

**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

**Housing Inspection  
Services Division**

250 South 4<sup>th</sup> Street -- Room 300  
Minneapolis, MN 55415-1316

Office 612 673-5858  
Fax 612 673-2314  
TTY 612 673-3300

The Honorable Dan Niziolek, Chair  
Public Safety and Regulatory Services Committee  
Room 307, City Hall  
Minneapolis, Minnesota 55415

**December 13, 2004**

**RE: 3435 CEDAR AVENUE SOUTH**

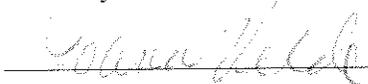
In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition/rehabilitation** of the building as provided in Chapter 249.

Address:	<b>3435 CEDAR AVENUE SOUTH</b>	Ward	<b>9</b>
Legal Description:	<b>Lot 18 , Block -, Cooper's SUBD Wilber's 2<sup>nd</sup> Addition to Minneapolis</b>		
Building Type:	<b>M3M MULTI-FAM &amp; ROOMS</b>	Dwelling Unit Number:	<b>2</b>
Number of stories:	<b>1. 7</b>	Square Footage	<b>1, 876</b>
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves <b>Demolition/Rehabilitation</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**RECOMMENDATION:**

The City Coordinator, Assistant City Coordinator, Director of Inspections, Deputy Director of Housing Inspection Services and District Supervisor of Housing Inspection Services recommends that the City Council approve the **demolition/rehabilitation** of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

  
\_\_\_\_\_

  
\_\_\_\_\_

JoAnn Velde, Deputy Director, Housing Inspection Services      Craig Eliason, District Supervisor, Housing Inspection Services

Report Prepared By **Wayne Murphy**  
Inspector, Hazardous/Boarded Buildings  
Phone: **685-8442**

**BOARDED BUILDINGS  
PS & RS SUMMARY SHEET**

**PS & RS Committee Date:** DECEMBER 15, 2004 (2:00 p.m.)

**Subject Property Address:** 3435 CEDAR AVENUE SOUTH **Ward:** 9

**Owner(s) of Record:** KDM Group Inc. **Taxpayer of Record:** KDM Group Inc.

**Neighborhood Assn:** Corcoran Neighborhood Organization  
Gwen McMahon, Chairperson – 612-722-2241  
3451 Cedar Avenue South Minneapolis, MN 55407

**General Property Information:** **Lot Size:** 45 X 125 **Number of Units:** 2

**Building Age:** 90 years **Year Built:** 1915 **Zoning:** R2B **Number of Stories:** 1.7

**Comprehensive Land Use:** Low density residential – No special/combined uses exist  
Per Neil Anderson, Zoning/Planning

**Historic Significance:** No adverse affect if removed. Built in 1884 - Per Greg Mathis,  
Zoning/Planning

**Housing Needs/Vacancy Rate:** 0.3 % for Single Family and 3.2 % for Multi Family  
Per Fred Neet, Zoning/Planning

**Conditional Uses or Variances:** Non conforming use Application (0-427) 4-26-1995 to allow  
3 DU'S, DENIED. No special council permits, conditional uses, or variances exist at this  
address. Per Steve Poor, Zoning/Planning

**History of Neglect:** Condemned April 1998, Inspections since Jan 2000 to Nov 2004, 31  
Inspections to monitor vacant building. Cut grass and weeds: ORDERS 9 AUTHS 4  
ASSESSMENTS 4; Remove: ORDERS 4 AUTHS 4 ASSESSMENTS 4; VBR: ORDERS 3  
AUTHS 3 ASSESSMENTS 3; Board Building: ORDERS 1 AUTHS 1 ASSESSMENTS 1

**Initial Board Date:** 06/8/98 **Number of Notices:** several **Boardings:** several **Fire  
Damaged:** No

**Neighborhood Assn:** We received written request: Yes No  
We received response to Impact Statement: Yes No

**Neigh. Impact Response:** Total Sent: 50 Rehab: 3 Demos 1 Don't Know: 0

**Owner gave auth to demo:** Yes No **Submitted written rehab statement:** Yes No

**Inspections Division:** Recommends Rehabilitation

**Estimated Cost to Rehab:** \$117,600 -185,520. **Comment:** SEE NOTES ON FINDINGS OF  
FACT SHEET.

**Estimated Cost to Demo:** \$12,500- \$16,500. Plus hazardous waste removal.

**CPED:** Recommends Rehabilitation

**After Rehab Market Value:** \$195,000.

**Rehab funds are....are not available** **Is....Is Not** in CDBG designated area