



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

Inspection Date
06/18/2019
ORD-19-10984

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 961 N 33RD ST

Taxkey #: 388-0601-000

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: 09/18/2019

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 of 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 granted by the commission.

(OBTAIN A CERTIFICATE OF APPROPRIATENESS)

Violation Location: East Side

Correct By Date: 09/18/2019

2) 275-32.3 Replace mortar missing from exterior wall (tuckpoint). (PORCH RETAINING WALL)

Violation Location: East Side

Correct By Date: 09/18/2019

3) 275-32.4.a Repair or replace defective window frame. (1ST FLOOR)

Violation Location: East Side

Correct By Date: 09/18/2019

4) 275-32.4.a Replace missing window panes. (ATTIC)

Violation Location: East Side

Correct By Date: 09/18/2019

5) 275-32.4.a Repair or replace defective porch door. (2ND FLOOR)

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The City of Milwaukee - Department of Neighborhood Services

Violation Location: East Side

Correct By Date: 09/18/2019

6) 275-32.3 Replace defective buttress.

Violation Location: East Side

Correct By Date: 09/18/2019

7) 275-32.3.g Replace defective boards in porch ceiling.

Violation Location: East Side

Correct By Date: 09/18/2019

8) 275-32.3.g Repair or replace defective trim boards on porch. (SOFFIT BETWEEN 1ST FLOOR AND 2ND FLOOR PORCH)

Violation Location: East Side

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9) 275-32.3.g Repair or replace defective concrete or masonry porch steps.

Violation Location: West Side

Correct By Date: 09/18/2019

10) 275-32.6 Replace defective rain gutters.

Violation Location: West Side

Correct By Date: 09/18/2019

11) 275-33.6 Repair or replace defective door frame. (NORTHWEST SIDE)

Violation Location: West Side

Correct By Date: 09/18/2019

12) 275-32.4.a Replace missing window panes. (ATTIC)

Violation Location: West Side

Correct By Date: 09/18/2019

13) 275-32.8 Repair, replace, or remove the defective fence.

Violation Location: West Side

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14) 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.)

“If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out” (SOUTHWEST SIDE)

Violation Location: West Side

Correct By Date: 09/18/2019

15) 275-33.6 Repair or replace defective door. (1ST FLOOR)

Violation Location: North Side

Correct By Date: 09/18/2019

16) 275-32.6 Replace defective rain gutters.

Violation Location: West Side

Correct By Date: 09/18/2019

17) 275-32.4.a Repair or replace defective porch door. (SOUTHWEST SIDE 2ND FLOOR)

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Violation Location: South Side

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18) 275-32.6 Replace defective rain gutters.

Violation Location: South Side

Correct By Date: 09/18/2019

19) 275-32.3 Replace defective trim boards on exterior walls. (ABOVE FOUNDATION)

Violation Location: NA

Correct By Date: 09/18/2019

20) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.

Violation Location: Garage

Correct By Date: 09/18/2019

21) 275-32.3 Replace defective siding on exterior walls.

Violation Location: East Side

Correct By Date: 09/18/2019

22) 275-62.2 Repair or remove defective electrical fixture on porch.

For any additional information, please phone Inspector **Charles Randolph at 414-286-8617 or CRANDO@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.**

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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.

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Correct By Date: 09/18/2019

15) 275-33.6 Repair or replace defective door. (1ST FLOOR)

Violation Location: North Side

Correct By Date: 09/18/2019

16) 275-32.6 Replace defective rain gutters.

Violation Location: West Side

Correct By Date: 09/18/2019

17) 275-32.4.a Repair or replace defective porch door. (SOUTHWEST SIDE 2ND FLOOR)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Violation Location: South Side

Correct By Date: 09/18/2019

18) 275-32.6 Replace defective rain gutters.

Violation Location: South Side

Correct By Date: 09/18/2019

19) 275-32.3 Replace defective trim boards on exterior walls. (ABOVE FOUNDATION)

Violation Location: NA

Correct By Date: 09/18/2019

20) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.

Violation Location: Garage

Correct By Date: 09/18/2019

21) 275-32.3 Replace defective siding on exterior walls.

Violation Location: East Side

Correct By Date: 09/18/2019

22) 275-62.2 Repair or remove defective electrical fixture on porch.

For any additional information, please phone Inspector **Charles Randolph at 414-286-8617 or CRANDO@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 -

Charles Randolph
Inspector

Recipients:

MAGNOLIA REALTY I LLC, ROBERT B PYLES (RA) 6737 N TEUTONIA AVENUE, MILWAUKEE, WI 53209
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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

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,

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

Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

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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



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

Inspection Date
06/18/2019
ORD-19-10984

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

MAGNOLIA REALTY I LLC
ROBERT B PYLES (RA)
6737 N TEUTONIA AVENUE
MILWAUKEE WI 53209

Re: 961 N 33RD ST

Taxkey #: 388-0601-000

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: 09/18/2019

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 of 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 granted by the commission.
(OBTAIN A CERTIFICATE OF APPROPRIATENESS)

Violation Location: East Side

Correct By Date: 09/18/2019

2) 275-32.3 Replace mortar missing from exterior wall (tuckpoint). (PORCH RETAINING WALL)

Violation Location: East Side

Correct By Date: 09/18/2019

3) 275-32.4.a Repair or replace defective window frame. (1ST FLOOR)

Violation Location: East Side

Correct By Date: 09/18/2019

4) 275-32.4.a Replace missing window panes. (ATTIC)

Violation Location: East Side

Correct By Date: 09/18/2019

5) 275-32.4.a Repair or replace defective porch door. (2ND FLOOR)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Violation Location: East Side

Correct By Date: 09/18/2019

6) 275-32.3 Replace defective buttress.

Violation Location: East Side

Correct By Date: 09/18/2019

7) 275-32.3.g Replace defective boards in porch ceiling.

Violation Location: East Side

Correct By Date: 09/18/2019

8) 275-32.3.g Repair or replace defective trim boards on porch. (SOFFIT BETWEEN 1ST FLOOR AND 2ND FLOOR PORCH)

Violation Location: East Side

Correct By Date: 09/18/2019

9) 275-32.3.g Repair or replace defective concrete or masonry porch steps.

Violation Location: West Side

Correct By Date: 09/18/2019

10) 275-32.6 Replace defective rain gutters.

Violation Location: West Side

Correct By Date: 09/18/2019

11) 275-33.6 Repair or replace defective door frame. (NORTHWEST SIDE)

Violation Location: West Side

Correct By Date: 09/18/2019

12) 275-32.4.a Replace missing window panes. (ATTIC)

Violation Location: West Side

Correct By Date: 09/18/2019

13) 275-32.8 Repair, replace, or remove the defective fence.

Violation Location: West Side

Correct By Date: 09/18/2019

14) 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.)

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