



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

March 19, 2015

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No.: 141653
Address: 3879 – 3881 N. Teutonia 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 return of this property provided the applicant pays reinspection fees of \$2,129.40 and recording enforcement fees of \$760.50 for a total of **\$2,889.90**.

The building was placarded as unfit for human habitation on December 11, 2014 at the request of DCD. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until the placard has been removed, an Occupancy Permit has been issued by DNS, and all of the violations causing the placard have been cured.

Sincerely,

Emily P. McKeown
Foreclosure Program Coordinator



4. 275-32-2
Structural failure. All supporting structural members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the dead and live loads imposed upon them. Repair or replace defective structural members - Permit required.
5. 262-01
SPS 362.1200(2)a **Installation Requirements**

Listed and labeled carbon monoxide alarms or detectors shall be installed at specified locations.

1. In the basement of the building if the basement has a fuel-burning appliance.
2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.
3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.
4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this subdivision not more than 75 feet from the fuel-burning appliance.
5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit.

Fire Prevention

6. 214-3
IFC 605.5 Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Discontinue the use of illegal extension cords to alleviate fire hazard.
7. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

For any additional information, please phone **Inspector Joseph Tillmann** at [414]-286-3863 between the hours of 8:00am-10:00am and 4:00pm-4:45pm, Monday through Friday.

Per Commissioner of Neighborhood Services By



Joseph Tillmann
Inspector

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 appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

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 \$60.84 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% training and technology 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.

RIGHT TO APPEAL

You may appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414-286-2543 in order to file an appeal.

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.

Property Names Summary

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Address: 3879- 3881 N TEUTONIA AV

MPROP File Information

Owner
 CITY OF MILW
 809 N BROADWAY
 MILWAUKEE WI 53202-0000

Taxkey:270-1743-100
 Land use:8899 Units: 1
 Lot size: 5196 (0x 0)
 Year Built:
 Conveyance Date:11/11/2014 Type:IR
 Name Change:11/15/2014
 Zoning:LB2

Recording information

Application #: 217438 Type: Seller notification
 Date Received:11/11/2014 Ownership Xfer Date:11/10/2014

Recording Owners/ Operators, etc

| | | | |
|----------------------------|------------------------------|-----------------------------|--------------------------|
| O | Owner | T | Titleholder |
| | CITY OF MILWAUKEE DCD-IN REM | | |
| | Home:[] - () | | Work:[414] 286-5738 () |
| ----- Street Address ----- | | ----- Mailing Address ----- | |
| | ATTN KAREN TAYLOR | | 809 N BROADWAY 2ND FLOOR |
| | 809 N BROADWAY | | |
| | 2ND FLOOR | | |
| | MILWAUKEE WI 53202 | | MILWAUKEE WI 53202 |