



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

250 South 4th Street - Room 300
Minneapolis, MN 55415-1316

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

October 1st, 2004

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

RE: 3548 Chicago Avenue So

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:	3548 Chicago Avenue South	Ward	8
Legal Description:	Lot 7 - Block 1 FRENCHS ADDN to Minneapolis		
Building Type:	M2F 2 FAM CONV SGL DWELLING	Dwelling Unit Number:	2
Number of stories:	1.5	Square Footage	1420
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves Demolition/Rehabilitation	<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 **James Edin**
Inspector, Hazardous/Boarded Buildings
Phone: **673-5828**

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: OCTOBER 13TH, 2004 (2:00 p.m.)

Subject Property Address: 3548 CHICAGO AVENUE SO **Ward:** 8

Owner(s) of Record: Phillip L Carlson **Taxpayer of Record:** Kenneth & Maryann Siems

Neighborhood Assn: Central Neighborhood Improvement Association
Art Erickson, Board President – 612-638-1019
310 East 38th Street Suite 223 Minneapolis, MN 55409

General Property Information: Lot Size: 42.40 X 122.00 **Number of Units:** 2

Building Age: 104 years **Year Built:** 1900 **Zoning:** R2B **Number of Stories:** 1.5

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

Historic Significance: No adverse affect if removed. Building has been significantly altered.
Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2.1 % for Single Family and 5.1 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: Records indicate; may have been a repair garage with 2 dwelling units. No special council permits, conditional uses, or variances exist at this address.
Per Steve Poor, Zoning/Planning

History of Neglect: Refer to data in file "History by Address"

Initial Board Date: 11/18/03 **Number of Notices:** several **Boardings:** several **Fire**

Damaged: Yes

Neighborhood Assn: We received written request: Yes No

We received response to Impact Statement: Yes No

Neigh. Impact Response: Total Sent: 85 Rehab: 0 Demos: 13 Don't Know: 0

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

Inspections Division: Recommends Demolition

Estimated Cost to Rehab: \$192,000 - \$248,000. **Comment:** Boarded and Condemned building. Full Code Compliance required, Fire damaged southwest corner, smoke and water damage. Telephone conversation with owner 9/28/2004; used to establish estimate cost per square foot at \$135.00 - \$175.00.

Estimated Cost to Demo: \$10,500 - \$12,000 plus hazardous waste removal.

MCDA: Recommends Demolition

After Rehab Market Value: \$185,000.

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

Comment: None
