



Department of Neighborhood Services

Erica Lewandowski  
Commissioner

Thomas Mishefske  
Operations Director

Michael Mazmanian  
Operations Director

March 16, 2020

Alderman Mark A. Borkowski, Chair  
Judiciary and Legislation Committee  
Office of the City Clerk  
Room 205, City Hall

RE: File No.: 191764  
Address: 1107 W. Oklahoma Ave.

Dear Alderman Borkowski:

The owner of the above-referenced property has applied for a vacation of In Rem judgment. The Department of Neighborhood Services does not object to the request provided the applicant pays Violation Order (ORD-19-19015) fees of \$660.40.

The Department also requests that, if the Common Council approves the return of the property, the applicant work to correct the code violations in a timely manner. A copy of the order is attached.

Sincerely,

Tanz Rome  
Business Operations Manager





**Department of Neighborhood Services**  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

Inspection Date  
10/08/2019  
ORD-19-19015

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

**Re: 1107 W OKLAHOMA AV**

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Taxkey #: 536-1402-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

**Correct By Date: 11/11/2019**

1 ) 200-42-2 You are occupying or using the premises without a valid occupancy certificate. You must obtain an occupancy certificate.

Obtain a valid certificate off occupancy for Viva Advanced Health (NOCC-18-01950). A certificate of occupancy may be obtained from the 1st floor of the Development Center located at 809 N Broadway. For certificate of occupancy related questions, call (414) 286-8210

**Correct By Date: 11/11/2019**

2 ) 214-3 IFC 906.2 Service fire extinguisher(s) and note date on tag in accordance with IFC and NFPA 10-4-4.1 (1998).

**Correct By Date: 11/11/2019**

3 ) 214-3 IFC 604.3.2 NFPA 101-7.9.3 Functional testing of emergency lighting systems shall be conducted at 30-day intervals for not less than 30 seconds. Functional testing shall be conducted annually for not less than 1-1/2 hours if the emergency lighting system is battery powered. Written records of tests shall be kept by the owner for inspection by the authority having jurisdiction. Test emergency lighting system and keep a written report.

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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For any additional information, please phone Inspector **Michael Ritmanich** at 414-286-8285 or **MIRITMA@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday**.  
Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -

*Michael Ritmanich*  
Inspector

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**Recipients:**

VIVA ADVANCED HEALTHCARE, INC, MANUEL THOMAS MD (RA) 1107 W OKLAHOMA AVE, MILWAUKEE, WI 53215  
VIVA ADVANCED HEALTHCARE INC, 15985 SMITH DR, BROOKFIELD, WI 53005

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

**RIGHT TO APPEAL**

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

**Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.**

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

**If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.**

**TENANT RENT WITHHOLDING**

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$101.60 for the first reinspection, \$203.20 for the second and all subsequent reinspections. These fees include a 1.6% training and technology**

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

**surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

**TRADUCCION EN ESPAÑOL**

Si Ud, necesite 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, 728 N. James Lovell St., Milwaukee WI, 53233, 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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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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**Department of Neighborhood Services**  
**Enforcement Section**  
**841 N. Broadway**  
**Milwaukee, WI 53202**

November 15, 2019  
Order #: ORD-19-19015

Department Copy

Re: 1107 W OKLAHOMA AV

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$101.60  
Second reinspection \$203.20  
All subsequent reinspections \$203.20

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 11/15/2019, we imposed a \$101.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2020 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

**Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.**

**To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice**

Please call Inspector Michael Ritmanich at 414-286-8285 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions.

Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Michael Ritmanich

Recipients

VIVA ADVANCED HEALTHCARE INC, 15985 SMITH DR, BROOKFIELD, WI 53005

VIVA ADVANCED HEALTHCARE, INC, MANUEL THOMAS MD (RA), 1107 W OKLAHOMA AVE, MILWAUKEE WI 53215





**Department of Neighborhood Services**  
**Enforcement Section**  
**841 N. Broadway**  
**Milwaukee, WI 53202**

December 20, 2019  
Order #: ORD-19-19015

Department Copy  
MILWAUKEE, WI

Re: 1107 W OKLAHOMA AV

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$101.60  
Second reinspection \$203.20  
All subsequent reinspections \$203.20

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 12/20/2019, we imposed a \$203.20 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2020 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

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Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

February 18, 2020  
Order #: ORD-19-19015

Department Copy  
MILWAUKEE, WI

Re: 1107 W OKLAHOMA AV

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$177.80  
Second reinspection \$355.60  
All subsequent reinspections \$355.60

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 02/17/2020, we imposed a \$355.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2020 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

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**Violation #1 remains. No certificate of occupancy on file.**

Michael Ritmanich

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