

AR 24198



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

Inspection Date
07/25/2024
ORD-24-08803

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 4838 S 14TH Unit #1 ST

Taxkey #: 624-0709-100

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: 08/26/2024

275-33.3.a Repair or replace water damaged ceiling and paint to restore a cleanable surface.

Violation Location: Interior Bath

Correct By Date: 08/26/2024

2) 275-42.3 Provide adequate ventilation for bathroom.

Violation Location: Interior Kitchen

Correct By Date: 08/26/2024

200-20.1.a-1 Supplied Facilities. Every supplied facility, piece of equipment or utility which is supplied under this chapter shall be so constructed or installed that it will function properly, and be maintained in reasonably good working condition. Restore service/equipment to proper working condition.

>> Fridge if included on lease <<

For any additional information, please phone Inspector Michael Stahler at 414-286-3603 or MSTAHL@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.

Per Commissioner of Neighborhood Services By -
Michael Stahler
Inspector

Recipients:

GREGORY W NAWROCKI, 3849 S 97TH ST, MILWAUKEE, WI 53228

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 appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 \$203.20 for the first reinspection, \$406.40 for the second and all subsequent reinspections. These fees include a 1.6% 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.

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) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

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The City of Milwaukee - Department of Neighborhood Services

LUS HMOOBYog 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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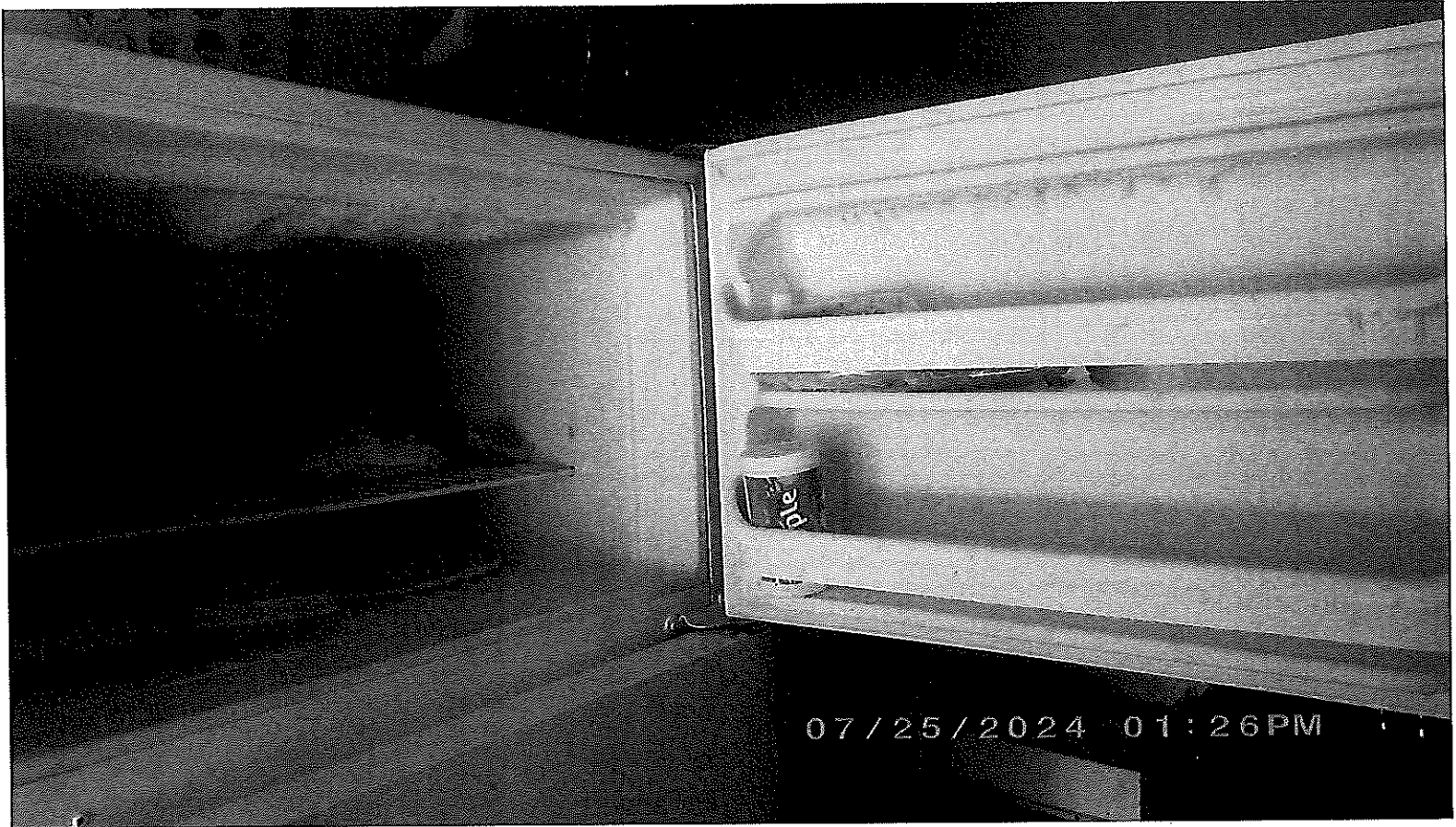
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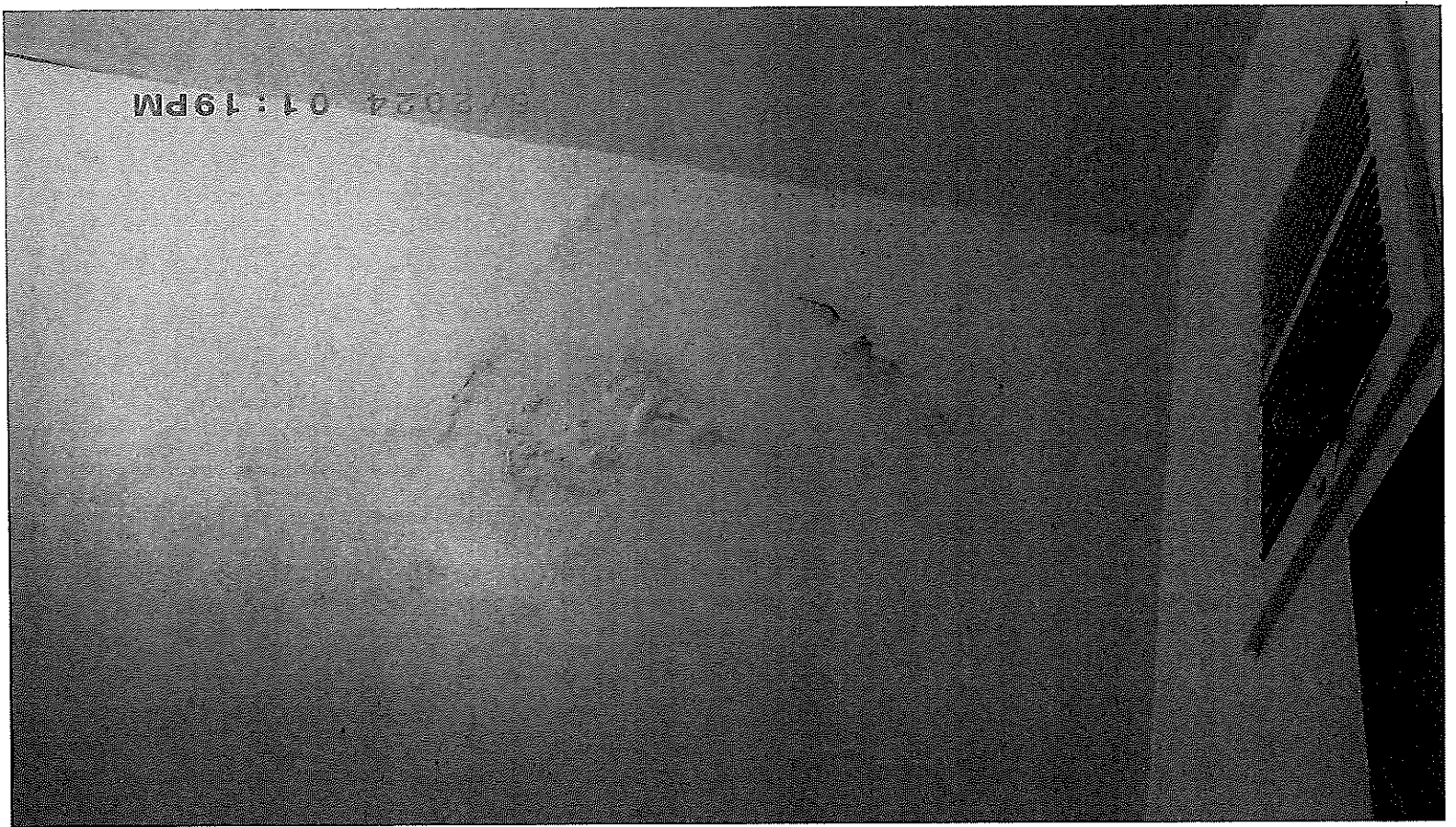
4838 S 14th St



07/25/2024 01:26PM

4838 S 14th St

2024-01-19 PM



CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 4838 S 14TH Unit #1 ST MILWAUKEE WI

ORDER #

Original Inspection Date: 07/25/2024

ORD-24-08803

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
07/26/2024	7/26/24 Called owner GREGORY W NAWROCKI 4148523495, left message about this order. MS	MSTAHL
07/30/2024	Reviewed by supervisor - ok to mail.	TWESSE
07/30/2024	Orders and compliance loan program information mailed 1st class	LBUEGE
09/10/2024	9/10/24 SENT THIS TO JOEY (MAINTENANCE GUY): I BELIEVE THE LAST ITEM IS THE ORDER FOR VENTILATION FOR THE BATHROOM AT 4838 S 14TH #1. THIS ORDER WAS DUE ON 8/28 SO WE NEED THAT SOON. THANKS	MSTAHL
09/20/2024	9/20/24 Called manager (Joe 262-693-0381), left message about this. MS	MSTAHL
09/25/2024	9/25/24 Called Greg (852-3495 owner) and Joe from maintenance.	MSTAHL
09/26/2024	9/25/24 Re-inspected, violation #1 and #3 Ok. Still no vent in bath. Fee. MS	MSTAHL
09/26/2024	9/25/24 Gave complainant rent withholding application. She was afraid to fill it out. She said she would keep it in case she changed her mind. MS	MSTAHL
10/09/2024	Reinspection fee letter mailed 1st class	LBUEGE
10/24/2024	Appeal filed - ARBA #24198	LBUEGE