



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

September 2, 2016

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

RE: File No.: 160631
Address: 2245-2247 N. 26th Street

Dear Alderman Murphy:

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 provided the applicant pays fees of \$2,349.44.

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. A copy of the order is attached.

Sincerely,

Emily McKeown
Housing Policy and Compliance Manager



6. 225-4-a-1
Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.
7. 275-32-3
Replace defective trim boards on exterior walls. PROPERLY REPAIR ALL HOLES. ALSO TO INCLUDE REMOVAL OF ALL SHEET METAL AND MAKING ALL NECESSARY REPAIRS.
8. 275-42-4
Provide at least one window screen for each habitable room.
9. 275-32-4-a
Replace broken window pane.
10. 275-32-4-a
Repair or replace defective window frame.
11. 275-32-2
Replace defective bricks in foundation wall.
12. 275-32-2
Replace mortar missing from foundation wall-tuckpoint.

North Side

13. 225-4-a-1
Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.
14. 275-42-4
Provide at least one window screen for each habitable room.
15. 275-32-2
Replace defective bricks in foundation wall.
16. 275-32-2
Replace mortar missing from foundation wall-tuckpoint.
17. 275-32-3
Restore foundation to a rodentproof condition. 2ND FLOOR DRYER VENT IS MISSING

East Side

18. 275-32-3
Replace defective boards in roof eave. REMOVE ALL SHEET METAL AND PROPERLY MAKE ALL NECESSARY REPAIRS
19. 275-42-4
Provide at least one window screen for each habitable room.
20. 275-32-4-a
Replace broken attic window pane(s).
21. 275-32-4-a
Replace broken window pane.

West Side

22. 275-32-4-a
Replace broken attic window pane(s).
23. 275-32-2
Replace defective blocks in foundation wall.
24. 275-32-2
Replace mortar missing from foundation wall-tuckpoint.

East First Floor Porch SOUTH

25. 275-32-2
All supporting members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the live and dead loads imposed upon them. Repair or replace defective supporting members. PROPERLY MAKE ALL NECESSARY REPAIRS TO DEFECTIVE BOX BEAM
26. 275-62-2
Repair or remove defective electrical fixture on porch.
27. 275-32-3-h-3-a
Replace missing balusters in porch guardrail, with maximum spacing of four inches.
28. 275-32-3-g
Replace defective porch step treads. PROPERLY REPLACE LOOSE TREAD
29. 275-32-3-g
Restore defective masonry porch support column to a safe and sound condition. PROPERLY MAKE ALL NECESSARY REPAIRS TO MASONRY COLUMN THAT IS CRACKING AND SHIFTING

East First Floor Porch NORTH

30. 275-32-4-a
Restore exterior door to a weathertight condition.

- 31. 275-32-3-g
Repair or replace defective handrail on porch steps. PROPERLY REPLACE DEFECTIVE HANDRAIL
- 32. 275-32-3-g
Replace defective porch step treads.
- 33. 275-32-3-g
Replace defective porch floor boards and secure to supporting structure. PROPERLY REPLACE BROKEN FLOOR BOARD NEAR NORTH ENTRY DOOR
- 34. 275-32-3-g
Porch support structure has failed. Restore the porch to a safe condition. (Call 286-8211 for information regarding the required permit.)
- 35. 275-32-3-g
Restore defective masonry porch support column to a safe and sound condition. PROPERLY MAKE ALL NECESSARY REPAIRS TO MASONRY COLUMN THAT IS CRACKING AND SEPERATING
- 36. 275-32-3-g
Repair or replace defective porch support column. PROPERLY REPLACE BROKEN WOODEN COLUMN SUPPORT PLATE
- 37. 275-32-3-g
Replace defective porch support column. PROPERLY REPLACE DEFECTIVE WOOD COLUMN THAT IS BOWING AND TWISTING.

For any additional information, please phone **Inspector Andrew Krause at [414]-286-2131** between the hours of **11:00am-3:30pm Monday through Friday.**

Per Commissioner of Neighborhood Services By-

Andrew Krause
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.

CITY OF MILWAUKEE FREE LANDLORD TRAINING PROGRAM

Learn how to keep illegal and destructive activity out of rental property by taking the free award winning Landlord Training Program. Attendees receive a free 100 page comprehensive manual, certificate of completion and handouts on a variety of legal and business issues related to managing a property. The 5 hour session is either held in one day, or two 2-1/2 hour sessions over two nights. For further information, call the registration line (414) 286-2954. **Program funded through Community Development Block Grant Funds.**

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.