



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

October 1, 2013

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

Re: File No. 130658
 Address 3774 S 27th St

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 but asks that, if the Common Council approves the return of the property, the applicant work cooperatively with our inspector to correct the code violations against the property in a timely manner.

Sincerely,

Lynne Steffen
Business Operations Manager



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202



DEPARTMENT COPY

Serial #: 010210751
Inspection Date: May 13, 2013
District #: 316
CT: 202

mixd-fir

Recipients:
ELEONORE L KLUG AKA, ELEANOR KLUG, 5817 W WASHINGTON BLVD, MILWAUKEE WI 53208-0000

Re: **3774 S 27TH ST**

Taxkey #: 552-9938-000

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 **within 90 days of service of this order.**

1. 275-82-2
Exterminate rats. (At all sites where present. Contractor receipt required after extermination.)
2. 275-82-2
Exterminate mice. (At all sites where present. Contractor receipt required after extermination.)
3. 275-82-2
Exterminate roaches. (At all sites where present. Contractor receipt required after extermination.)
4. 246-17(1)
Provide documentation pertaining to maintenance of all records pertaining to operation, management, registry, and supervision of manufactured home park community.
5. 275-81-a
Every occupant of a structure shall keep in a clean and sanitary condition that part of a structure and premises thereof which the occupant occupies or controls. (Insure occupants are keeping clean and sanitary conditions within the manufactured homes they occupy.)
6. 275-81-b
Owners responsibility. Every owner or operator shall be responsible for maintaining in a clean and sanitary condition all communal, shared or public areas of the structure and premises thereof which are used or shared by 2 or more occupants. The owner shall maintain vacant land in a clean and sanitary condition. (Insure all all communal, shared or public areas are kept in a clean and sanitary condition.)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Exterior

7. 275-32-8
Repair, replace, or remove the defective fence. (At #8 & #30)
8. 275-32-3-a
Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner). ((At #8 / #30 fences / #34 / #25 untreated wood at steps, deck, rails / storage shed.))
9. 275-32-3-a
Protect all wood trim with paint or other approved coating applied in a workmanlike manner. (At #34 & storage shed))
10. 275-32-6
Repair or replace defective rain gutters. (Or remove above entry door to #33.)
11. 275-32-4-a
Replace broken window pane. (2 windows at #6.)

For any additional information, please phone **Inspector James Zak** at [414]-286-3298 between the hours of **8:00-9:00am** or **3:00-4:00pm** Monday through Friday.

Per Commissioner of Neighborhood Services By-

James Zak
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.

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 414-286-3679.

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.