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City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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2010-0167 Communication In Committee

Director of Building Inspections and Neighborhood Services communication regarding D&G Investments, Thaddeus J. Derynda and Bernie Gallas (Partners), Mobile Home Park License, d/b/a Mobile Estates of West Allis at 10401 W. Greenfield Ave.

Introduced: 3/23/2010

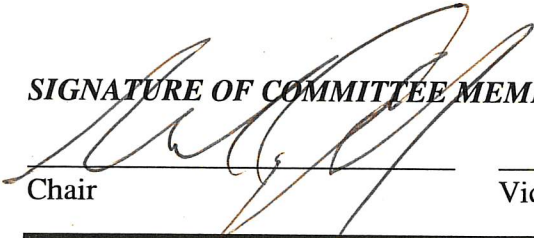
Controlling Body: License & Health Committee

COMMITTEE RECOMMENDATION

POF

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
MAR 23 2010			Barczak	✓			
			Czaplewski	✓			
			Kopplin				
			Lajsic				
			Narlock				
			Reinke				
			Roadt	✓			
			Sengstock				✓
			Vitale				
	✓		Weigel	✓			
			TOTAL	4	0		1

SIGNATURE OF COMMITTEE MEMBER



Chair

Vice-Chair

Member

PLACE ON FILE

COMMON COUNCIL ACTION

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
APR 06 2010	✓		Barczak				✓
			Czaplewski				✓
			Kopplin				✓
			Lajsic				
			Narlock				
			Reinke				✓
			Roadt				
			Sengstock	✓			
			Vitale				
		Weigel					
			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

Thaddeus J. Derynda and Bernie Gallas
D&G Investments
N23 W238360 Beach Park
Pewaukee, WI 53072

Dear Messrs. Derynda and Gallas:

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 Mobile Estates of West Allis, at 10401 W. Greenfield Ave.

Sincerely,

A handwritten signature in cursive script that reads "Monica Schultz".

Monica Schultz
Assistant City Clerk

amn

APPLICATION FOR CITY OF WEST ALLIS
MOBILE HOME PARK LICENSE
May 1, 2009 to April 30, 2010

DL 307

Application No. 2010-0167
 License No. 290
 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.

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I. GENERAL INFORMATION

Applicant Is: ___ Individual ___ Partnership ___ Corporation ___ LLC
 Name of Applicant D+G INVESTMENTS - TED DERYNDA & Bernie Gal
 (Name of Individual, Partners, Corporation or LLC)
 Applicant's Mailing Address N23 W28360 Beach Park
Pewaukee, WI 53072
 Applicant's Phone No. 262-691-3180

 Address of Mobile Home Park 10401 W. GREENFIELD AVENUE
WEST ALLIS, WI 53214
 Business Phone No. 262-691-3180
 Business Trade Name MOBILE ESTATES OF WEST ALLIS
 (Doing Business As)

II. OWNER OF REAL ESTATE SITE D+G INVESTMENTS
 Address of Site Owner N23 W28360 BEACH PARK, Pewaukee, WI 53072

BONDING COMPANY N/A
 NOTE: Bond MUST accompany application.

NUMBER OF MOBILE HOME LOTS 49
 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 3rd day of March, 2009

Ted Derynda / Bernie Gallo
 Signature of Applicant

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



**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

3917

Thaddeus J. Derynda
Bernie J & Sylvia A Gallas
N23 W28360 Beach Park Circle
Pewaukee, WI 53072

RE: Mobile Home Park Violations – Mobile Estates 10401-07 W. Greenfield Ave., Parcel #449-9992-000

Dear Mr Derynda, Mr. Gallas & Ms. Gallas:

Records indicate you are the property owners of the above referenced mobile home park. Records further indicate you are also the mobile home park license representatives for the City of West Allis Mobile Home License for Mobile Estates.

Your City of West Allis Mobile Home License has not been approved by the Building Inspection Department for the license year 2009 to 2010 because of numerous property maintenance issues. Your license for 2010-2011 also will not be approved because of these issues.

Regarding property maintenance issues, I comment as follows:

1. General Building Permit and Property Maintenance. Currently you are in Municipal Court for violations of the City of West Allis Revised Municipal Code (RMC). A Summons & Complaint was issued by Inspector Tauschmann for violations to 32 of the 49 mobile home sites in the park. Violations generally regard overgrown trees and brush; improper outdoor storage; improperly installed or un-permitted sheds, fences, air conditioners, or decks; and, missing skirting under mobile homes. The Municipal Court Case is pending court review with the first hearing on March 17, 2010. See Building Inspector Terry Tauschmann Orders dated October 2, 2009, stating violations (Attm 1).
2. Sanitary Sewer Issues. Since 2000 there have been sanitary sewer issues with this park. Issues include backups, leaking from laterals of individual homes and blockages in the private sewer main. Through the years the private sewer main and home laterals were repaired, with backups continuing. Mr. Derynda appeared before the City License Committee on this issue (plus electrical system) in July 2006. In 2007 the Department ordered the visual (TV camera) of the sanitary sewer system. After viewing the video, we determined repairs were required. After making repairs, another video was presented. The Plumbing Inspector reviewed this video and again determined that the system was still unacceptable, including structural piping issues. To date this Department continues to receive complains regarding sanitary sewer backups into the homes. The private sanitary sewer system requires repairs. Refer to the August 21, 2009 Notice/Order of Mike Scherer, Plumbing Inspection (Attm. 2).

You are hereby Ordered as follows:

- (i.) Comply with the October 16, 2009 Order of Building Inspector Terry Tauschmann.
- (ii.) Comply with the August 21, 2009 Notice Order of Plumbing Inspector Mike Scherer.
- (iii.) Compliance with items (i) & (ii) shall be made by June 1, 2010. Failure to comply shall be cause to order the park residents to VACATE because of code violations and unsanitary conditions.

In closing, the occupancy of this property is in violation of the City of West Allis Revised Municipal Code (RMC) because of the sanitary and property maintenance issues cited. The mobile home park was not issued a City of West Allis license for 2009-10. The 2010-11 license cannot be issued because of these issues. I have requested the License and Health Committee of the City of West Allis to review this park's license for revocation. I understand the Committee will request your attendance at it's regularly scheduled meeting on Tuesday, March 23, 2010 at 6:00 pm, Room 128, City Hall, 7525 W. Greenfield Ave., West Allis, WI 53214.

Please contact me immediately regarding this very serious matter.

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

Attms(2)

cc: License & Health Committee (w/attm.)
File (New/Ted's w/attm.)
Mike Scherer
Terry Tauschmann



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

October 2, 2009

NOTICE
3256

Thaddeus J. Derynda
Bernie J. Gallas
Sylvia A. Gallas
N23 W28360 Beach Park Cr
Pewaukee, WI 53072

RE: Code Violations at 10401 West Greenfield Avenue, West Allis, WI 53214

To the Above:

Inspections by the Department of Building Inspection and Neighborhood Services found the following violations:

<u>Lot #</u>	<u>Violations</u>	<u>Code Section</u>
1	Brush and debris	13.28(10)(k)
4	Combustible storage shed	9.21(1)(k)
5	Outdoor storage-wood and private possessions Temporary combustible structure for vehicle	13.28(10)(k) 9.21(1)(k)
6	Outdoor storage - private possessions Fence - no permit	13.28(10)(k) 13.05(1)
7	Lot overgrown - brush and trash	13.28(10)(k)
8	Outdoor storage - private possessions, wood, glass, furniture	13.28(10)(k)
9	Combustible storage shed	9.21(1)(k)
10	Lot overgrown with weeds	13.28(10)(k)
11	Outdoor storage - brush and debris Trailer and garbage containers full of debris	13.28(10)(k)
12	Outdoor storage - private business Two (2) storage sheds	13.28(10)(k) 9.21(4)(a)4
13	Skirting missing	13.28(9)(a)
14	Tall grass and weeds	13.28(10)(b)
15	Combustible storage shed	9.21(1)(k)
16	Combustible storage shed Shelter roof, deck and fence without permits Motorcycle parked on an unpaved surface	9.21(1)(k) 13.05(1) 12.20(6)
18	Deck without permit badly deteriorated	13.05(1), 13.28(9)(c)
19	Central air conditioning without building or electric permits.	13.05(1) 14.75(1)

20	Temporary combustible structure for a vehicle Outdoor storage: private possessions and/or junk	9.21(k) 13.28(10)(k)
21	Outdoor storage: Private possessions	13.28(10)(k)
22	Outdoor storage: Private possessions Storage shed and deck without permits	13.28(10)(k) 13.05(1)
23	Outdoor storage: Private possessions	13.28(10)(k)
24	Deck without a permit	13.05(1)(k)
25	Outdoor storage: Private possession	13.28(10)(k)
27	Outdoor storage: Private possession	13.28(10)(k)
28	Fence without a permit Storage shed badly deteriorated – tarp used As roof covering	13.05(1) 13.28(9)(c)
30	Fence and (2) decks without permits	13.05(1)
31	Outdoor storage: Private possession Deck without permit	13.28(10)(k) 13.05(1)
33	Deck and fence without permits	13.05(1)
37	Shelter roof and deck without permits	13.05(1)
40	Damaged skirting Fence damaged and no permit	13.28(9)(a) 13.28(9)(e), 13.05(1)
41	Outdoor storage: Private possession	13.28(10)(k)
44	Combustible storage shed Deck without permit	9.21(1)(k) 13.05(1)
46	Central air conditioning without building or electric permits	13.05(1) 14.75(1)

This is Notice of the above existing violations of the West Allis Revised Municipal Code. You are hereby directed to contact this office by October 12, 2009, and provide the undersigned with a listing of the owner/occupant of all homes currently in your park. Please contact the undersigned with any questions you may have.

Sincerely,



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

Recall: 10-12-09
cc: Property File
TT/dl



**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

August 21, 2009

Correction Notice/Order
Plumbing Corrections
MS3038

Thaddeus J. Derynda
Bernie J. Gallas
Sylvia Gallas
N23 W28360 Beach Park Circle
Pewaukee, WI 53072

RE: 10401 West Greenfield Avenue, West Allis, WI
Tax Key #449.9992.000

To the Above:

A referral has been made to this department regarding the maintenance of the plumbing systems at the above listed property. An inspection was made on August 5, 2009, and the following code violations were discovered. These items are in violation of the State of Wisconsin Department of Comm. and/or the City of West Allis Plumbing Code as listed:

I received complaints about sewer smell and sewer back ups under trailers. It seems your sanitary sewer system is failing again. When you supposedly fixed the sewer problem back in 2006 and 2007 you sent us a video of the sewer. Joe Burtch (City Engineer) and I reviewed the video and found that the light on the camera was not sufficient and that the camera was under water at times.

1. The sewer shall be cleaned and TV again so we can determine what condition your private sanitary main and laterals to trailers is in.
2. The skirts on trailers shall be removed so an inspection can be made of the sanitary connection from the trailer to sewer.
3. Any sewage back up shall be removed and disposed of properly. The area shall then be sanitized.
4. All trailer connections shall be air and water tight.
5. Vacant lots shall have sewer connections properly sealed.
6. Ejector shall be checked to make sure it is working properly. Plus a bell – light alarm shall be provided on ejector pit.
7. All manholes on private sanitary main shall be air and water tight (including covers, frames and basins).
8. Any sags in sewer line shall be dug up and replaced with proper pitch. Any defective sewer shall be replaced.

You are hereby served Notice/Order to correct all items as listed within 30 days.

Should honest efforts be made to do the required corrections by this date your written request for an extension of time may extend the date. The letter shall state reasonable cause for an extension of time and the ANTICIPATED completion date.

A reinspection and final approval by the Plumbing Inspector is required. If you have any questions regarding this Notice please feel free to contact me at 302-8413 between 8:00 – 9:00 a.m. or 1:00 – 2:00 p.m., Monday through Friday.

You have 30 days to correct violations and have it reinspected. Otherwise it will be turned over to the City Attorney's office for issuance of a summons and complaint for an appearance before the Municipal Judge.

Thank you for your anticipated cooperation in resolving this matter.

Sincerely,



Michael Scherer, Plumbing Inspector
City of West Allis
phone: (414)302-8413
email: mscherer@ci.west-allis.wi.us

Recall: 30 days
cc: Property File
Ted Atkinson, Director
Joe Burtch, Engineer
John Zentgraf, Health Insp.

MJS/dl