



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](http://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. 84<sup>th</sup> St./1022 S. 85<sup>th</sup> 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 84<sup>th</sup> 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 84<sup>th</sup> St. to 85<sup>th</sup> 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 85<sup>th</sup> 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](mailto:tatkinson@ci.west-allis.wi.us)

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



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March 17, 2010

**Mobile Home License**  
**NOTICE & ORDER TO CORRECT VIOLATIONS**  
**3920**

G2 Properties LLC  
4607 North 109<sup>th</sup> Street  
Wauwatosa, WI 53225

RE: Code Violations at 1021-25 South 84<sup>th</sup> Street and 1022 South 85<sup>th</sup> 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 84<sup>th</sup> 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](mailto:ttauschmann@ci.west-allis.wi.us)

cc: Referral File  
Property File

TT/dl