

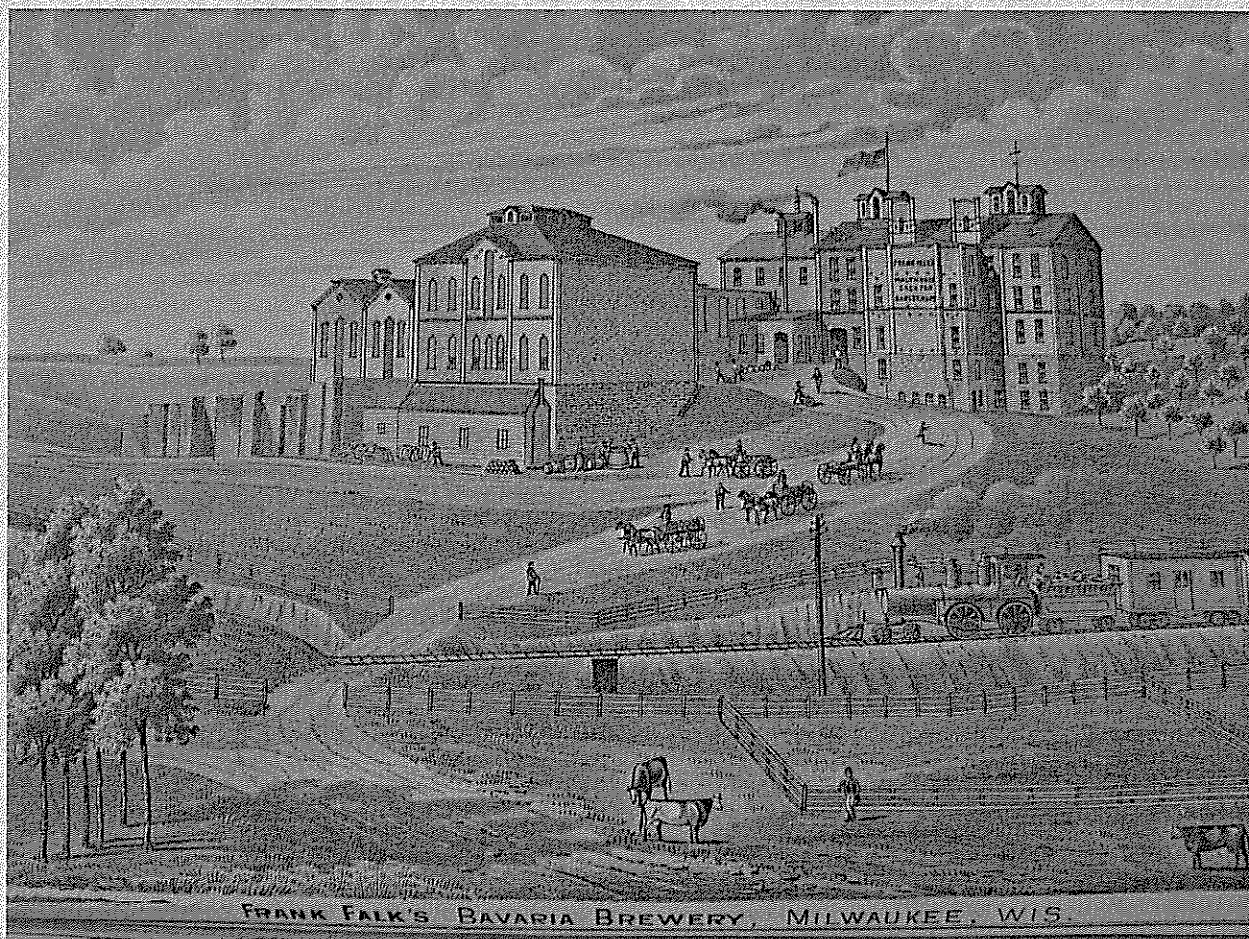
RECEIVED

FEB 27 2013

TEMPORARY HISTORIC DESIGNATION PETITION

for the

“New Bavaria Brewery”



Submitted by:

Straightway Vineyard Christian Fellowship

Milwaukee, WI

TEMPORARY HISTORIC DESIGNATION PETITION

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Attachments

- Property Survey performed 12/18/2008 for information purposes only
- Architectural Rendering of South facing façade of Brewery building
- Assessment Detail & Listing Characteristics from the Milwaukee Assessor's Office
- Order to Raze and Remove Building – Department of Neighborhood Services
- Digital Media – Recordable Compact Disc containing;

TEMPORARY HISTORIC DESIGNATION PETITION

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FEB 27 2013

1. Name & Address of Property

New Bavaria Brewery - a.k.a. Franz Falk Brewing Company
639-641 S. 29th Street
Milwaukee, WI 53215

2. Name and Address of Owner

Straightway Vineyard Christian Fellowship, Inc.
633 S. 12th Street
Milwaukee, WI 53204
(414) 645-8463 office
(414) 640-8463 cell

3. Attachments

The following information is enclosed:

- Exterior photographs or digital images (required)
- N/A Copy of newspaper notice of demolition permit application
- Copy of Orders from the Department of Neighborhood Services
- Other (explain) Attached, please find;
 - Property Survey performed 12/18/2008 for information purposes only
 - Architectural Rendering of South facing façade of Brewery building
 - Assessment Detail & Listing Characteristics from the Milwaukee Assessor's Office
 - Tax Key - 4249995100 (639 S. 29th St.)
 - Tax Key – 4240305112 (641 S. 29th St.)
 - Order to Raze and Remove Building – Department of Neighborhood Services
 - Digital Media – Recordable Compact Disc containing;
 - Photos printed in the application (below)
 - Additional photos for informational purposes only
 - Digital copy of Property Survey from 12/18/2008
 - History & Significance of Falk Brewery by Leonard P. Jurgensen

Photos



Overhead view of subject property. The “Stables” building is on the left, and the “Bank” and “Brewery” buildings are on the right. This photo clearly shows the collapsed roof area of the “Brewery” structure.



Front view of “Stables” building (cameraman is looking west, front façade is facing east).



Front/Side view of the "Bank" building located just west of the main "Brewery" structure.



Southwest view of Brewery Building.



West facing façade with closeup of spalling brick wall.



Northern façade of Brewery structure (cameraman is looking southeast).



Longview perspective of northern façade of Brewery building.



Southern façade at eastern end of Brewery uilding (cameraman is looking northeast)



Longview perspective of southern façade of Brewery building (cameraman is facing east).

4. Legal Property Description

The focus of this application consists of two adjacent parcels. The following Tax Key numbers, addresses, and legal descriptions apply.

PARCEL ONE	Two structures on site: the Brewery & Bank structures
Address:	639 S. 29 th Street Milwaukee, WI 53215
Tax Key:	424-9995-100-5
Legal Description:	LANDS IN NE ¼ SEC 36-7-21 THAT PART OF SD LANDS COM SW COR LOT 6 BLK 5 CONTINUATION OF PARK FRONT ADD'N-TH W 281'-TH N182.02'-TH NELY ALG SLY LI RR ROW 304.30'-TH S 298.86' TO BEG & ALSO LOT 6 BLK 5 OF CONTINUATION OF PARK FRONT ADD'N ADJ
PARCEL TWO	One structure on site: commercial Stables structure
Address:	641 S. 29 th Street Milwaukee, WI 53215
Tax Key:	424-0305-112-2
Legal Description:	CONT OF PARK FRONT ADDN IN NE & SE ¼ SEC 36-7-21 BLOCK 5 LOT 7 AND LANDS ADJ COM AT NW COR SD LOT 7-TH W 281'-TH N 182.02'-TH SWLY ALG RR ROW 234.54'-TH S 189.85' TH E 497.64'-TH N 98.09' TO PT OF COM AND PT OF LOT 5 RESUB OF BERNINGER PARK COM AT THE NE COR SD LOT 5-TH S 120' TH SW 26.49'-TH S 19.59'-TH NELY 267.63' TO NW COR SD LOT 5 TH NELY 312.82' TO PT OF COM AND VAC N 31 ST ST ADJ

5. Description of Structures

Brewery Building

Number of stories: Five (5)

Wall cladding: Brick Stone

Describe Outstanding Features:

This is a 67,000 sq. ft. 5 story cream city brick structure. Originally a storage facility for the brewery, this structure is in good shape, and of very solid construction. Exterior walls average 2 feet thick, with most interior floors and walls constructed of poured concrete. The southern facade has retained most of its original beauty with over 50 decoratively arched brick windows and doors. It is divided into 9 bays by brick pilasters and each level being divided by decorative brickwork. Interior includes many features and objects relating to its life as a malting house with large vats and belt driven grain augers.

Bank Building

Number of stories: One (1)

Wall cladding: Wood Cinder Block

Describe Outstanding Features:

This is a one story wood structure with a full cinder block walk out basement. This small building was once where workers received their wages in silver dollars as was tradition in the Silver City neighborhood, hence its name. It still has much of its original wood trim including an arched portico and round window on the front facade.

Stables Building

Number of stories: One (5)

Wall cladding: Brick Stone Cinder Block Poured Cement

Describe Outstanding Features:

A Large and at one time multi storied stable for the brewery draft horses. This building has beautiful brickwork with a large brick frieze, soldier coursing and round windows. The

interior of the original portion has a nearly 30 ft. tall ceiling supported by large wooden beamed trusses. This area measures 5000 sq. ft. The remaining 8000 sq. ft. of this structure is a later addition on the west end of the building, and is of cinder block walls and steel trussed roof construction.

6. Significance

Areas of Significance:

<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> law
<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> literature
<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> military
<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> music
<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input type="checkbox"/> community planning	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input type="checkbox"/> conservation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> science	<input type="checkbox"/> theater	<input type="checkbox"/> transportation
<input type="checkbox"/> social/humanitarian	<input type="checkbox"/> Other (specify)	

Date Built: 1870

Date Altered (if applicable) N/A

Builder/Architect: Henry C. Koch

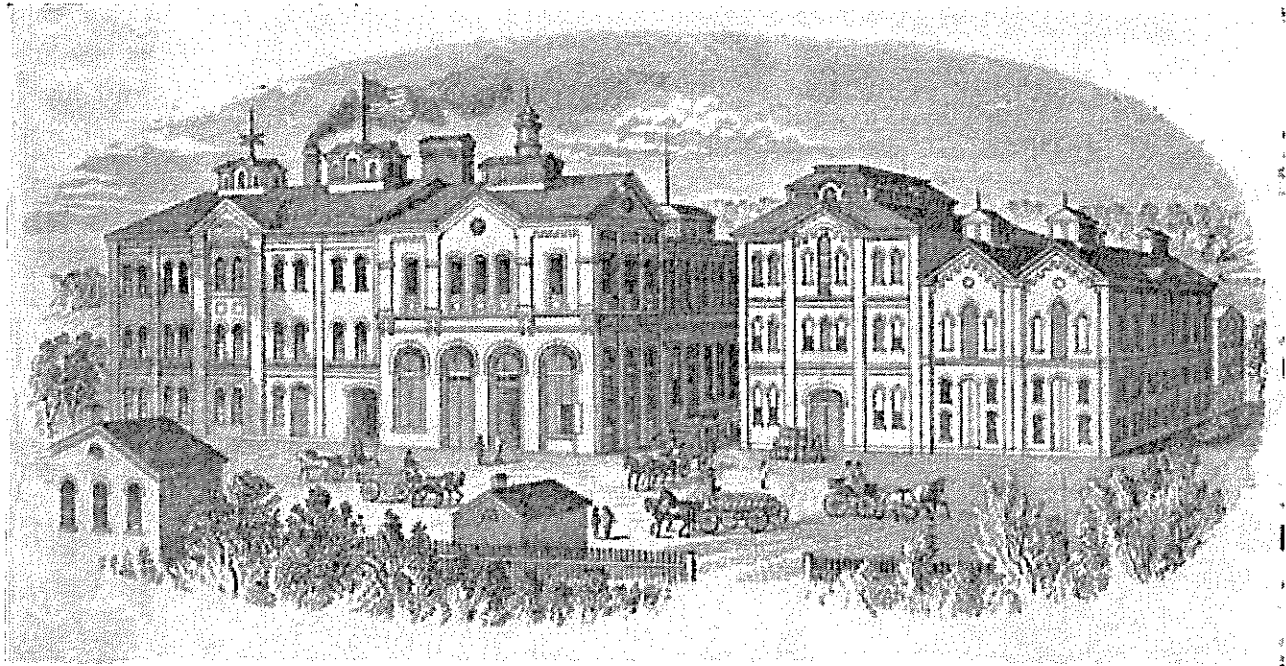
Written Statement of Significance, including history of structure:

(please see following pages – compiled by Leonard Jurgensen for this application)

BAVARIA BREWERY/NEW BREWERY of FRANZ FALK

Franz Falk New Bavaria Brewery, later as Falk, Jung & Borchert 1870-1892, South 29th & Pierce

Compiled by Leonard P. Jurgensen



Franz Falk was one of Milwaukee's most famous brewers. He was at one time or another, working at or associated with a larger percentage of other Milwaukee breweries. Franz Falk first established a brewery with Frederick Goes at the former site of the Eagle/Sands Brewery located on 8th Street at the corner of present day Highland in Milwaukee. He later built his own new brewery near present day South 29th (originally called the Wauwatosa Plank Road) and Pierce Street in Milwaukee. That brewery merged with Jung & Borchert Brewery of Milwaukee in 1888 to become the Falk, Jung & Borchert Brewing Company. The Falk family name has lived on in the City and in more recent times, has been directly associated with the Falk Corporation of Milwaukee. It is interesting to note that in the German language the word "Falk" means Falcon which becomes the breweries visual trademark.

Franz Lorenz Falk was born in Mittenberg, Bavaria, Germany on August 9, 1823. That city was also the birth place of two other famous Milwaukee brewers, August Krug (original founder of the Schlitz Brewery) and Valentine Blatz, founder of the Val Blatz Brewing Company. Falk's father was a "cooper" and was said to be "a man of considerable influence in his community" At

the age of 12, Franz Falk quit school and started his apprenticeship as a "cooper" in his father's shop, where he works in that trade for the next six years. At about the age of 18, Franz Falk decided to become a "brewer", took an apprenticeship in a Mittenberg brewery and spent the next three years learning that trade. At the age of 24, Franz Falk immigrated to America in 1848 and arrived in the Port of New York in the month of June. He then traveled to Cincinnati where he worked as a brewer for three months. In October of 1848, he traveled to and soon settles in Milwaukee and then finds employment at the Krug Brewery (which later became Schlitz). He is Krug's first employee and works at the Krug Brewery for six months, until the Spring of 1849. Falk is next employed at the Francis Nuekirch Lake Brewery in Milwaukee. That brewery soon became the Melms Menomonee Brewery (which later became the Best/Pabst South Side Brewery). Falk becomes the "foreman", also known as the brew master, at that brewery. He holds the position for seven years and saves enough money to become associated with Fredrick Goes and forms the firm "Goes & Falk" in 1855.

1848 - Falk arrived in Milwaukee in October of 1848 and soon found work as a brewer at the Krug Brewery, which later became the Joseph Schlitz Brewing Company. Falk worked at Krug's brewery for six months and was next employed at the Nuekirch Lake Brewery, which was originally founded by Simon Reutelshoffer and later became its foreman and brew master, a position he held for seven years. That brewery evolved into the Melms Brewery, which later became the Best's South Side Brewery, then owned by Phillip Best Brewing Company, forerunner to the Pabst Brewing Company.

1855 - Having saved enough money, Franz Falk enters into a brewing partnership with Fredrick Goes and rents space in the Eagle Brewery located at 8th & Highland.

Goes & Falk purchase a 31 acre parcel of land near present day South 29th & Pierce on November 8, 1855. This parcel will later become the site of Falk's New Bavarian Brewery.

1863 - The brewery of Goes & Falk at 8th & Highland is known as the Wisconsin Malt House & Bavarian Brewery.

1866 - The partnership of Goes & Falk is dissolved and the two properties are divided. The 31 acre property located at South 29th and Pierce Street is given to Franz Falk and the brewery property at 8th & Highland is given to Frederick Goes, who converts that entire business into a malting operation.

1869 - Franz Falk and his wife Louise Falk sell a section on land located just North of Pierce Street and down in the Menomonee Valley below, of their 31 plus acre property, to the Milwaukee & St Paul Railway Company.

1870 - Franz Falk begins construction of a new brewery located just north of South 29th & Pierce and lays the corner stone on the Eastside of the building, which still survives to this day

1871 - Franz Falk has named his brewery the "New Bavaria Brewery" and being the first full year of beer production at his new brewery, Falk brews about 8,000 barrels of beer.

1872 - Beer production at Falk's new brewery is reported to be 7,000 barrels which is 1,000 less than the year before.

1873 - Franz Falk now builds a family home at the top the hill on Pierce Street. It is located just South and West of the brewery. It is still standing today and has an address of 3033R W. Pierce Street.

1877 - A beer bottling department has since been established and is located at the Northwest corner of South 29th & Pierce just to the South of the brewery. Arthur Gunther is now managing the brewery's beer bottling operation.

1880 - A new ice house is built at a cost of \$50,00 on January 29, 1880. The brewery now has its own ice houses, which provide the brewery with 22,500 tons of ice per year. The brewery is reported to be comprised of five brick and stone buildings along with outhouses. It also has railroad cars-siding along the tracks of the Milwaukee & St. Paul Railway.

1882 - The "Bavaria Brewery" of Franz Falk becomes known as the "Franz Falk Brewing Company on May 4, 1882.

Franz Falk died on August 5, 1882 at his residence at 3022R W. Pierce Street. He was 58 years olds and is buried in Falk family plot located on Lot 54 of Section 33 in Grave 5 in Forest Home Cemetery in Milwaukee. The brewery is then taken over by his sons.

1907 -- The Falk Manufacturing Company (Corporation), now located in the Menomonee Valley at the bottom of the hill in the shadow of the former brewery, has recently constructed a \$30,000 three story addition to their plant.

1909 --The Pabst Brewing Company now transfers the title to property located in the Menomonee Valley below, which was earlier purchased in a "Land Contract" by the Falk Company on March 16, 1905, to the Falk Company on August 24, 1909.

1919 - The Borchert Malting Company transfers their malt plant in the 1870 building along with their grain elevator and other additional adjoining property, to J. M. Riebs Jr. of Milwaukee on July 15th, 1919.

1928 - The wooden Grain Elevator at the site, formerly part of the original brewery, now owned by the "L. M. Riebs Grain & Malt Co.", is damaged by fire on July 7, 1928.

1971 - The Riebs Grain Elevator at this site, which is the very last surviving wooden grain elevator in Milwaukee, is totally destroyed by a fire on Thursday November 11, 1971.

1976 - The former brewery's 1870 stock house and malt plant building is now used as the garage and home to a liquid and solvent recycling company, known as Power Vac Inc.,

1895 -- The property is now home to Ellestson Inc. Truck Repair and the A to Z Towing & Salvage Company.

2005 -- Much of the brewery property is now being used as an auto salvage yard, known as Daves Salvage and the former brewery stables, at the far West end of the property, is a truck tire shop, operated by Broxton Tire Service.

2010 - The former brewery property has now been acquired by Straightway Vineyard Christian Fellowship Church of Milwaukee. The church group intends to renovate the brewery stables and relocate its church into that facility.

2011 - An inspection of the stock house of the brewery, which is the last remaining structure on the property, with the exception of the former stables and small wood frame office building, on February 25, 2011 reports that the purpose of the inspection was to "inspect the vacant building as a candidate for condemnation action".

A visit to the site on Friday April 10, 2011, which has an address of 639 S. 29th Street, reveals that the site of the brewery is vacant and appears to be abandoned. Most, but not tires and salvage junk yard materials are gone, with the exception of the lower north side of the property behind the building. The small wooden office building is in very poor shape and it appears that no one is living there. The property is believed to have been vacated in July of 2010. A check of the records at the Register of Deeds Office in Milwaukee now show that the property is owned by the Straightway Vineyard Christian Fellowship Church, whose office is located at 633 S. 12th Street in Milwaukee. Pastor George Claudio is the head of that church and his phone number is 414-645-8463. The Tax Key for the brewery property is 424-9995-100. Further research into the brewery property shows that the brewery property was recently owned by Steven J. Ignasiak of 27515 Durand Ave. in Burlington, Wisconsin, who appears to have owned the property for ten years or more. His phone number is 414-406-9800. The property is assessed in 2011 at \$77,300. The property taxes for 2009 were \$1,953.62 and for 2010, were \$2,044.99. Research into the property records shows that a "raze file" order was issued on March 4, 2011 with a compliance date of April 3, 2011. A return visit to the site shows that buildings are still standing; however it clearly appears that someone has attempted to remove the corner date stone, which has the date of 1870, from the lower northeast side of the building. A call to Pastor George Claudio on Saturday morning April 9th was returned at 5 that evening. I then learned that the structure was not going to be demolished and that the church was hoping to move into the former stable and is hoping to find a tenant or buyer for the brewery building which is sympathetic to its historical value.

2012 -- After searching property records in July of 2012, the property appears to have been transferred from Steven J. Ignasiak of 27515 Durand Ave in Burlington, Wisconsin (phone 414 406 9800) to the Straightway Vineyard Christian Fellowship Church on July 19, 2009 (record updated on October 20, 2011) Tax Key Number 424-9995-1000. It also appears that a survey of the property by the City of Milwaukee building inspector on April 5, 2012 indicates that a "raze file" has been started. It also appears (because of the deteriorated condition of both building and the fact the roof and floors of the East end of the malt/stock house have collapsed, that the structure/structures will soon be demolished.

2013 -- As of February, the property is again slated for demolition. Pastor George and this author are now attempting to save the structure and have reached out to several organizations and other interest individuals in an attempt to gain their support, save the structures and find a developer or investor to restore the buildings on the property.

It is important to be aware of the recent demolition of the Gipfel Brewery on Juneau Avenue, which was the oldest standing brewery structure in Milwaukee and in Wisconsin, the recent demolition of the Ogden Avenue Brewery and the Obermann/Jung Brewery At 5th & Cherry in Milwaukee, which were then the second and third oldest standing brewery structures in Milwaukee and in the State of Wisconsin. The sites of these three historic brewery structures are now weed and gravel covered vacant lots. Also of interest is the current ongoing demolition of the historic 1890 Schlitz Brew House at Schlitz Park in Milwaukee. Although several structures remain at the former Pabst Brewing complex which are being put to new use, the oldest standing brewery structures at that location were demolished recently and a number of the lots at that site are now vacant gravel lots. Milwaukee is quickly losing its architectural brewing past and in the past 10 years, has lost its oldest brewing structures. The brewery structures at the former Falk site are now the oldest surviving brewery structures, not only in Milwaukee, but in the entire state of Wisconsin. The former Falk stock house at that site, which has a cornerstone date of 1870, predates all other standing brewery structures in Wisconsin by almost 10 years.

It is also interesting the note that Henry C. Koch (1841-1910), one of Milwaukee most famous architects who designed the Milwaukee City Hall at the corner of Water & Market Street in Milwaukee, the Calvary Presbyterian Church on Wisconsin Avenue, Turner Hall on North 4th Street, the Pfister Hotel and the Wells Building on East Wisconsin Avenue and the Gesu Catholic Church on the campus of Marquette University in Milwaukee, including the landmark Ward Theater, located within the complex of the National Soldier Home in Milwaukee, was also instrumental as an architect in shaping the brewing architectural landscape of Milwaukee. He drew the plans for the Best Brewery Office Building on Juneau Avenue in 1880, which later became the Pabst General Office building. He also drew the plans in 1882 for the Blatz Brewing Company's brick boiler house on East State Street. Both of these historic brewery structures still stand today. It is most interesting to note that Henry C. Koch also drew plans for the structures at the former Falk Brewery at South 29th & Pierce Streets in Milwaukee, which are now about be lost, if action is not taken quickly.

7. Major Bibliographical References

Reference for historical information regarding Franz Falk and the Franz Falk New Bavarian brewery, last operated as Falk, Jung & Borchert as follows:

- The deeded property and mortgage records of the Register of Deeds Office at the Milwaukee County Court House
- "Badger Breweries Past " Present" by Wayne Kohl
- "United States Biographical Directory" published 1877 by "The American Biographical Publishing Company"
- R. G. Dunn Credit Report Records at the Harvard Research Library in Boston.
- Fire insurance Maps from 1876 to 1910 at the Humanities Room Milwaukee Central Library
- Federal Tax Records (IRS) at the Federal Building in Chicago.
- Newspaper accounts at the Humanities Room Milwaukee Central Library
- "Beer barons, Brewers, Bottlers and Others Buried at Forest Home Cemetery" by Leonard P. Jurgensen
- Numerous articles published in the American Breweriana and National Association of Breweriana journals
- "100 Years of Brewing" by H. S. Rich & Company
- Trade publications "Brewers Digest" "Midwestern Brewer" and Western Brewer"
- "The history of Milwaukee" By John G. Gregory
- "History of Milwaukee Illustrated" Volumes I –III
- "The Pabst Brewing Company" by Thomas Cochran
- "Milwaukee under the Charter" by J. S. Buck
- "Milwaukee Great Industries" published 1892 by the Association for Advancement
- Material, including historic documents and maps and blueprints from various local collectors
- Milwaukee Circuit Court Records
- Milwaukee City Directories
- Obituaries in newspapers and probate records Milwaukee County Court House
- Various material from the Milwaukee Historical Society and the State Historical Society
- An inspection of the original blueprint to the brewery

8. Form Prepared By:

Name: George Claudio Date: _____

Address: 633 S. 12th Street

City: Milwaukee State: WI Zip Code: 53204

Telephone: 414 645-8463 office or 414 640-8463 cell

Signature: *George Claudio*

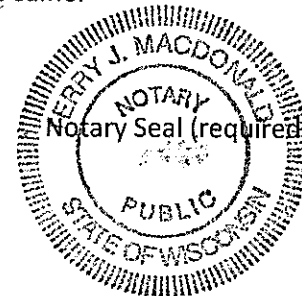
ACKNOWLEDGEMENT

STATE OF WISCONSIN
MILWAUKEE COUNTY

Personally came before me on this 27th day of February in the year of 2013
the above named George Claudio to me known to be the
person who executed the foregoing instrument and acknowledge the same.

Subscribed and sworn before me

Terry J. MacDonald



Notary Public, State of Wisconsin

My commission is/expires: 11/15/2015

Milwaukee Historic Preservation Commission
Office of the City Clerk
200 E. Wells Street Room B-4
Milwaukee, WI 53202

414-286-5722

ATTACHMENTS



(Help) Enter Taxkey or Address:

Assessment Detail and Listing Characteristics

Taxkey 4249995100	Premise Address 639 S 29TH ST	Nbhd 6420	Plat 42405	Assessment County Milwaukee	Class Special Mercantile
Ownership Information			Assessment Information		
STRAIGHTWAY VINEYARD			LC	Year	Previous
CHRISTIAN FELLOWSHIP INC			2009-06-18	Land	38800
ATTN: GEORGE CLAUDIO JR			465.00	Imprv	36900
633 S 12TH ST				Total	75700
MILWAUKEE WI 532041210			<i>Name Change: 2011-10-20</i>		

Org Year	Drop Year	Zoning	Ald. District	Census
		IL2	8	132-968

Legal Description

LANDS IN NE 1/4 SEC 36-7-21 THAT PART OF SD LANDS COM SW COR LOT 6 BLK 5 CONTINUATION OF PARK FRONT ADDN -TH W 281'-TH N 182.02'-TH NELY ALG SLY LI RR ROW 304.30'-TH S 298.86' TO BEG & ALSO LOT 6 BLK 5 OF CONTINUATION OF PARK FRONT ADDN ADI

Lot Sqft	Lot Acres	Lot Frontage	Lot Depth	Excess Land	Total Sqft
0	1.5500	0	0	0.0000	67518

Building	Stories	Description	Gross Area	Units	Exterior Wall	Year Built
1	5.0	Multi Story Warehouse	67415	3	Brick	1870
2	1.0	Warehouse Building - 1 Story	864	1	Wood Siding	1870

Building	Unit Nr	Use Description	Area	Floor	Similar Units	Mkt Rent SqFt
1	N/A	Service Building	11417	1	1	1.58
1	N/A	Support Area - Not incl in rentable area	55998	M	1	0.00
1	N/A	Support Area - Not incl in rentable area	3059	1	1	0.00
2	N/A	UNF (Storage) Non-warehouse Space	864	1	1	3.40

Recent Permits	Sale History	Assessment History	Tax Balance	About Site
		Data Provided By Assessor Query From: 67.53.130.220		



RE (Help) Enter Taxkey or Address

Assessment Detail and Listing Characteristics

Taxkey: 4240305112 Premise Address: 641 S 29TH ST Nbhd: 6274 Plat: 42406 Assessment County: Milwaukee Class: Local/Mercantile

Ownership Information

STRAIGHTWAY VINEYARD
CHRISTIAN FELLOWSHIP INC
ATTN: GEORGE CLAUDIO JR
633 S 12TH ST
MILWAUKEE WI 53204121

Conveyance

Deed Type: LC
Date: 2009-06-18
Fee: 465.00
Name Change: 2011-10-20

Assessment Information

Year: 2009
Current: 59800
Previous: 59800
Imprv: 17000
Total: 76800

Org Year	Drop Year	Zoning	Ald. District	Census
2008-240		IL2	8	??-???

Legal Description

CONT OF PARK FRONT ADDN IN NE & SE 1/4 SEC 36-7-21 BLOCK 5 LOT 7 AND LANDS ADJ COM AT NW COR SD LOT 7- TH W 281'- TH N 182.02'- TH SWLY ALG RR ROW 234.54'- TH S 189.85'- TH E 497.64'- TH N 98.09' TO PT OF COM AND PT OF LOT 5 RESUB OF BERNINGER PARK COM AT THE NE COR SD LOT 5- TH S 120'- TH SW 26.49'- TH S 18.59'- TH NELY 267.63' TO NW COR SD LOT 5 TH NELY 312.82' TO PT OF COM AND VAC N 31ST ST ADJ

Lot Sqft	Lot Acres	Lot Frontage	Lot Depth	Excess Land	Total Sqft
104912	0.0000	0	0	0.0000	104912

Building	Stories	Description	Gross Area	Units	Exterior Wall	Year Built
1	1.0	Salvage Yard		1	Other	1870

Building	Unit Nr	Use Description	Area	Floor	Similar Units	Mkt Rent SqFt
1	N/A	Junk Yard - Salvage Yard	13024		1	.74

Recent Permits	Sale History	Assessment History	Tax Balance	About Site

Data Provided By Assessor Query From: 67.53.130.220

8. The door units, or components of these elements of the building, are missing or defective.
9. The window units, or components of these elements of the building, are missing or defective.
10. Areas or sections of the interior floors are missing.
11. The electrical system, or components of this element of the building, is missing or defective.

It has been determined that the cost to repair the above-referenced building(s) exceeds 50 percent of the assessed value of the improvements divided by the ratio of the assessed value to the recommended value as last published by the Wisconsin Department of Revenue for the City of Milwaukee, that such repairs are presumed unreasonable, and that this building is a public nuisance.

Therefore, I, Art Dahlberg, Commissioner of Neighborhood Services of the City of Milwaukee, pursuant to the authority of Sec. 218-4, Milw. Code, do hereby order you to secure from entry, raze, and remove the aforementioned 5-story, masonry, heavy timber, commercial structure together with all accessory structures and fixtures, and to restore the aforementioned premises to a dust-free and erosion-free condition within twenty (20) days after the service of this order upon you, pursuant to law, and should you fail or refuse to do so, the same will be razed, removed and restored to a dust-free and erosion-free condition by contract or arrangement with private persons or firms, and the costs thereof, plus additional contract administration charges, all of which constitute a lien on the real estate, may be assessed and collected as a special tax under Sec. 218-4, Milw. Code, or be collected personally.

The building(s) must be maintained vacant and secure from entry until you have complied with this order. In the event you do not maintain the building(s) secure from unauthorized entry, this department will maintain the building(s) secure and assess any cost against the real estate. Any use will be a violation of Sec. 200-11-5-b, Milw. Code, and any use will be subject to prosecution. Section ATCP 134.09 prohibits the advertising for rental of condemned properties. No landlord may rent or advertise for rent any premises which have been placarded and condemned for human habitation. Before the building(s) may be razed and removed, appropriate permits must be obtained from the Condemnation Office, which is located in Room 105, Municipal Building, 841 North Broadway, Milwaukee, Wisconsin. Before the building(s) can be razed and removed, appropriate soil erosion control measures must be installed in accordance with Sec. 290, Milw. Code, as approved under an appropriate erosion control permit, which can be obtained from the Milwaukee Development Center, 809 N Broadway, Milwaukee, Wisconsin.

For any additional information, phone Inspector Brian J. Kraus at [414]-286-8003 between the hours of 7:00-9:00a.m. or 2:45-3:45p.m. Monday through Friday.

Per Art Dahlberg, Commissioner of Neighborhood Services, By-



Brian J. Kraus
Inspector

NOTICE OF APPEAL RIGHTS: This order is appealable to the Standard and Appeals Commission, located on the 1st Floor, Milwaukee Municipal Building, 841 N. Broadway, Milwaukee. Appeals must be filed in person and within twenty (20) days of service of this order, if personally served, and within (30) days if served by publication, pursuant to Sec. 218-4-4, Milw. Code. Timely filing of a notice of appeal shall stay this order until the hearing date. Appeals shall be filed with a fee as prescribed in Sec. 200-33, Milw. Code. If possible, bring a copy of this order with you when filing for appeal.

Date Posted: February 01, 2013

TRADUCCION EN ESPAÑOL

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

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