



Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date
09/05/2019
ORD-19-16465

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 322 W STATE ST

Taxkey #: 361-0535-000

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 by date indicated.

Correct By Date: 10/31/2019

1) 320-21-11.a Certificate required. No person or entity shall alter, reconstruct, or rehabilitate any part of the exterior of a historic structure or structure or improvement on a historic site or within a historic district, construct any improvement on a historic site, on a parcel that contains a historic structure, or on a parcel within a historic district, including a parcel which is to be rendered vacant or partially vacant by reason of partial or complete demolition of a structure within a historic site or district, or partially or wholly demolish any historic structure or structure within a historic site or district, or partially or wholly demolish any historic structure or structure or improvement on a historic site or within a historic district, or permit any of these activities to occur unless a Certificate of Appropriateness has been issued by the Historic Preservation Commission. You are hereby ordered to obtain a Certificate of Appropriateness for alterations or construction. Contact the Historic Preservation Commission at 286-5712 for information on how to obtain a Certificate of Appropriateness.

EXTERIOR SIGNS.

Correct By Date: 10/31/2019

2) 244-2-1-a. No person shall erect, construct, enlarge, move, relocate or maintain any sign or billboard regulated in this chapter or ch. 295 without first obtaining a permit therefor from the commissioner of city development and paying the fee prescribed in this section. OBTAIN A REQUIRED PERMIT FOR: ALL EXTERIOR SIGNS INCLUDING AWNING SIGNS.

Violation Location: West Side

Correct By Date: 10/31/2019

OFFICIAL NOTICE OF VIOLATION
The City of Milwaukee - Department of Neighborhood Services

3) 295-407-9-h. Remove all prohibited signs including but not limited to: Abandoned signs. LA PERLA WALL SIGN.

Correct By Date: 10/31/2019

4) 295-407-2-b-7-a. A permanent window sign is characterized by individual letters or symbols painted or placed on the glazed portion of a window such that window transparency of at least 75% is maintained. A neon sign, board-type sign or plastic-faced box sign placed in a window shall also constitute a permanent window sign. Not more than 25% of the glazed area of a window may be covered by permanent window signs. The display area of a permanent window sign shall be calculated in accordance with s. 295-205-5. YOU ARE HEREBY ORDERED TO REDUCE THE AREA OF PERMANENT WINDOW SIGN COVERAGE TO NOT MORE THAN 25% OF THE GLAZED AREA.

Correct By Date: 10/31/2019

5) 200-42-2. Obtain a certificate of occupancy. The occupancy applied for on 8/24/17 (NOCC-17-01607) was never finalized.

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

For any additional information, please phone Inspector **Todd Vandre at 414-286-8763 or tvandr@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday**. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Todd Vandre
Inspector

Recipients:

DEHNE BROTHERS PROPERTIES LLC, JACOB DEHNE; RA 6923 W WISCONSIN AVE, MILWAUKEE, WI 53213-3381
PBE MILWAUKEE 2 LLC, BRIAN WARD; RA 1820 WINDRUSH DR, GRAFTON, WI 53024-9104
DEHNE BROTHERS PROPERTIES LLC, JACOB DEHNE; RA 322 W STATE ST, MILWAUKEE, WI 53203-1311
DEHNE BROTHERS PROP LLC, 6923 W WISCONSIN AVE, WAUWATOSA, WI 532133381

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 appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 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.

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TENANT RENT WITHHOLDING

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REINSPECTION FEES

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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.

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WAUWATOSA WI 532133381

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JACOB DEHNE; RA
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MILWAUKEE WI 53203-1311

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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 by date indicated.

Correct By Date: 10/31/2019

1) 320-21-11.a Certificate required. No person or entity shall alter, reconstruct, or rehabilitate any part of the exterior of a historic structure or structure or improvement on a historic site or within a historic district, construct any improvement on a historic site, on a parcel that contains a historic structure, or on a parcel within a historic district, including a parcel which is to be rendered vacant or partially vacant by reason of partial or complete demolition of a structure within a historic site or district, or partially or wholly demolish any historic structure or structure within a historic site or district, or partially or wholly demolish any historic structure or structure or improvement on a historic site or within a historic district, or permit any of these activities to occur unless a Certificate of Appropriateness has been issued by the Historic Preservation Commission. You are hereby ordered to obtain a Certificate of Appropriateness for alterations or construction. Contact the Historic Preservation Commission at 286-5712 for information on how to obtain a Certificate of Appropriateness.

EXTERIOR SIGNS.

Correct By Date: 10/31/2019

2) 244-2-1-a. No person shall erect, construct, enlarge, move, relocate or maintain any sign or billboard regulated in this chapter or ch. 295 without first obtaining a permit therefor from the commissioner of city development and paying the fee prescribed in this section. OBTAIN A REQUIRED PERMIT FOR: ALL EXTERIOR SIGNS INCLUDING AWNING SIGNS.

Violation Location: West Side

Correct By Date: 10/31/2019

OFFICIAL NOTICE OF VIOLATION
The City of Milwaukee - Department of Neighborhood Services

3) 295-407-9-h. Remove all prohibited signs including but not limited to: Abandoned signs. LA PERLA WALL SIGN.

Correct By Date: 10/31/2019

4) 295-407-2-b-7-a. A permanent window sign is characterized by individual letters or symbols painted or placed on the glazed portion of a window such that window transparency of at least 75% is maintained. A neon sign, board-type sign or plastic-faced box sign placed in a window shall also constitute a permanent window sign. Not more than 25% of the glazed area of a window may be covered by permanent window signs. The display area of a permanent window sign shall be calculated in accordance with s. 295-205-5. YOU ARE HEREBY ORDERED TO REDUCE THE AREA OF PERMANENT WINDOW SIGN COVERAGE TO NOT MORE THAN 25% OF THE GLAZED AREA.

Correct By Date: 10/31/2019

5) 200-42-2. Obtain a certificate of occupancy. The occupancy applied for on 8/24/17 (NOCC-17-01607) was never finalized.

Correct By Date: 10/31/2019

6) 295-407-3. Temporary banner signs are prohibited. REMOVE ALL TEMPORARY BANNER SIGNS FROM PREMISE.

Correct By Date: 10/31/2019

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

For any additional information, please phone Inspector **Todd Vandre at 414-286-8763 or tvandr@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday**. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Todd Vandre
Inspector

Recipients:

DEHNE BROTHERS PROPERTIES LLC, JACOB DEHNE; RA 6923 W WISCONSIN AVE, MILWAUKEE, WI 53213-3381
PBE MILWAUKEE 2 LLC, BRIAN WARD; RA 1820 WINDRUSH DR, GRAFTON, WI 53024-9104
DEHNE BROTHERS PROPERTIES LLC, JACOB DEHNE; RA 322 W STATE ST, MILWAUKEE, WI 53203-1311
DEHNE BROTHERS PROP LLC, 6923 W WISCONSIN AVE, WAUWATOSA, WI 532133381

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 appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 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

OFFICIAL NOTICE OF VIOLATION
The City of Milwaukee - Department of Neighborhood Services

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 414 286-2543.

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 \$101.60 for the first reinspection, \$203.20 for the second and all subsequent reinspections. These fees include a 1.6% 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, necesite 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, 728 N. James Lovell St., Milwaukee WI, 53233, 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services
