



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

Inspection Date
03/19/2025
ORD-25-03612

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 815 E BRADY ST

THIS PROPERTY IS DESIGNATED AS A HISTORIC BUILDING UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE. PRIOR TO MAKING ANY REPAIRS YOU MUST CONTACT THE HISTORIC PRESERVATION COMMISSION AT 286-5712 TO DETERMINE WHETHER ANY SPECIAL CONDITIONS APPLY.

Taxkey #: 360-0312-000

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: 05/23/2025

- 1) 200-24 PERMITS REQUIRED. Obtain proper permits for all Porch alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

AREA OF CONCERN: 3rd floor porch (Southwest) was replaced without a valid permit. Need to obtain a valid commercial alteration permit for the porch replacement. Permit must be issued, inspections conducted, alteration approved and then closed out. Please contact the permit center (414)286-8210 for more information on permits.

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- 2) 275-32.3 Every foundation, exterior wall and roof shall be reasonably weatherproof, watertight, and shall be kept in a reasonably good state of maintenance and repair.

AREA OF CONCERN: 3rd floor (south facing) trim between windows is pulled out. Need to repair trim board and restore exterior wall to be reasonably weatherproof, watertight, and kept in a reasonably good state of maintenance and repair.

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3) 275-32.3.a Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner).

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Per Commissioner of Neighborhood Services By -

Lisa Maney
Inspector

Recipients:

THE DIPLOMAT, 815 E BRADY ST, MILWAUKEE, WI 53202
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JOSHUA J JEFFERS, 225 E MICHIGAN ST, MILWAUKEE, WI 53202
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FAILURE TO COMPLY

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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.

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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) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog 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
03/19/2025
ORD-25-03612

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

JOSHUA J JEFFERS
225 E MICHIGAN ST
MILWAUKEE WI 53202

Re: 815 E BRADY ST

THIS PROPERTY IS DESIGNATED AS A HISTORIC BUILDING UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE. PRIOR TO MAKING ANY REPAIRS YOU MUST CONTACT THE HISTORIC PRESERVATION COMMISSION AT 286-5712 TO DETERMINE WHETHER ANY SPECIAL CONDITIONS APPLY.

Taxkey #: 360-0312-000

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: 05/23/2025

- 1) 200-24 PERMITS REQUIRED. Obtain proper permits for all Porch alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

AREA OF CONCERN: 3rd floor porch (Southwest) was replaced without a valid permit. Need to obtain a valid commercial alteration permit for the porch replacement. Permit must be issued, inspections conducted, alteration approved and then closed out. Please contact the permit center (414)286-8210 for more information on permits.

Correct By Date: 05/23/2025

- 2) 275-32.3 Every foundation, exterior wall and roof shall be reasonably weatherproof, watertight, and shall be kept in a reasonably good state of maintenance and repair.

AREA OF CONCERN: 3rd floor (south facing) trim between windows is pulled out. Need to repair trim board and restore exterior wall to be reasonably weatherproof, watertight, and kept in a reasonably good state of maintenance and repair.

Correct By Date: 05/23/2025

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

3) 275-32.3.a Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner).

AREA OF CONCERN: Wood trim and boards on/around doors and windows have chipping/peeling paint. Need to protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner).

For any additional information, please phone Inspector **Lisa Maney** at **414-286-3298** or **lmaney@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 -

Lisa Maney
Inspector

Recipients:

THE DIPLOMAT, 815 E BRADY ST, MILWAUKEE, WI 53202
MAKE A FORT LLC, URS AGENTS, LLC (RA) 301 S BEDFORD ST, MADISON, WI 53703
817 EAST BRADY STREET LLC, JOSHUA JEFFERS (RA) 225 E. MICHIGAN ST. #110, MILWAUKEE, WI 53202
JOSHUA J JEFFERS, 225 E MICHIGAN ST, MILWAUKEE, WI 53202
MAKE A FORT LLC, 815 E BRADY ST, MILWAUKEE, WI 53202

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 appellant 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 414 286-2543.

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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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.

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