information

City Name	COON RAPIDS
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

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