

3831 N Willis Pl.**9/29/10**

- ***On 9/13/00 DNS inspected 3831 N Willis Pl for the first time.***
 - **DNS has inspected property 156 times since 9/13/00**
 - **Average hourly cost of DNS employee (wage + fringe benefits) is \$39.52 per/hr.**
 - **DNS has spent \$6,240.00 inspecting the property**
 - **DNS has received 13 complaints about property**
 - **DNS has issued 33 orders on the property for various violations such as; litter, code violations, and nuisance violations**

- ***Taxes have been delinquent since 2007***
 - **Total owed taxes as of 9/29/10 \$25,405.79**

- ***DNS has assessed fees since 2005 on property***
 - **2005 \$4006**
 - **2006 \$2725**
 - **2007 \$1425**
 - **2008 \$2100**
 - **2009 \$4500**
 - **2010 \$3850**
 - **total fees taxrolled \$18606**

From: Karen Valente [mailto:valente_k@hotmail.com]

Sent: Sunday, October 03, 2010 12:22 PM

To: Bohl, James; Peterson, Todd

Subject: Danny Laabs

re: 3831 N. Willis Place.

I have lived next door to the 3831 Willis property for 47 years. From 1963 until 1999 the people that owed 3831 Willis took good care of the home; they had a beautiful yard, well kept house and were friendly and courteous neighbors. When the previous owner died the home was purchased by Danny Laabs, the present owner, and everything went downhill. The yard has become an overgrown jungle of brush and weeds. Only with a call to the alderman does the grass get cut, the city has to be called for EVERYTHING. Hedges hung so far over the sidewalk that you couldn't use the sidewalk until the city forced Danny to trim the the hedges back; junk cluttered the yard until the city forced a clean up; cars sat idle in the street not moving until the city was called; the junker cars were then illegally parked between the garages. Again the city stepped in. A malfunctioning downspout created huge, dangerous rut in lawn; once again the city had to force the repair. Presently Danny's gutters are hanging off the house and water runs off the roof and pounds the ground between our homes. I must keep DeCon in my garage at all times as I try to keep the mice out. I buy weed killer at least once a month to spray his weeds that continuously creep into my yard. All I need to do is tell people I live next to the jungle.....they know where I live.

Friends and relatives come to visit and can't believe what that place looks like and that the city would allow such a mess.

His garage is stuffed to the point that he cannot walk through it....what can the inside of his house be like? There is never anything in his garbage cans...where is his garbage? He was digging around a large tree and chopping at the roots. I phoned the alderman for fear that tree might come down over the wires. The city again had to be notified. My home value has plummeted, who would want to buy next door to the monstrosity of bushes, weeds, and disarray? I have faithfully paid my property taxes on time and kept my yard in an orderly fashion. Please do not allow the mess next door to continue.

Karen Valente 9311 West Elmore Ave. Milwaukee, WI

53222

From: Bednar, Dennis
Sent: Thursday, September 30, 2010 10:15 AM
Subject: 3831 N Willis Place
Importance: High

Good morning all.

As most of you know, the property has been in disarray since the owner bought the property over 10 years ago. The city has been called out numerous times because of building code violations, overgrown foliage, pest control, etc. The owner (Danny Laabs) has not paid his property taxes since 2006, and because of this, the city has essentially taken ownership of the property, but the owner has filed an appeal.

I know that I, as well as others, have offered assistance to Mr. Laabs and have been turned down. He continually fights the city when told to keep up maintenance on his property. When he does trim, he leaves everything where it falls. You can't walk past his house because of overgrown bushes. You can see pedestrians when exiting the alley. I have seen mice, raccoons, possums, and wild cats come out from his property. He has put his neighbor's property in jeopardy by removing enormous trees on his own, with literally half of a tree come crashing down on his own house. He was illegally parking vehicles and other equipment on his front lawn. I have witnessed what I believe to be improperly stored propane tanks in his garage. The list goes on.

I do not want to displace anyone from their home, but it is quite obvious that he does not have the comprehension or ability to maintain a home on his own, and he does not have the ability to pay the city to do so either.

Thank you.

Dennis Bednar
9410 W. Lisbon Ave.