



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

**Preston D. Cole**  
Commissioner

**Thomas G. Mishefske**  
Operations Manager

July 21, 2017

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

RE: File No.: 170469  
Address: 2001 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 does not object to the request provided the applicant pays Reinspection fees of **\$202.80**.

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 each order is attached.

Sincerely,

Emily McKeown  
Business Operations Manager





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

Inspection Date  
11/02/2016  
ORD-16-02187

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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IVAN R MOORE  
1236 S REDONDO BLVD  
LOS ANGELES, CA 900191546

**Re: 2001 W CAPITOL DR**

Taxkey #: 270-0317-000

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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: 02/09/2017**

1) 200-42.5 The certificate of occupancy shall be posted in a conspicuous place in the building, structure or on the premises. Please have your certificate of occupancy conspicuously posted in the building or structure or have it readily available for the inspector to view.

PROVIDE A CERTIFICATE OF OCCUPANCY

**Correct By Date: 02/09/2017**

2) 200-24 PERMITS REQUIRED. Obtain proper permits for all HVAC, electrical, plumbing and structural alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

**Correct By Date: 02/09/2017**

3) 214-3 IFC 906.2 Service fire extinguisher(s) and note date on tag in accordance with IFC and NFPA 10-4-4.1 (1998).

**Correct By Date: 02/09/2017**

4) 214-3 2009 IFC 1008.1.9.8 Provide code compliant Electromagnetically Locked Egress Doors. Doors in the means of egress that are not otherwise required to have panic hardware in buildings with an occupancy in Group A, B, E, M, R-1 or R-2 and doors to tenant spaces in Group A, B, E, M, R-1 or R-2 shall be permitted to be electromagnetically locked if equipped with listed hardware that incorporates a built-in switch, and additional requirements set forth in the IFC. PROVIDE CODE COMPLIANT HARDWARE FOR THE FRONT ENTRANCE/EXIT DOOR

**Correct By Date:** 02/09/2017

5) 214-3 IFC 604.3.2 NFPA 101-7.9.3 Functional testing of emergency lighting systems shall be conducted at 30-day intervals for not less than 30 seconds. Functional testing shall be conducted annually for not less than 1-1/2 hours if the emergency lighting system is battery powered. Written records of tests shall be kept by the owner for inspection by the authority having jurisdiction. Test emergency lighting system and keep a written report. PROVIDE A WRITTEN REPORT FOR THE TESTING OF ALL BATTERY BACKED UP EMERGENCY/EXIT LIGHTING

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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For any additional information, please phone **Patrick Wisneski at (414)286-2418 or pwisne@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](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -

*Patrick Wisneski*

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**Recipients:**

IVAN R MOORE, 1236 S REDONDO BLVD, LOS ANGELES, CA 900191546  
WNOV 860 "The Voice, 2003 W. Capitol Drive, MILWAUKEE, WI 53206  
DEPARTMENT COPY, ,

**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, 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 \$101.40 for the first reinspection, \$202.80**

**for the second 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.

#### 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, 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 Viles Street, Milwaukee, WI 63208, xovtooj yog (414) 344-6575.