

# Memo

Date: July 12, 2017

To: Village Board

From: Brad Lange

Re: 1825 S Webster Ave - Raze Order

The building located on parcel AL-50-2, 1825 S Webster Ave has been vacant for some time and has reached a point where a raze order needs to be considered. Issues with the condition of the property date back to 2013, when during a fire inspection, it was noted that the building was in very bad condition. Several attempts by staff to get a plan of action with the owner to either, correct the issues, sell or raze the property have been unsuccessful. Below is a list of events (letters, emails and reports) that have taken place from September 25, 2013 to present.

-September 25, 2013 – Fire Department conducted a fire inspection and noted the building to be in very bad condition.

-September 26, 2013 - Inspection of the building was under taken by code enforcement officer, Brown County Sheriff's Deputy and 2 members of Green Bay Metro Fire. Mr. Shawn Shah was also present.

-July 23, 2014 – Green Bay Metro conducted a fire inspection and again noted the bad condition of the building. Upon arriving, the department found the east side door in the open position and also observed there to be a makeshift bedroom on the 2<sup>nd</sup> floor. The captain called the Sheriff's department to do a sweep of the building. The building was found to be clear by the deputies. As the deputies were exiting the building they commented on how the building was in horrible condition. Walls covered in mold and sections of drywall had fallen from the ceiling showing signs of water damage. Captain Gabe then proceeded to conduct a fire inspection and noted:

- \* 1<sup>ST</sup> floor carpet was water soaked and various plastic bins filled with water.
- \* Ceiling tiles and drywall had been peeled away or fallen to the floor on both 1<sup>st</sup> and 2<sup>nd</sup> floors.
- \* Exposed wooden ceiling joist covered in black mold.
- \* An illegal bedroom on 2<sup>nd</sup> floor
- \* None of the bathrooms appear to be in working order.
- \* Electrical conduits in the ceilings have been subjected to water and starting to show signs of heavy corrosion.
- \* Black mold present in all areas of the structure on walls, ceilings and floors.

Mr. Shah Jr arrived at the building and was informed by Green Bay Metro Fire that the building would be condemned by the Fire Department until the building could be reviewed by the village building inspector, Dan Coffey.

-August 8, 2014 – Letter was sent by Code Enforcement Officer to Mr. Shah asking for what his intentions are for the building.

-August 28, 2014 – An email was sent to the building inspector, Dan Coffey, from Mr. Shah stating that his intent was to refurbish the building from top to bottom.

-2015 –Fire inspection noted the same issues as previous year.

-January/February 2015 – A meeting was arranged, per the request of the property owner at 1901 S. Webster Ave, with Dan Coffey, Kevin Wieland, Mark Roberts and Brad Lange. The meeting centered around on what can be done with the building at 1825 S Webster as it has been vacant for a long time and is in need of repairs.

-October 7, 2016 – Police report states the building was again unlocked.

-December 1, 2016 – Letter again sent from Code Enforcement Officer to Mr. Shah asking for his intentions with the building.

-December 13, 2016 – Confirmation email regarding a phone conversation Trevor Fuller and Mr. Shah had regarding an upcoming meeting.

-December 22, 2017 - Meeting was held at the Village Hall with Mr. Shah and 2 others with him, Village staff, GB Metro and DEO Vogel.

-January 27, 2017 – Email sent by our building inspector to Mr. Shah, asking where he is at with his plans and letting him know our intent to proceed with a raze order if he does not hear back from Mr. Shah.

-January 27, 2017 – Letter dropped off at Village Hall, signed by Mr. Shah giving an update on his plans with the building.

-April 16, 2017 – Email sent to Mr. Shah by building inspector indicating he will be writing a letter to request a raze or repair order.

-June 22, 2017 – Memo was prepared by Attorney Gast that outlines the raze order procedures.

-June 27, 2017 – I took a picture from the parking ramp of Prevea which shows a tree growing on the roof.

-July 3, 2017 – Letter sent to Mr. Shah regarding raze order being placed on the July 18, 2017 Village Board Agenda for action.

-July 3, 2017 -Building inspector tagged the building which states "This Building Cannot Be Used for Human Habitation, Occupancy or Use"

-July 11, 2017 – Follow up email sent to Mr. Shah regarding the July 18, 2017 meeting.

Based on the number of attempts and the generous time frame given to Mr. Shah, it is my recommendation that we proceed with a Raze Order.

Thank you and should you have any questions, please feel free to contact me or our building inspector, Kevin Wieland.



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July 3, 2017

Mr. Pravin Shah  
4472 Wyandot Tr.  
Green Bay, WI 54313-6789

Mr. Shah,

The Village of Allouez has been working with you to address major concerns of the condition of your property at 1825 S. Webster Ave. since 2014 with no success. December, 2016 you attended a meeting here at the Village Hall along with our Building Inspector, Code Enforcement Officer, Zoning and Planning Administrator and members of the Metro Fire Department to discuss the building and your plans to fix it up. On January 27, 2017, Kevin Wieland, Village Building Inspector, followed up with you via an email asking how you were going to proceed with the property at 1825 S. Webster. That afternoon a letter was dropped off at the village hall, signed by you, which indicated that you have consulted with several people as to what would need to be done with the building to make it usable. You also indicated you have contacted several real estate people as to potentially liquidating the property and you had reached out to Prevea to set up a meeting to see if they maybe interested in purchasing the property.

Mr. Wieland had again reached out to you on April 6, 2017 indicating he was going to start the request to raze or repair the property located at 1825 S. Webster Ave. Mr. Wieland has yet to receive any response to his latest attempt and therefore I am notifying you our intention to proceed with the raze order. **The matter will be placed on our next Village Board agenda which in July 18<sup>th</sup> at 6:30pm** at which time the Village Board can direct the Building Inspector to proceed with the raze order. You are welcome and encouraged to attend this meeting.

Sincerely,



Brad Lange, Village Administrator

Cc:

Kevin Wieland, Building Inspector  
Joe Gabe, Green Bay Metro Fire  
Randy Gast, Village Attorney