



Department of Neighborhood Services

Erica R. Roberts  
Commissioner

Thomas Mishefske  
Operations Director

Michael Mazmanian  
Operations Director

October 5, 2020

Alderman Ashanti Hamilton, 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 Hamilton:

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

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

VIVA ADVANCED HEALTHCARE INC  
15985 SMITH DR

BROOKFIELD, WI 53005

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 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

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

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.

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

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

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

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.

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).

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

Michael Ritmanich

