

2457-67 N. Terrace Ave.

Application for Permit to Build.

WOOD FRAME.

MILWAUKEE, Mar 7 1911

TO THE INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following statement :

Name of Owner David H. Friend

Street 2457 N. Terrace Ave - Bradford

Location—Lot 25 Block 3 Ward 18

Cost of Building \$9300

Name of Architect Elmer Guy

Name of Mason Wm. United

Name of Carpenter Ellis & Bryan

Purpose of Building Remodeling

General Dimensions 267 180 from 2nd floor

Height of each story—1st 9'4" 2d 8'4" 3d

Material in foundation walls Brick

Thickness of foundation walls 12

Size of studs in outside walls 2x6 - 16 inches from centers

Dimensions of Joists and distance from center :

2x10 1st story 16 inches from centers.

2x10 2d story 6 inches from centers.

3d story _____ inches from centers.

2x10 Ceiling _____ inches from centers,

2x6 Rafters _____ inches from centers.

CUBIC CONTENTS 56032

PERMIT FEES 500

170	32
1360	82
1258	288
1648	
134	
6592	
4954	
56032	

No. of water permit 1572

No. of meter _____

It is Hereby Agreed between the undersigned Elmer Guy

and the City of Milwaukee, that for and in consideration of the premises and of the permit to construct and erect said building..., to be issued and granted by said Inspector of Buildings, that

_____ will construct the work thereon in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans for said building; and _____ further agree to

construct said building in strict compliance with an ordinance entitled, "An ordinance relating to the construction, maintenance and inspection of buildings in the city of Milwaukee," and

_____ do further agree to obey any and all lawful orders of the Inspector of Buildings of the city of Milwaukee, made or issued by virtue of the provisions of Chapter 459 of the laws of Wisconsin of the year 1887.

Name Elmer Guy - Rev. H. C. Hansen

Address 419 - Bradford St.

2457-67 N. Terrace

222
1 M - MCH. 1905

No. 3595

18

CANNON PRINTING CO., MILWAUKEE.

Application for Permit to Build. WOOD FRAME.

MILWAUKEE, DEC 8 - 1905 1905

TO THE INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build according to the following statement:

1. Name of Owner *St. A. Markham*
2. Street *509 Terrace Ave.*
3. Location—Lot..... Block..... Ward *18*
4. Cost of Building *60*
5. Name of Architect.....
6. Name of Mason.....
7. Name of Carpenter.....
8. Purpose of Building *Auto Shed*
9. General Dimensions *14 x 16 - 8*
10. Height of each Story—1st..... 2d..... 3d.....
11. Material in Foundation Walls.....
12. Thickness of Foundation Walls.....
13. Size of Studs in Outside Walls *9 1/2 - 16* inches from centers.
14. Dimensions of Joists and Distance from Center:

..... 1st story..... inches from centers.	<i>14</i>
..... 2d story..... inches from centers.	<i>8 1/2</i>
..... 3d story..... inches from centers.	<i>18 1/2</i>
..... Ceiling..... inches from centers.	<i>22 1/2</i>
<i>9 1/2</i> Rafters <i>16</i> inches from centers.	<i>17 1/2</i>
15. No. of Water Permit..... No. of Water Meter.....
16. Cubic Contents *1792* Permit Fees *17 1/2*

IT IS HEREBY AGREED between the undersigned *Stuart A. Markham* and the City of Milwaukee, that for and in consideration of the premises and of the permit to construct and erect said building, to be issued and granted by said Inspector of Buildings, that..... will construct the work thereon in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans for said building; and..... further agree to construct said building in strict compliance with an ordinance entitled, "An ordinance relating to the construction, maintenance, and inspection of buildings in the city of Milwaukee;" and..... do further agree to obey any and all lawful orders of the Inspector of Buildings of the city of Milwaukee, made or issued by virtue of the Provisions of Chapter 459 of the

City of Milwaukee. Building Inspection and Safety Engineering. Premises Record (#73-0101). Photographed 11-1-78. Operator *Wax & Wright*.

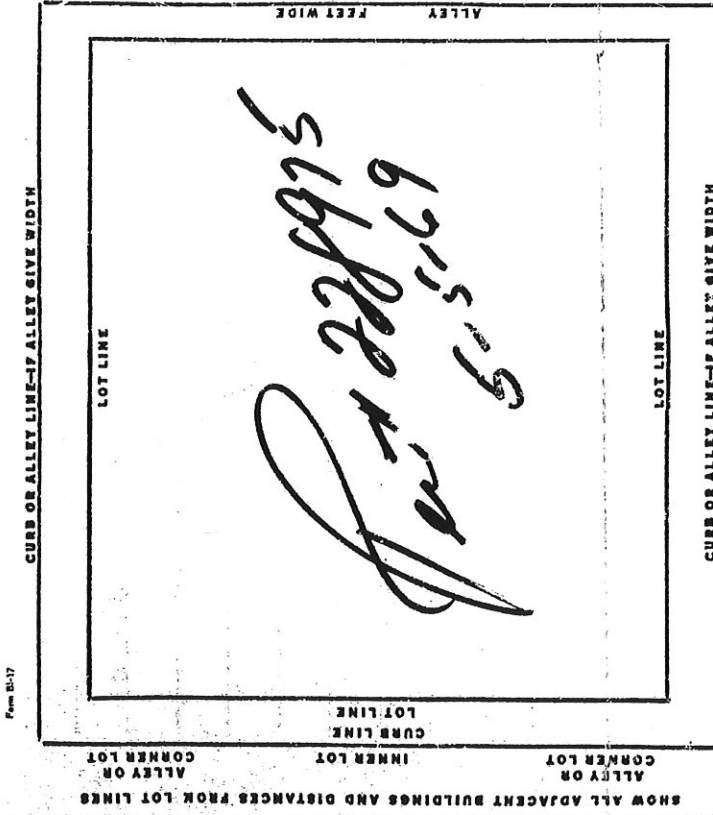
CITY OF MILWAUKEE
DEPARTMENT OF BUILDING INSPECTION AND SAFETY ENGINEERING

2457 N. Terrace
2729 E. BRADFORD

LOCATION

ANOM.

REQUESTED BY _____ ADDRESS _____ TEL. NO. _____
 Thos. V. G. Hy 300 Jr. _____ TEL. NO. _____
 OWNER _____ ADDRESS _____
 USE R AREA _____ HEIGHT _____ WARD Sloans
 DATE 4-29-69 TAKEN BY _____
 COMPLAINT ~~CONSISTS OF~~ CONSISTS OF: REMODELING
WITHOUT PERMIT.
DOUBLE FEE
VALUE OF WORK \$5,000.00



DISTRICT INSPECTOR'S REPORT

4-30-69 - 2 story frame bldg.
Owner has remove portion about 12' x 35' (2 story) in rear &
has rebuilt same. Also altering interior. No permit 12.1
Public fire

PERMIT NOT TO BE GRANTED

E. Henning
DISTRICT INSPECTOR

DEPT. OF BLDG. INSPECTION
AND SAFETY ENGINEERING
ROOM 1008 - MUNICIPAL BLDG.
MILWAUKEE, WISCONSIN

CITY OF MILWAUKEE, WISCONSIN
APPLICATION FOR PERMIT

INSTRUCTIONS:
1. TYPE OR PRINT A SEPARATE
FORM FOR EACH LOCATION
2. RETURN ALL COPIES WITH FEE
TO THIS OFFICE

LOCATION (GIVE EXACT STREET ADDRESS) 2729 E. Bradford WARD NO. 3 FOR BLDG. INSPECTION USE ONLY
BILLBOARD OR SIGN TAG NO. PERMIT NO. 228975
DATE - 5-5-69

OWNER'S NAME Chas. Van Alphen Jr. ADDRESS 1422 E. Albion St
ARCHITECT OR ENGINEER ADDRESS

CONTRACTOR Owner ADDRESS

ZONING OCCUPANCY USE 3 Jan Dwell. COST OF JOB 5,000.00

WORK BEING PERFORMED IN CONNECTION WITH: (CHECK THOSE THAT APPLY)

- NEW CONSTRUCTION REMODELING, ALTERATION, OR REPAIR
 ADDITIONAL ROOMS OR AREAS NEW OCCUPANCY

TYPE OF PERMIT	COST IN \$1000.00 @	PERMIT FEE	STATE IN DETAIL THE KIND OF OCCUPANCY OR WORK TO BE PERFORMED:	
<input checked="" type="checkbox"/> ALTERATIONS	<u>5.00</u>	<u>50.00</u>	<p><u>Rebuild & remodel rear 1st & 2nd floor porch -</u></p> <p><u>Attaching of interior by relocating existing partitions</u></p> <p><u>(See Insps Special of 4/24/69)</u></p>	
<input type="checkbox"/> AWNINGS	LIN. FT. @ *			
<input type="checkbox"/> FIRE ESCAPES	UNITS @ 10.00			
<input type="checkbox"/> BURNER (GAS OR OIL)	@ 5.00			
<input type="checkbox"/> HEATING SYSTEMS	EACH @ 3.50			
<input type="checkbox"/> INCINERATORS	UNITS @ 5.00			
<input type="checkbox"/> TANKS	UNITS @ *			
<input type="checkbox"/> FLAMMABLE LIQUID PUMPS	UNITS @ 3.50			
<input type="checkbox"/> BILLBOARDS	SQ. FT. @ *			
<input type="checkbox"/> SIGNS-PROJECTING	UNITS @ *			
<input type="checkbox"/> SIGNS-WITHIN LOT LINE	UNITS @ *			
<input type="checkbox"/> BILLBOARD OR SIGN MAINTENANCE	@ *			
<input type="checkbox"/> WALL AND/OR CEILING FINISH	FLOORS @ *			
<input type="checkbox"/> MOVING	@ *			
<input type="checkbox"/> WRECKING	HUNDRED CU. FT. @ *			
<input type="checkbox"/>	@ *			
* SEE MILWAUKEE BUILDING CODE FOR FEE SCHEDULE		TOTAL FEE <u>50.00</u>		

SIGNATURE OF BLDG. INSPECTOR PERSONNEL CHECKED BY [Signature]

SIGNATURE OF APPLICANT [Signature]

DISTRIBUTION: YELLOW - INSPECTOR WHITE - BI OFFICE BLUE - APPLICANT

City of Milwaukee - Building Inspection and Safety Engineering - Premises Record
 (#73-9101) - Photographed 8-20-75 - Operator [Signature]

CITY of Milwaukee. Building Inspection and Safety Engineering. Pringles Agency.
(413-0101). Photographed by [Signature] Operator.

BOARD OF ZONING APPEALS

+

ADDRESS 2729 E. Bradford Ave.
NAME Thomas Van Alyea, Jr.
FILE NO. 11792 DATE 4/11/74

2729 E. Bradford

For further information on this appeal, see Board of Zoning Appeals file.

Tault

BOARD OF ZONING APPEALS - CITY OF MILWAUKEE

In the Matter of the Appeal of:

No. 10874

Thomas Van Alyea, Jr.

Premises - 2729 East Bradford Avenue

The above matter came on for hearing before the Board on April 11, 1974, on appeal from a denial by the Inspector of Buildings of the City of Milwaukee dated February 6, 1974, of a request to occupy the second floor of the brick garage as caretaker's quarters at the above subject premises.

Section 16-14(7) of the Milwaukee Code of Ordinances:

Required rear yard	25.0 ft.	Required west side yard	6.25 ft.
Existing rear yard	0.5 ft.	Existing west side yard	0.60 ft.
Shortage	24.5 ft.	Shortage	5.75 ft.

Section 16-3

Only one principal building is permitted on a lot

Section 16-8(1)

Such use is not permitted in a Residential Use District.

Appearances: Grant Langley, Asst. City Attorney
H. F. Schweikart, Planning Administration
Leonard E. Sloane, Bldg. Insp. Office
Thomas Van Alyea, Jr.
Atty. Alan Marcuvitz
Janet Dunleavy
Elizabeth Upham
Jean Linton
William Upham
Audrey Rose Lemon

On motion duly made, seconded and unanimously carried, the above entitled appeal is dismissed without prejudice.

Dated, December 13, 1974.

BOARD OF ZONING APPEALS

By 
Chairman

City of Milwaukee. Building Inspection and Safety Engineering. Premises Record
(#73-0101). Photo Graphed 8-20-75. Operator *Garnold Boyd*

CITY OF MILWAUKEE
DEPARTMENT OF BUILDING INSPECTION AND SAFETY ENGINEERING
PRELIMINARY OR COMPLAINT INSPECTION

LOCATION
2729 E BRADFORD A.K.A. TERRACE

REQUESTED BY
ALDEN MORGAN

OWNER
PEGGY STOCK

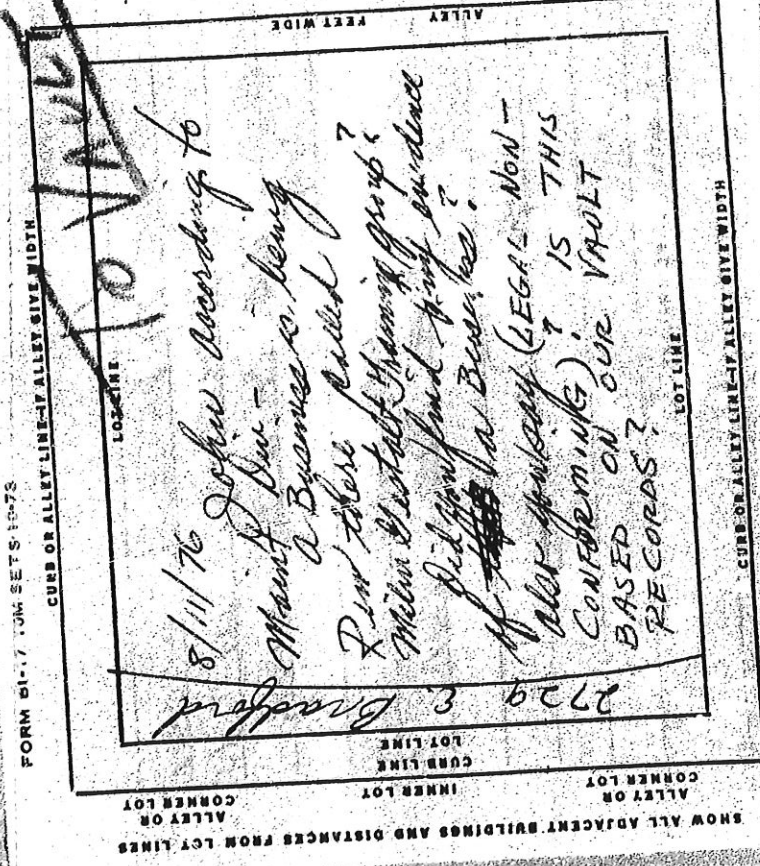
DATE
8-11-76

TAKEN BY
DS

COMPLAINT OR REQUEST CONSISTS OF:
ILLEGAL USE OF

RESIDENCE

OVER



TO VAULT

The following procedure should be followed if you desire to appeal the findings of violations in this notice:

1. A written petition of appeal asking for a hearing and stating grounds for the appeal must be sent to the proper appellate body noted below within 20 days of service. All appellate bodies are located in Room 1010, Municipal Building, 841 North Broadway, Milwaukee, Wisconsin 53202.
2. Appeals of City Housing Ordinance violations (Chapter 51) or against rent withholding should be addressed to the Housing Code Enforcement and Appeals Board.
3. Appeals of other City Building Code violations except those involving plumbing, electrical, or elevator code violations should be made to the Standards and Appeals Commission.
4. Appeals of City zoning code violations (Chapter 16), must be made to the Board of Zoning Appeals.
5. Appeals of the City plumbing code (Chapter 40), electrical code (Chapter 37), and elevator code (Chapter 38), in most cases, are identical with the State of Wisconsin Administrative Code provisions and, therefore, cannot be heard by any City appellate body. Such appeals and appeals of State Building Code violations which may be cited in this notice will be handled as follows:
 - a. All appeals to a state agency must be processed through this department in the manner described below. In some cases forms are available in this office for making the appeal, and, in any case, assistance will be rendered to anyone desiring to appeal by contacting the proper individuals also noted below.
 - b. For violations of the plumbing code, contact the City of Milwaukee, Supervisor of Plumbing Inspection, telephone 278-3361, for an appeal which must be made through the Wisconsin Division of Health and Social Services, section of Plumbing and Fire Protection Systems, Madison, Wisconsin.
 - c. For violations of the electrical and elevator code contact the City of Milwaukee, Supervisor of Electrical Inspection, telephone 278-2521, for an appeal which must be made through the Department of Industry, Labor and Human Relations, Madison, Wisconsin.
 - d. For other violations of the State Building Code contact the City of Milwaukee, Supervisor of Building Construction Inspection, telephone 278-2513.

2729 E. Bradford Ave. Juneau
 2457 N. Juneau
 One more wash

CHRONOLOGICAL RECORD OF ENFORCEMENT

DATE	ACTIVITY AND REMARKS	NUMBER	INITIALS
10-14-76	SERVED NOTICE BY MAIL 10-6-76 ON PEGGY STOCK HAS TAKEN OUT PERMITS, THEY WILL BE MOVED IN FOR PROCESSING. PER PHONE CONVERSATION. M.		M.
11-9-76	IN COMPLIANCE WITH ORD. J.H. MULLER		

City of Milwaukee • Building Inspection and Safety Engineering • Premises Record
 (#73-0101) • Photographed 11-18-76 • Operator Debbie Scagg

CITY OF MILWAUKEE, WISCONSIN
APPLICATION FOR PERMIT

INSTRUCTIONS:
1. TYPE OR PRINT A SEPARATE
FORM FOR EACH LOCATION
2. RETURN ALL COPIES WITH FEE
TO THIS OFFICE

LOCATION (GIVE EXACT STREET ADDRESS) <i>2457 N Terrace - 27th E Bradford</i>	WARD NO.	FOR BLDG. INSPECTION USE ONLY PERMIT NO. <i>413162</i> DATE - <i>10-18-76</i>
BILLBOARD OR SIGN TAG NO.		

OWNER'S NAME <i>Miloney Enterprises</i>	ADDRESS <i>6300 N. Pt Washington Rd.</i>
ARCHITECT OR ENGINEER	ADDRESS

CONTRACTOR <i>Self</i>	ADDRESS
---------------------------	---------

ZONING	OCCUPANCY USE <i>Residential - 4 family</i>	COST OF JOB
--------	--	-------------

WORK BEING PERFORMED IN CONNECTION WITH: (CHECK THOSE THAT APPLY)

NEW CONSTRUCTION REMODELING, ALTERATION, OR REPAIR

ADDITIONAL ROOMS OR AREAS NEW OCCUPANCY

TYPE OF PERMIT	PERMIT FEE	STATE IN DETAIL THE KIND OF OCCUPANCY OR WORK TO BE PERFORMED:
<input checked="" type="checkbox"/> ALTERATIONS <i>less</i> COST IN \$1000.00 @ 5.00	5	<i>Repair skylights and installing insulation in windows</i>
<input type="checkbox"/> AWNINGS LIN. FT. @ *		
<input type="checkbox"/> FIRE ESCAPES UNITS @ 10.00		
<input type="checkbox"/> BURNER (GAS OR OIL) @ 3.00		
<input type="checkbox"/> HEATING SYSTEMS EACH @ 3.50		
<input type="checkbox"/> INCINERATORS UNITS @ 5.00		
<input type="checkbox"/> TANKS UNITS @ *		
<input type="checkbox"/> FLAMMABLE LIQUID PUMPS UNITS @ 3.50		
<input type="checkbox"/> BILLBOARDS SQ. FT. @ *		
<input type="checkbox"/> SIGNS-PROJECTING UNITS @ *		
<input checked="" type="checkbox"/> SIGNS-WITHIN LOT LINE UNITS @ *		<i>Privacy fence approx 20ft - 6' feet (IN REAR YARD ONLY)</i>
<input type="checkbox"/> BILLBOARD OR SIGN MAINTENANCE @ *		
<input checked="" type="checkbox"/> WALL AND/OR CEILING FINISH FLOORS @ *	4	<i>Ceiling wall board with insulation</i>
<input type="checkbox"/> MOVING @ *		
<input type="checkbox"/> WRECKING HUNDRED CU. FT. @ *		
<input checked="" type="checkbox"/> <i>Fence</i> @ *	2	
* SEE MILWAUKEE BUILDING CODE FOR FEE SCHEDULE	TOTAL FEE	11

It is hereby agreed between the undersigned, as owner, his agent or servant, and the City of Milwaukee, that for and in consideration of the premises and of the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the inspector of buildings, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and it is further agreed to construct, erect, alter or install and occupy in strict compliance with Chapter 10 to Chapter 50 of the Milwaukee Code of Ordinances and all amendments thereto; and to obey any and all lawful orders of the Inspector of Buildings of the City of Milwaukee, made or issued by virtue of the provisions of Chapter 459 of the Laws of Wisconsin of the year 1887, and all amendments thereto and of Chapter 570 of the Laws of Wisconsin of the year 1919, respectively.

SIGNATURE OF BLDG. INSPECTOR PERSONNEL CHECKED BY	SIGNATURE OF APPLICANT <i>Peggy L. Stock</i>
---	---

DISTRIBUTION: YELLOW - INSPECTOR WHITE - BI OFFICE BLUE - APPLICANT

ORDER TO CORRECT CONDITION OF PREMISES

City of MILWAUKEE
DEPARTMENT OF
BUILDING INSPECTION AND SAFETY ENGINEERING
841 NORTH BROADWAY MILWAUKEE, WISCONSIN 53202

Date: December 21, 1976

TO: L. C. Maloney Enterprises
Limited Partnership
Peggy Stock, General Partner
2457 N. Terrace
Milwaukee, Wisconsin

Re: 2729 E. Bradford a/k/a 2457 N. Terrace
(Location of Premises)

Dear Sir or Madam:

Zoning Residential F-1, 40'

A recent inspection of the premises at the above address revealed conditions that are in violation of the Milwaukee Code of Ordinances for the City of Milwaukee.

Appeals from the violations noted below must be made within 20 days after service of this notice by written petition.

Further details on back of this sheet.

Failure to correct the violations noted herein within the time set, or failure to comply with the notice as modified by an appellate board may subject you to prosecution and to penalties of \$25 to \$2,000 in the manner provided in Section 12-14. Also, rent withholding may result from failure to correct violations on time.

You are hereby notified to correct each violation listed below within **30** days of service of this notice, except as otherwise set forth below.

VIOLATION

A search of our Department micro films reveal that a permit was issued in 1969 for alteration to a 3 family dwelling. Our Department records or the tax records do not at any time indicate that this was a 4 family dwelling.

Section 31-10(h)

Unlawful Dwelling Units.

No addition dwelling units shall be created or maintained by re-arranging rooms or subdividing of rooms, or by alteration in any existing building unless authorized by permit and compliance with Chapter 16 of the Zoning Ordinance.

You are hereby ordered to discontinue use of one of the apartments and restore this building to a 3 apartment status.

Harry J. Samsa
Harry J. Samsa, Assistant Supervisor

I hereby certify that on the 12-22-76 day of _____, 19____, at the City of Milwaukee, State of Wisconsin, I duly served an order, of which the above is a true copy, upon PEGGY STOCK by delivering to and leaving with HER personally said order.

SIGNED

John Nicora

Per INSPECTOR OF BUILDINGS

By: John Nicora
John Nicora, District Building Construction Inspector

Order was issued from office at 841 N. Broadway, Room 1003
For further information call

between 8:00 and 5:00 A.M. any weekday.

City of Milwaukee. Building Inspection and Safety Engineering. Premises Record (#73-0101). Photographed 10-10-77. Operator Shirley Johnson.

The following procedure should be followed if you desire to appeal the findings of violations in this notice:

1. A written petition of appeal asking for a hearing and stating grounds for the appeal must be sent to the proper appellate body noted below within 20 days of service. All appellate bodies are located in Room 1010, Municipal Building, 841 North Broadway, Milwaukee, Wisconsin 53202.
2. Appeals of City Housing Ordinance violations (Chapter 51) or against rent withholding should be addressed to the Housing Code Enforcement and Appeals Board.
3. Appeals of other City Building Code violations except those involving plumbing, electrical, or elevator code violations should be made to the Standards and Appeals Commission.
4. Appeals of City zoning code violations (Chapter 16), must be made to the Board of Zoning Appeals.
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 - a. All appeals to a state agency must be processed through this department in the manner described below. In some cases forms are available in this office for making the appeal, and, in any case, assistance will be rendered to anyone desiring to appeal by contacting the proper individuals also noted below.
 - b. For violations of the plumbing code, contact the City of Milwaukee, Supervisor of Plumbing Inspection, telephone 278-3361, for an appeal which must be made through the Wisconsin Division of Health and Social Services, section of Plumbing and Fire Protection Systems, Madison, Wisconsin.
 - c. For violations of the electrical and elevator code contact the City of Milwaukee, Supervisor of Electrical Inspection, telephone 278-2521 for an appeal which must be made through the Department of Industry, Labor and Human Relations, Madison, Wisconsin.
 - d. For other violations of the State Building Code contact the City of Milwaukee, Supervisor of Building Construction Inspection, telephone 278-2513.

CHRONOLOGICAL RECORD OF ENFORCEMENT

DATE	ACTIVITY AND REMARKS	NUMBER	INITIALS
12-22-76	SERVED ORDER		CS
1-22-77	NOTIFIED P. STOCK TIME WAS UP - SHE INDICATED SHE WOULD EITHER MAKE AN APPEAL OR SEEK LEGAL ADVICE.		CS
2-25-77	NOTISING BEING DONE ON THIS ORDER		CS
3-22-77	NO APPEAL BEING MADE - PEGGY STOCK SEEKING LEGAL ACTION (DISREGARD OUR ORDER)		CS
4-21-77	LETTER FROM MRS STOCK'S ATTORNEY'S WITH INFORMATION AND FACTS INDICATING THAT THIS APPEAL IS BEING USED IN ACC. WITH APPROVED LEGAL NON CONFORMING USE		CS
4/28/77	I called Mike Marowitz and explained that we were a letter to Tall County, asking for help on how many apt units their words showed, and that I would then determine who is right, and if we are wrong, we would write a letter to him dismissing the order. HJL		
5/19/77	Dismissal Order Gary J. James		

(#73-0101). Photographed 6-10-77. Operator Shanece Young

APR 21 1977

LAW OFFICES
PEREGRINE, MARCUVITZ, CAMERON & PELTIN, S. C.

SUITE 1600
633 WEST WISCONSIN AVENUE
MILWAUKEE, WISCONSIN 53203

(414) 272-4833

ROBERT B. PEREGRINE ROBERT L. HERSH
ALAN MARCUVITZ HARRY LENSKY
EDWARD R. CAMERON HOWARD B. SCHOENFELD
SHERWIN C. PELTIN JOHN W. KNUTESON
ROBERT J. PENEGOR

EMIL HERSH (1915-1971)
MATHIAS G. SCHIEF : (1964-1968)
ARTHUR MAGIDSON (1937-1972)

April 21, 1977

Mr. Alex Le Grand
Inspector of Buildings
City of Milwaukee
841 North Broadway
Milwaukee, Wisconsin 53202

re: 2457 North Terrace / 2729 East Bradford

Dear Mr. Le Grand:

Our office has been retained by Maloney Enterprises, a Wisconsin limited partnership, relative to the questions that have been raised about the use and occupancy of the above described premises. Some question has apparently been raised by representatives of your department as to the propriety of continuing to use this property as a 4-dwelling-unit building.

In reviewing the available factual information about this property, we have discovered that there were originally two separate buildings at the indicated addresses, one built in 1901 and the other in 1907. They were combined into a single building in 1911, at which time there were four dwelling units within the building. At 2457 North Terrace there was a bi-level unit and one unit on the third floor. At 2729 East Bradford there was one unit on the ground floor and one unit on the second floor. Each unit was fully equipped with kitchen and bathroom facilities.

When the "E" zoning classification went into effect for this area, and specifically for this property, the building became a legal nonconforming use as well as a legal nonconforming structure. When the "F-1" zoning became effective in August of 1972, the building and the use continued its legal nonconforming status.

Our client acquired the subject property in May of 1976 as a result of the assignment of the vendee's interest in a December 22, 1975 land contract originally entered into by Thomas S. VanAlyea, Jr., as vendor, and Philip Stock, as vendee. The assignment of the land contract was duly recorded in the Register of Deeds office on May 18, 1976, as Document No. 5001883. Prior to acquiring the subject property, our client checked with three different departments of

City of Milwaukee. Building Inspection and Safety Engineering. Premises Record (#73-0101). Photographed 6-10-77. Operator Shanda Young.

PEREGRINE, MARCUVITZ, CAMERON & PELTIN, S. C.

Mr. Alex Le Grand
Page Two

April 21, 1977

WRONG → the City of Milwaukee to verify the fact that this building was a legal four-unit building. The client checked with the zoning desk of the Department of Building Inspection and was advised that the site was approved as a four-family. The client also checked with the Tax Commissioner's Office and learned that the site is carried on the tax roll as a four-family building. Finally, the client checked with the Department of City Development and was advised that the site is zoned to permit a four-family building. On this latter point, as further verification, I obtained a copy of the official map of the City of Milwaukee for this area, which was revised in June of 1975. That map clearly indicates that the subject building is a four-family building. I am enclosing a photocopy of that part of the map which shows the subject property.

At the time of acquisition, all four units were occupied; three by tenants and one by the land contract vendee. Our client has done no remodelling work inside, other than interior decoration, and has put up a fence in the rear yard of the property. Our client took out a permit on October 18, 1976, for the minor interior work and the outside fence. The application for permit is clearly marked that the occupancy and use of the building is "residential - 4-family". I am enclosing a photocopy of the application.

As I interpret Section 16-5 of the Milwaukee Code of Ordinances, as applied to this matter, I conclude that we have a case where there has been the proper continuation of a legal nonconforming use. There appears to be no basis for any contention that the legal nonconforming use has been abandoned or terminated in any way.

I would appreciate it very much if you would review this matter and advise me whether you agree with the conclusion that this property is a legal nonconforming four-family building. Should you wish to confer about this matter or if you would like to have additional supporting information, I would be pleased to supply the same at your request.

Very truly yours,


ALAN MARCUVITZ

AM:sm
Enclosures

(#73-0101) • Photo Graphed 6-10-77 • Operator Phyllis Young

May 18, 1977

Mr. Alan Marcovitz
633 W. Wisconsin Avenue
Suite 1600
Milwaukee, Wisconsin 53203

Re: 2729 E. Bradford a/k/a 2457 N. Terrace
December 21, 1976 Notice

Dear Mr. Marcovitz:

On December 21, 1976, we sent an order to Peggy Stock informing her that she created an illegal apartment at the above subject premises converting these premises from a three to a four family building

Subsequently on April 21, 1977, we received a comprehensive letter from you representing the owner and challenging our order. At the time the order was sent to the owner, a search of our records revealed a permit issued in 1969 as an alteration to a 3 family building. The vault file address jacket, 2729 E. Bradford, revealed nothing more than a 3 family. We also made a phone call to records and research and there was no indication that this was more than a two family. The order was issued on that basis.

Your letter indicates a considerable amount of research, which prompted us to spend a considerable amount of time trying to locate the file jacket 2457 N. Terrace. We found this file to be misplaced in our vault file system. The Terrace Ave. file clearly indicates this premises as a 4 family. Had the file been available to us at the time of our research, of course we would not have sent the order. The matter has been discussed with the Deputy Inspector of Buildings.

This is to inform you that we are rescinding and disposing the order and making sure the files will be filed together.

Very truly yours,

Alex P. Le Grand
Inspector of Buildings

By _____
Harry J. Samsa, Assistant Building
Construction Inspection Supervisor

kg

City of Milwaukee. Building Inspection and Safety Engineering. Premises Record
(#73-0101). Photographed 6-10-77. Operator Shirley J. Young.



OFFICE OF THE TAX COMMISSIONER

FIFTH FLOOR • CITY HALL • 278-3651 • MILWAUKEE, WISCONSIN 53202

April 28, 1977

VINCENT A. SCHMIT
Tax Commissioner

VERNON R. WELTZ
Deputy Tax Commissioner

Mr. Harry J. Samsa, Assistant Supervisor
Building Construction Inspection
Municipal Building, Room 1003
Milwaukee, Wisconsin

Dear Sir:

Re: 2457 N. Terrace Avenue
Key No. 318-0074

In reply to your April 26, 1977, correspondence, our records indicate this property was built in the year 1901, and in the year 1906 an addition was built. Our old records are very sketchy. It appears that the property was used for 2 families and that additional plumbing was subsequently added to accommodate 4-family usage, but whether that was an actuality could not be accurately determined from our records.

On April 15, 1968, at the time of our last reassessment, we attempted to gain access to the property but were politely refused. On April 9, 1970, we again attempted to gain access and at that time viewed only the lower kitchen and upper bedrooms were remodeled and enlarged. We still retained the 4-family characteristic of the building. As recently as December 16, December 17, December 20, 1976, January 5, January 10 and January 18, 1977 we made overtures and used every means possible to gain access but were advised by the attorney of Mr. Philip Stock that they need not permit us entrance to the home.

As of May 1, 1977, we have revised the assessment to a substantial increase to reflect what we feel is the market value as of May 1, 1977 -- it also reflects a 4-family usage of the property.

I can appreciate the problems that you are going through, because we are going through the same.

Very truly yours,

Ervin J. Rzepinski
Ervin J. Rzepinski
District Assessor

EJR/mm

Member International Association of Assessing Officers
Member National Tax Association

