



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

Preston D. Cole
Commissioner

Thomas G. Mishefske
Operations Manager

February 14, 2017

Alderman Michael Murphy, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

RE: File No.: 161428
Address: 2453 W. Capitol Drive

Dear Alderman Murphy:

The owner of the above-referenced property has applied for a vacation of In Rem judgment. The Department of Neighborhood Services has no outstanding charges and therefore does not object to the request.

The Department requests, however, that if the Common Council approves the return of the property, the applicant work to correct the code violations in a timely manner. A copy of the open order is attached.

Sincerely,

Emily McKeown
Housing Policy and Compliance Manager

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 012144461
Inspection Date: June 16, 2016
District #: 113
CT: 47

mult-com

Recipients:
RANIYAH F DILLARD, 2221 N 49TH ST, MILWAUKEE WI 53208-0000

Re: 2453 W CAPITOL DR
AKA:2453 W CAPITOL DR

Taxkey #: 270-1201-100

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 within 90 days of service of this order.

Exterior Sides

General

- 1. 275-32-3-f
Replace mortar missing in chimney (tuckpoint).
2. 275-32-3-f
Repair or replace defective bricks in chimney.

South Side (Rear Side)

- 3. 275-42-4
Provide at least one window screen for each habitable room.
4. 275-34-3
Provide storm windows for each habitable room.
5. 275-32-4-a
Replace missing window panes and putty.
6. 275-32-4-a
Replace defective exterior door.

North Side (Front Side)

- 7. 275-42-4
Provide at least one window screen for each habitable room.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

- 8. 275-34-3
Provide storm windows for each habitable room.
- 9. 275-32-4-a
Replace missing window panes and putty.

East Side

- 10. 275-42-4
Provide at least one window screen for each habitable room.
- 11. 275-34-3
Provide storm windows for each habitable room.
- 12. 275-32-4-a
Replace missing window panes and putty.

West Side

- 13. 275-32-4-a
Replace broken window pane.
- 14. 275-32-4-a
Replace missing window panes and putty.
- 15. 275-32-4-a
Replace defective exterior door.

South Third Floor Porch (Rear 3rd floor)

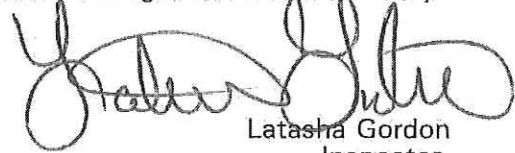
- 16. 200-24
PERMITS REQUIRED. Obtain the proper permits for the removal of the second floor porch. **Third floor porch**
- 17. 275-32-4-a
Replace defective exterior door. (Replace missing exterior door)
- 18. 275-32-3-g
Provide an approved guardrail for porch.
- 19. 275-32-3-h-3-a
Replace missing balusters in porch guardrail, with maximum spacing of four inches.

South Second Floor Porch (Rear 2nd floor)

- 20. 275-32-3-g
Repair or replace defective porch guardrail.

For any additional information, please phone **Inspector Latasha Gordon** at [414]-286-3882 between the hours of .

Per Commissioner of Neighborhood Services By-



Latasha Gordon
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 \$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.

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

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.