



Code Enforcement
code@westalliswi.gov
414.302.8400

February 27, 2023

Patrick Schloss

Economic Development Executive Director
Economic Development | City of West Allis
7525 W. Greenfield Ave. | West Allis, WI 53214

RE: 1329 S. 73rd Street,
West Allis, WI, 53214
Tax Key: 440-00391-000

Legal Description:

LOT NUMBER THIRTY-THREE (33) IN BLOCK NUMBER EIGHT (8) IN OT JEN, PULLEN, AND SHENNERS SUBDIVISION OF A PART OF THE SOUTH WEST ONE-QUARTER (1/4) OF SECTION THIRTY-FOUR (34), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF WEST ALLIS.

The property is currently designated by the City as “nuisance abandoned” and has been unoccupied and unmaintained since February 2, 2023. An order to raze or repair was issued to the property owner, Victoria Lewis on February 8, 2023.

An inspection of the buildings located at 1329 S. 73rd was conducted on February 2nd and February 3rd, 2023. The premises contains two separate structures: a detached garage and the main residence. The inspection of the buildings identified the following condition:

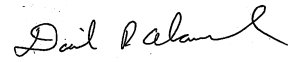
Main Residence: The basement floor is submerged in refuse, wastewater, and sewage. Inspectors observed electrical cords and the water heater are also partially submerged in the wastewater and sewage creating further potential for dangerous conditions. The main floor has garbage and waste food products throughout, blocking access to washing facilities and sleeping areas for adults and children. Animal, insect, and human feces and waste were observed throughout the property creating persistent unsanitary condition. The wood flooring within the kitchen and bathrooms has been rotted out and broken leaving large sharp shards of wood in areas in addition to damage to the structural integrity of the flooring as evidenced by holes, wood rot, and mold growth. Black mold was observed throughout the property including bathrooms, kitchen, and living areas. There were signs of insect infestation issues as evidenced by several areas of the home that had multiple fly traps hung and covered various flies and insects. A large portion of the ceiling plaster has collapsed, exposing the interior wooden slats and framing above. The interior of that ceiling section has structural water damage and mold growth, which is a violation of the City of West Allis Building Code 13.01 (6).

Detached Garage: Refuse, large rolls of soiled carpet, and at least one dead animal were observed within the garage structure. The structure was so filled with soiled materials and refuse that the service door was incapable of opening more than a foot. This service door had also remained partially opened for long periods of time, allowing rodents access to the interior of the garage, including the large amount of refuse and rodent harborage conditions, which is a violation of City of West Allis Health Code 7.18.

On February 4, 2023, the Health Department declared the residence as a human health hazard, which is a violation of City of West Allis Health Code 7.18 (8) & (9)

Based upon the aforementioned observations, it is determined that the building structures identified are old, dilapidated and/or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Adamczyk". The signature is fluid and cursive, with a large initial "D" and "A".

Daniel Adamczyk
Code Enforcement Officer Supervisor
Code Enforcement
7525 W. Greenfield Ave. | West Allis, WI 53214

DA
1329 S 73 St_2023-2-27 Nuisance Abandoned Property Ltr