



March 12, 2014

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CITY OF WEST ALLIS
CLERK/TREASURER



DEPARTMENT OF BUILDING INSPECTIONS &
NEIGHBORHOOD SERVICES

414/302-8400
414/302-8402 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.westalliswi.gov

License & Health Committee
City of West Allis

RE: 2013 – 2014 Mobile Home Park License
Mobile Estates Mobile Home Park
10401 W. Greenfield Avenue

Dear License & Health Committee Members:

The Department of Building Inspection and Neighborhood Services has not approved the Mobile Home Park License for 2013 – 2014 for Mobile Home Estates at 10401 W. Greenfield Ave., Mobile Home Estates of West Allis, owned by D & G Investments, LLC (Thaddeus J. Derynda and Bernie Gallas). Further, the 2014 – 2015 License application is now being processed.

I submit the following regarding the license processing for 2013 – 2014:

1. On December 16, 2013 a Notice/Order was issued by Dan Adamczyk, Building Inspector. See attachment 1. This communication listed 28 conditions for compliance to include overall park violations and individual exterior mobile home lot violations. The communication required code compliance within 30 days (\pm January 16, 2014).
2. On January 6, 2014, Attorney Staskunas emailed questioning listing of licensing violations. Mr. Atkinson replied January 6, 2014 with a copy of violations and further informed of requirements to request an extension of time. See attachment 2.
3. On January 24, 2014, Ted Derynda, owner, requested, in a brief email, a time extension. Email does not state when Orders for license will be completed. See Attachment 3.
4. On January 27, 2014, Mr. Atkinson issued an email response to Mr. Derynda's extension request of January 24, 2014. The communication stated that a more formal request was required for considering a time extension. See attachment 3.
5. The Building Inspector will be processing this licensing violation into Municipal Court by requesting a Summons/Complaint be issued.

In closing, Orders have been issued listing violations for correction for the license year 2013 – 2014 for Mobile Home Estates. The property owner has not properly responded by stating when compliance will be secured. Based upon the past record of this owner not complying properly, I request the Committee take action to rescind the license for Mobile Home Estates.

Please contact me if you have questions regarding this matter.

Sincerely,

Ted Atkinson, Director
Dept. of Bldg. Inspections & Neighborhood Services
7525 W. Greenfield Ave.
West Allis, WI 53214
(414)302-8415
tatkinson@westalliswi.gov

Encls: Notice/Order dated 12-16-2013
Communication of 1-24-14
Communication of 1-27-14

Cc: Jenna Merten, Assit. City Attorney
TA/sab
Greenfield Ave 10401 W---C_Adm_3-12-14



March 12, 2014

License & Health Committee
City of West Allis

RE: 2013 – 2014 Mobile Home Park License
Mobile Estates Mobile Home Park
10401 W. Greenfield Avenue



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NEIGHBORHOOD SERVICES**

414/302-8400
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7525 West Greenfield Avenue
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Ted Atkinson, Director
Dept. of Bldg. Inspections & Neighborhood Services
7525 W. Greenfield Ave.
West Allis, WI 53214
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tatkinson@westalliswi.gov

Encls: Notice/Order dated 12-16-2013
Communication of 1-24-14
Communication of 1-27-14

Cc: Jenna Merten, Assit. City Attorney
TA/sab
Greenfield Ave 10401 W---C_Adm_3-12-14

Attachment 1



December 16, 2013

DEPARTMENT OF BUILDING INSPECTIONS &
NEIGHBORHOOD SERVICES

NOTICE/ORDER
2013-14 City of West Allis

License Renewal – Mobile Home Park License
10381

414/302-8400
414/302-8402 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.westallswi.gov

Thaddues J. Derynda
Bernie J. Gallas
N23 W28360 Beach Park Cr.
Pewaukee, WI 53072

RE: Mobile Estates Mobile Home Park, 10401 W. Greenfield Ave., West Allis, WI
Tax Key ID #449-9992-000

To the Above:

Inspections of the above referenced property, for the 2013-14 Mobile Home License, occurred from November 8, 2013 through December 11, 2013. The following code violations/deficiencies were observed that are violations of the City of West Allis Revised Municipal Code (RMC) Section 9.21 Mobile Home Park and Mobile Homes and 13.28 Property Maintenance Code or as listed.

A. Overall Park Violations:

1. Remove dead trees and brush throughout park. 9.21(4)(c)8.
2. Remove litter and garbage located throughout the park. 9.21(4)(c)8.
3. Repair sanitary sewer system to proper working and code compliant condition. This office continues to receive complaints regarding overflow since December 1, 2013. Stats of WI Plumbing Code SPS 382.10(1)(a) and 9.21.

B. Individual Mobile Home Lot Violations:

1. Lot 1: Install guardrails. 9.21(1)(N)3.
2. Lot 2: Repair skirting. 9.21(4)(c)2.
3. Lot 3: Repair skirting. 9.21(4)(c)2.
4. Lot 5: Remove remnants of mobile home, it has been mostly razed. Also remove debris on site. 9.21(4)(c)8.
5. Lot 6: Repair skirting. Repair light fixture. Install guard rails on porch. Remove improper outdoor storage. 9.21(4)(c)2; 9.21(1)(N)3; 9.21(4)(c)8.
6. Lot 7: Repair skirting. 9.21(4)(c)2.
7. Lot 10: Repair broken windows. Install guard rails on porch. 9.21(1)(N)3.
8. Lot 11: Remove abandoned vehicle. RMC 6.015
9. Lot 12: Repair skirting. Install guard rails. Remove improper outdoor storage. 9.21(4)(c)2; 9.21(1)(n)3; 9.21(4)(c)8.
10. Lot 13: Repair skirting and broken windows. 9.21(4)(c)2.
11. Lot 14: Install guard rail. Repair skirting and broken windows. 9.21(1)(N)3; 9.21(4)(c)2.
12. Lot 16: Repair decks to be code compliant. 9.21(1)(N)3.
13. Lot 18: Repair broken light fixture. 13.28(7)(a).
14. Lot 23: Remove Rubbermaid shed and repair damaged fence. 9.21(1)(m); 13.28.
15. Lot 29: Remove brush. Remove mold damage. 13.28(10)(e).
16. Lot 31: Repair skirting. Repair shed (install door). Repair boarded window. 9.21(4)(c)(2).
17. Lot 33: Repair skirting. Repair doors on mobile home and shed. Remove improper outdoor storage. 9.21(4)(c)2; 13.28(9); 13.28(10).
18. Lot 35: Repair wood fence. 13.28(10)(f).
19. Lot 37: Remove branches on home roof and from gutters. 13.28(10)(e).
20. Lot 39: Remove garbage in yard. 13.28(10).

21. Lot 40: Repair skirting. Remove mold damage. 9.21(4)(c)2.
22. Lot 41: Repair trailer. Remove truck cap. 13.28(9)(b)2; 13.28(10)(k).
23. Lot 44: Repair damaged door. 13.28(9)(b)2.
24. Lot 45: Remove improper outdoor storage. 9.21(4)(c)8.

Violations shall be corrected within 30 days. All violations shall be corrected and reinspected prior to approval of the Park License.

If you have any questions regarding this Notice/Order, please contact me at (414)302-8419.

Sincerely,



Dan Adamczyk, Building Inspector
City of West Allis
(414)302-8419
dadamczyk@westalliswi.gov

Recall: 30 Days
Cc: Property File
Referral File

DA/sab

Greenfield Ave 10401 W--10381_O_BC_12-12-13

Attachment 2

Ted Atkinson

From: Ted Atkinson
Sent: Monday, January 06, 2014 1:24 PM
To: Anthony Staskunas
Cc: Daniel Adamczyk
Subject: RE: D&G Investments LLC
Attachments: 20140106130941146.pdf

See the attachment for Notice/Order that was issued 12/16/13. The owner is to correct the listed items within 30 days (+/- Jan. 16, 2014). The owner may request a time extension, in writing, stating reasonable cause and stating when work will be completed. At the recall if the work is not completed I may request a Summons and Complaint to be issued. I will also issue a communication to the Council Licensing Committee at that time.

Call me if questions.

Ted Atkinson
Director of Bldg. Insp. & Neighborhood Services
7525 W. Greenfield Avenue
West Allis, WI 53214
(414)302-8415
tatkinson@westalliswi.gov

From: Anthony Staskunas [<mailto:attytstaskunas@ymail.com>]
Sent: Monday, January 06, 2014 12:54 PM
To: Ted Atkinson
Subject: D&G Investments LLC

Dear Mr. Atkinson:

Would you please forward to me the notice of violations letter relative to 10401 West Greenfield Avenue, West Allis, Wisconsin?

Thank you!

Anthony J. Staskunas
Attorney At Law
10701 West Lincoln Avenue
West Allis, WI 53227
414-541-9440
fax 414-541-6560

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Attachment 3

Ted Atkinson

From: Ted Atkinson
Sent: Monday, January 27, 2014 12:32 PM
To: Ted Derynda
Cc: Daniel Adamczyk; Michael Romens
Subject: RE: work orders
Attachments: 20140127122220227.pdf

I cannot process your request without a more formal request with specific information. I request a statement with the following information:

1. Address and name of mobile home park
2. Reference in your request to the Order from the City. I understand the order you are referencing is from 12/16/2013 from Inspector Dan Adamczyk. Copy of order is attached.
3. A detailed listing of what you intend to do and when it completed by – i.e. time line for a phased repair program.
4. Your name, address and contact phone number(s).

Be advised I intend to work with you by giving you reasonable time to complete the orders. Also understand I'm sending a communication to the City of West Allis License and Health Committee regarding the outstanding orders and your intended request for a time extension.

Contact me if you have questions.

Ted Atkinson
Director of Bldg. Insp. & Neighborhood Services
7525 W. Greenfield Avenue
West Allis, WI 53214
(414)302-8415
tatkinson@westalliswi.gov

From: Ted Derynda [<mailto:tderynda@wi.rr.com>]
Sent: Friday, January 24, 2014 7:19 AM
To: Ted Atkinson
Subject: work orders

I am requesting more time to complete the list of things required by your office. The snow and cold has made it impossible to complete the orders. Thank you for your consideration regarding this matter. Ted Derynda