



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

February 14, 2014

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

Re: File No. 131457  
Address 2565-2567 S. 13<sup>th</sup> Street

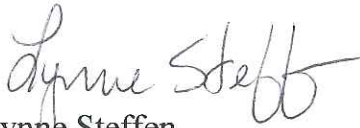
Dear Alderman Hamilton:

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 the following pending charges:

Recording Enforcement Fees	\$ 304.20
Graffiti Abatement	\$ 55.98
Reinspection Fees	<u>\$ 160.70</u>
<b>Total Charges</b>	<b>\$ 520.88</b>

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. Copies of the orders are attached.

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 #:* 010414061  
*Inspection Date:* August 26, 2013  
*District #:* 302  
*CT:* 187

mixd-fir

Recipients:  
LISALEE M PASDERA, 2565 S 13TH ST, MILWAUKEE WI 53215-0000  
LISALEE M GENTRY (FKA PASDERA), 2567 S 13TH ST, MILWAUKEE, WI 53215  
LISALEE M GENTRY, 2454 S 14TH ST, MILWAUKEE WI 53215

**Re: 2565-2567 S 13TH ST  
AKA:THE DOG POUND**

Taxkey #: 496-1091-000

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 21 days of service of this order.**

Some or all of the violations in this letter have been reissued from a previous order.

Exterior

General

- 1. 275-32-3-f  
Replace mortar missing in chimney (tuckpoint).

South Side

- 2. 275-32-3  
Replace missing siding on exterior walls.
- 3. 275-32-4-a  
Replace broken window pane. (REMOVE OSB SHEETBOARD)

North Side

- 4. 275-32-3  
Replace missing siding on exterior walls.
- 5. 275-32-3  
Restore exterior wall to a watertight condition.
- 6. 275-32-3  
Restore foundation to a rodentproof condition.

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

East Side

7. 275-32-3  
Replace missing boards in roof eave.

West Side

8. 275-32-4-a  
Replace broken window pane.
9. 275-32-3  
Restore foundation to a rodentproof condition.
10. 275-32-2  
Repair crack in foundation wall.

For any additional information, please phone **Inspector James G. Wojnarowicz** at **[414]-286-2505** between the hours of **8:00am-10:00am** or **3:45pm-4:45pm** **Monday through Friday**.

Per Commissioner of Neighborhood Services By-

James G. Wojnarowicz  
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.

**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 \$50.70 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.

**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.

**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

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DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Code Enforcement - Commercial  
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AKA:THE DOG POUND**

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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.**

Exterior

General

1. 275-32-3-c-2  
Paint previously painted surfaces in a workmanlike manner. (SIDING)
2. 275-32-3-a  
Protect all wood trim with paint or other approved coating applied in a workmanlike manner.
3. 275-32-3-a  
Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.

For any additional information, please phone **Inspector James G. Wojnarowicz** at **[414]-286-2505** between the hours of **8:00am-10:00am** or **3:45pm-4:45pm** Monday through Friday.

Per Commissioner of Neighborhood Services By-

James G. Wojnarowicz  
Inspector

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**LEAD PAINT CAUTION**

Defective painted surfaces were noted on this inspection. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings. For information regarding lead safe repair practices, contact the Milwaukee Health Department at 286-0387.

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