

9.
10.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
2010-0166	Communication	In Committee
Director of Building Inspections and Neighborhood Services communication regarding G2 Properties, LLC, David Glazer, Agent, Mobile Home Park License, d/b/a Fairview Trailer Park at 1021 S. 84 St.		
Introduced: 3/23/2010		Controlling Body: License & Health Committee

COMMITTEE RECOMMENDATION

POF

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
MAR 23 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Roadt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		TOTAL		4	0		1

SIGNATURE OF COMMITTEE MEMBER

Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

PLACE ON FILE

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
APR 06 2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Roadt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sengstock	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	Weigel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		TOTAL					

UNANIMOUS



CITY CLERK/TREASURER'S OFFICE

414/302-8200 or 414/302-8207 (Fax)

www.ci.west-allis.wi.us

Paul M. Ziehler

City Admin. Officer, Clerk/Treasurer

Monica Schultz

Assistant City Clerk

Rosemary West

Treasurer's Office Supervisor

March 17, 2010

David Glazer
G2 Properties, LLC
4607 N. 109 St.
Wauwatosa, WI 53225

Dear Mr. Glazer:

The Chairman of the License & Health Committee orders that you appear at its meeting on Tuesday, March 23, 2010 at 6:00 P.M., in Room 128, West Allis City Hall, 7525 W. Greenfield Ave., regarding the Mobile Home Park License for Fairview Trailer Park at 1021 S. 84 St.

Sincerely,

Monica Schultz
Assistant City Clerk

amn

APPLICATION FOR CITY OF WEST ALLIS
MOBILE HOME PARK LICENSE
May 1, 20 09 to April 30, 20 10

Application No. _____
License No. _____
Paid _____
Granted 3-17-09
Placed on File _____
Denied _____
Issued _____

With receipt of a \$100.00 non-refundable fee for each fifty (50) spaces or fraction thereof, application is made for a MOBILE HOME PARK LICENSE under the terms and provisions of Section 9.21 of the Revised Municipal Code of the City of West Allis.

B
#1165
Verboed
John Z.
6/1/09

I. GENERAL INFORMATION

Applicant Is: _____ Individual _____ Partnership _____ Corporation LLC

Name of Applicant G2 PROPERTIES LLC
(Name of Individual, Partners, Corporation or LLC)

Applicant's Mailing Address 4607 N. 109TH
WAUWATOSA WI 53225

Applicant's Phone No. 414-333-8126

Address of Mobile Home Park ~~FAIRVIEW~~ 1021 S. 84TH
WEST ALLIS

Business Phone No. 414-333-8126

Business Trade Name FAIRVIEW ~~HOMES~~ Trailer Park
(Doing Business As)

II. OWNER OF REAL ESTATE SITE G2 PROPERTIES LLC

Address of Site Owner 4607 N. 109TH ST. WAUWATOSA
53225

BONDING COMPANY _____

NOTE: Bond MUST accompany application.

NUMBER OF MOBILE HOME LOTS 16

NOTE: Submit Plat of Survey with numbered spaces and lot sizes.

Have all mobile homes in the park obtained a permit from the Department of Building Inspections? _____

I, the above named applicant, having completed the application, do hereby solemnly swear that the application is true and correct to the best of my knowledge.

DATED at West Allis, Wisconsin, this 17 day of MARCH, 20 09

[Signature]
Signature of Applicant

NOTE: Entire license fee applies for a portion of a year.

David Glazer



DEPARTMENT OF BUILDING INSPECTIONS &
NEIGHBORHOOD SERVICES

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

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us

March 17, 2010

Order to Correct Code Violations
Mobile Home Park License Not Approved
3919

G2 Properties LLC
Attn: David Grazer
6823 W. North Ave.
Wauwatosa, WI 53

RE: Code Violations for License Renewal @ Fairview Mobile Home Park
1021-25 S. 84th St./1022 S. 85th St.
Parcel I.D. #442.0379.000

Dear Sir:

Records indicate you are the property owner of the above referenced property. Records indicate you are also the Mobile Home License representative for the City of West Allis Mobile Home License for Fairview Mobile Home Park.

Your City of West Allis Mobile Home Park License has not been approved for the 2009-2010 license year because of numerous property maintenance issues. Your 2010-11 License also will not be approved because of these issues.

Regarding property maintenance issues, I comment as follows:

1. **Building Maintenance Issues.** The property is generally in poor condition. There are currently six homes on the sixteen-lot park with some of these appearing to be vacant and all needing some exterior maintenance from roof repair to painting. The northerly storage building is an eyesore having siding missing, plywood covered windows, foam product exposed and other issues. The overhead door on the garage building does not close tightly.
2. **Site Maintenance Issues.** The site condition of the property is generally described as unsightly. The 84th Street parking area is gravel/unpaved or with blacktop in poor condition, allowing for gravel to be deposited across the public sidewalk, grass to curb area and into the public street. The blacktop driveway from 84th St. to 85th St. is in poor condition with large mud areas to the sides where vehicles drove off of the paved area. There are gravel parking areas on 85th St. and around home sites. There is junk storage found around the garage, the storage building and throughout the park. Fencing around the perimeter of the park requires repairs and nuisance trees/shrubs growing into the fencing needs to be trimmed/removed from the fencing.
3. **Unsanitary Sewer Corrections.** The vacant lots have improper terminations of sewer piping.
4. For items 1-3, please refer to Notice/Order dated 3/17/2010 from Terry Tauschmann, Building Inspector (Attn. 1)

5. **Water Service Inadequate.** The water service to the property and the private water main for the park is inadequately sized for the 16 residential mobile homes currently covered by the license. The water service shall be reviewed for maximum use capacity. After the review the number of homes will be limited unless the service is updated.
6. State of Wisconsin Department of Commerce Sections, Chapter 20-15 Uniform Dwelling Code (UDC) details new site requirements for manufactured homes in mobile home parks to include, but not limited to, 10 feet spacing from unit to adjacent unit and special foundation/slab requirements. The current site configuration does not conform to the UDC space between home(s) and foundation. No more homes may be located within the park without reconfiguration approval by the City. Existing units (6) are allowed to remain, but may not be replaced without reconfiguration approval.
7. The mobile home park is a non-conforming use in that Mobile Home Parks are not permitted by the Zoning Code. City of West Allis Revised Municipal Code, Chapter 12, Section 12.12 and Wisconsin State Statutes 62.23(7)(h) limit non-conforming use replacement of mobile homes on this site.

You are hereby ordered as follows:

- (i.) Compliance with the Notice/Order of March 17, 2010 from Terry Tauschmann, Building Inspector by May 17, 2010.
- (ii.) Properly cap unused/improper sanitary sewer connections. The work requires a State of Wisconsin Licensed Master Plumber to secure a local plumbing permit and associated inspection(s).
- (iii.) The private water main system to the park shall be evaluated for capacity. A State of Wisconsin Master Plumber shall submit a written detailed report for review by the Plumbing Inspector by May 17, 2010. The report will determine adequacy of the water service to support homes licensed to be within the park.
- (iv.) No new homes may be moved into the park with reconfiguration of the lots to conform to the State of Wisconsin UDC. Existing homes (6) may remain if conforming to other maintenance regulations. Your park permit may be reduced to the current six used stalls. A preliminary reconfiguration design of the park shall be submitted for review by May 17, 2010. After preliminary review, the reconfiguration will require further review/approval by the City, with plat-of-survey and other information.

In closing, the current condition of the property is in violation of maintenance and plumbing codes. The Mobile Home License was not approved in 2009-10 and cannot be approved for 2010-11 with the listed conditions. I have requested the License & Health Committee of the City of West Allis review the Park License for possible revocation. I understand you are being invited to their meeting to be held on Tuesday, March 23, 2010 at 6:00 pm in Room 128, City Hall, 7525 W. Greenfield Ave., West Allis, WI.

Sincerely,



Ted Atkinson, Director
Dept. of Bldg. Insp. & Neighborhood Services
City of West Allis
phone: (414)302-8415
email: tatkinson@ci.west-allis.wi.us

cc: License & Health Committee/Clerk's Office
Business Occupancy File
Property File



**DEPARTMENT OF BUILDING INSPECTIONS &
NEIGHBORHOOD SERVICES**

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

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us

March 17, 2010

Mobile Home License
NOTICE & ORDER TO CORRECT VIOLATIONS
3920

G2 Properties LLC
4607 North 109th Street
Wauwatosa, WI 53225

RE: Code Violations at 1021-25 South 84th Street and 1022 South 85th Street
Tax Key #442.0379.000 d.b.a. Fairview Mobile Homes

To the Above:

On March 17, 2010, an inspection was made of the above referenced property. This is Notice of the following violations and order to correct.

1. Unpaved parking and drive area along South 84th Street. Vehicles leaving the premises are creating a public nuisance in that gravel and dirt is being tracked onto the City right-of-way which includes the sidewalk, approach and the street. Sections 12.19(3), 13.28(10)(j) and 18.01 Revised Municipal Code. You are Ordered to properly pave the entire area.
2. Vehicles are being parked on unpaved surfaces. Sections 12.19(3), 13.28(10), and 9.21(4)(a)1 Revised Municipal Code. Properly pave all parking areas.
3. Numerous trees have been cut down and the stumps have not been removed. Section 13.28(10) and 9.21(4)(c)8 Revised Municipal Code. Remove stumps.
4. The trailers (homes) have missing and/or damaged skirting. 13.28(9)(a)1 and 2 Revised Municipal Code. Repair homes.
5. Refuse containers provided overflowing and lid not secured as well as being kept in the front yard. Sections 13.28(10)(h)2, 3 and 4 Revised Municipal Code.
6. Office/storage building not maintained in good repair. Missing metal siding, windows closed up with wood, damaged soffits, broken windows, exposed Styrofoam and foam insulations, damaged siding, overhead and man doors, as well as a deteriorated roof. Section 13.28(9)(a),(b) and (c) Revised Municipal Code. Repair building or demolish building.
7. Outdoor storage behind the accessory office/storage building, detached garage and the premises as a whole includes, but is not limited to, plywood, wood pole, concrete blocks, plastic pails, lawn furniture, trash and debris, aluminum siding, and abandoned wood stairs and landings. Section 13.28(10)(k) Revised Municipal Code. Remove listed materials.

8. Trees growing through fence along the lot line and broken fence boards on wood fence. Section 13.28(10)(f) Revised Municipal Code. Repair fence. Remove trees.
9. Sewers not properly capped off. Comm 82.81 WI Statutes. Property cap sewers.
10. The park as a whole not maintained. Sections 13.28(7)(a) and (c) and (8) Revised Municipal Code. Properly maintain the park.

You are hereby Ordered to correct the above noted violations by May 17, 2010. Failure to comply shall result in the referral of this matter to the City Attorney.

Further, the Mobile Home Park license for this premises cannot be approved unless these listed items are corrected. I also note the license for 2009-2010 was not approved and will not be approved for 2010-2011 unless there is compliance with this Notice/Order.

An extension of time to comply may be allowed upon your written request, addressed to the undersigned, stating your phone number, mailing address, the action you are taking toward compliance and an anticipated completion date.

Sincerely,



Terry Tauschmann, Building Inspector
City of West Allis
phone: (414)302-8409
email: ttauschmann@ci.west-allis.wi.us

cc: Referral File
Property File

TT/dl