



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

Art Dahlberg
Commissioner

Thomas G. Mishefske
Operations Manager

May 21, 2012

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

Re: File No. 120081
Address 4320 N 42nd Pl

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment.

While the Department has no objection to the return of the property, it should be noted that the building was placarded as unfit for human habitation on March 26, 2012. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until all of the violations have been corrected, the placard has been removed and the owner has received approval from DNS to occupy the property. A copy of the placard order is attached.

Sincerely,

Lynne Steffen
Business Operations Manager

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement Section
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 009386121
Inspection Date: March 26, 2012
District #: 799
CT: 41

sing-ref

Recipients:
CITY OF MILWAUKEE DCD-IN REM, ATTN KAREN TAYLOR, 809 N BROADWAY, 2ND FLOOR,
MILWAUKEE WI 53202
REGINALD H WHEELER & ALL OTHER OCCUPANTS, 4320 N 42ND PL, MILWAUKEE WI 53216

Re: **4320 N 42ND PL**

Taxkey #: 247-0703-000

Emergency order. The Commissioner of The Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.

Inspection of the above premises revealed conditions that violate the Milwaukee Code of Ordinances which cause this premises to be considered a hazard to the safety and welfare of the occupants or the public and is hereby **placarded** as unfit for human habitation, occupancy and use as is regulated by Section 200-11(5) and 218.01 (S.S.66.0413).

You are hereby ordered to **vacate the premises immediately and to keep the premises vacated** until such time as the following conditions have been corrected and approved in writing by this Department.

Note: Pursuant to 200-42-2-d, any building, structure or premise placarded and found unfit for human habitation or use under any order issued in accordance with this code shall not be occupied unless and until a certificate of occupancy has been obtained.

1. Conditions requiring building to be placarded:

In accordance with Sections 200-11(5) and 200-11(6) of the Milwaukee Code of Ordinances and because of the failure of the owner or operator to eliminate the violations in your dwelling unit as required by these sections, the above dwelling unit was **placarded** as unfit for human habitation on March 26, 2012 as regulated by Section 218.01 (SS 66.0413) and 218.04.

You are hereby ordered to vacate the above dwelling unit no later than **within 1 days**.

The condemnation and placarding will remain in effect until all of the violations upon which the condemnation and placarding were based have been eliminated and until the placard has been removed by the Commissioner of Neighborhood Services and until the owner or operator has received approval from the Commissioner to permit reuse of the dwelling unit for human habitation.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

2. Placard unit - unfit for habitation.
3. 275-81
Unsanitary conditions. Restore building or dwelling unit to a clean and sanitary condition.
4. 214-7-2.b-3
Whenever an inspector finds in any building or structure, or upon any premises, combustible waste material or explosive matter which is so situated or used as to endanger life or property, or finds in any building or structure an obstruction of exits therefrom or the storage of material on fire escapes, stairs, passageways, doors or windows where such obstruction or storage would interfere with the operation of the Fire Department or with the safe egress of building occupants in case of an emergency, the inspector may order the owner of the building, structure or premises to remove the hazardous material or remedy the hazardous situation. Remove excessive combustible waste material from the building.

For any additional information, please phone **Inspector Jason Rusnak at [414]-286-2817** between the hours of **7:00am-9:00am or 2:00pm-3:00pm Monday through Thursday.**

Per Commissioner of Neighborhood Services By-

Jason Rusnak
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.

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 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.