



City of Milwaukee

IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN 30 DAYS OF ASSESSED CHARGES.

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED

PLEASE READ CAREFULLY:

This Board may only determine if the City Department followed proper administrative procedures. It cannot hear appeals as to whether a Building Order is valid or not (those must be appealed to the Standards and Appeals Commission).

TO: Administrative Review Appeals Board
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 12/4/18

RE: 2401-2403 N. 34th

(Address of property in question)

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$ _____

Charge relative to: City Code Violations / Improvements

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

Purchased property under false pretense in 2016 in complete disrepair & totally uninhabitable. I was working with inspector Andrew Krause for years since purchasing. New inspector do to a promotion at previous Vandalism of property have made it necessary to have a reasonable amount of time to make repairs. Also upon trying to sell property I learned of sever Federal & State encumbrances that make property at current time worthless.

Jairus Shaw

Signature

Jairus Shaw

Name (please print)

2822 N. Grant Blvd

Mailing address and zip code

414-750-7611

Daytime phone number



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

November 07, 2018
Order #: ORD-17-17354

JAIRUS SHAW
2822 N GRANT BLVD
MILWAUKEE, WI 53210

Re: 2401 N 34TH ST

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$101.60
Second reinspection \$203.20
All subsequent reinspections \$203.20

There is no charge for the reinspection that shows compliance with all violations.

All re inspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 11/07/2018, we imposed a \$101.60 reinspection fee, which includes a training and technology surcharge. Any outstanding fees will automatically be assessed to your 2019 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

SS If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Steve Chalstrom at 414-286-2131 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions.

Violations can also be viewed on our website at www.milwaukee.gov/lms.

Steve Chalstrom

Recipients

JAIRUS SHAW, 2822 N GRANT BLVD, MILWAUKEE WI 53210





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

Inspection Date
11/15/2018
ORD-18-15381

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

JAIRUS SHAW
2822 N GRANT BLVD
MILWAUKEE WI 53210

Re: 2403 N 34TH ST

Taxkey #: 326-1535-000

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.

Violation Location: NA

Correct By Date: 12/15/2018

1) 275-33.1 Dwelling unit must be kept vacant until all outstanding orders of the building inspector are in compliance.

(CURRENT AND PAST ISSUED ORDERS)

Violation Location: NA

Correct By Date: 12/15/2018

2) PERMITS REQUIRED FOR ALTERATIONS:

200-24 PERMITS REQUIRED. Obtain proper permits for all ATTIC AND 2ND FLOOR UNIT alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

-- WORK DONE AND BEING DONE WITHOUT ALTERATIONS / NEW STAIRWAY AND ACCESS INSTALLED FROM ATTIC TO 2ND FLOOR / NO PERMITS OBTAINED --

Violation Location: NA

Correct By Date: 12/15/2018

3) FURNACE INSTALATION (ATTIC)

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

Violation Location: NA

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Correct By Date: 12/15/2018

4) EGRESS / EXIT OBSTRUCTED:

214-3 IFC 906.6 Remove obstructions to allow unrestricted access for exit from building.

(L BRACKET INSTALLED PREVENTING ACCESS AND EXIT FROM BUILDING / 1ST FLOOR REAR ACCESS - CONSTRUCTION MATERIALS IN STAIRWAY)

Violation Location: NA

Correct By Date: 12/15/2018

5) UPPER UNIT / 2ND FLOOR: LIVING ROOM:

275-62.2 Repair or replace defective electrical fixture.

(LIGHT FIXTURE)

Violation Location: NA

Correct By Date: 12/15/2018

6) UPPER UNIT / 2ND FLOOR: LIVING ROOM:

275-33.3.a Repair defective wall plaster (repair to be made in a workmanlike manner and paint to restore a cleanable surface).

(HOLES AND BROKEN DRYWALL)

Violation Location: NA

Correct By Date: 12/15/2018

7) UPPER UNIT / 2ND FLOOR: LIVING ROOM:

275-62.2 Replace missing electric switch cover plate.

Correct By Date: 12/15/2018

8) UPPER UNIT / 2ND FLOOR: DEN (OFF LIVING ROOM)

275-33.3.a Repair defective wall plaster (repair to be made in a workmanlike manner and paint to restore a cleanable surface).

(HOLES AND BROKEN DRYWALL)

Violation Location: NA

Correct By Date: 12/15/2018

9) UPPER UNIT / 2ND FLOOR: DEN (OFF LIVING ROOM)

275-62.2 Repair or replace defective electric outlet.

Violation Location: NA

Correct By Date: 12/15/2018

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10) UPPER UNIT / 2ND FLOOR: DEN (OFF LIVING ROOM)

275-32.4.a Replace defective window sash.

(SASH NOT INSTALLED CORRECTLY / LOOSE - REFASTEN AND SECURE AND COMPLETE INSTALL)

Violation Location: NA

Correct By Date: 12/15/2018

11) UPPER UNIT / 2ND FLOOR: DEN (OFF LIVING ROOM)

275-62.2 Repair or replace defective electrical fixture.

(LIGHT FIXTURE)

Violation Location: NA

Correct By Date: 12/15/2018

12) UPPER UNIT / 2ND FLOOR: - CENTER HALL / CORRIDOR:

275-33.3.a Repair defective wall plaster (repair to be made in a workmanlike manner and paint to restore a cleanable surface).

(HOLES AND BROKEN DRYWALL)

Violation Location: NA

Correct By Date: 12/15/2018

13) UPPER UNIT / 2ND FLOOR: - CENTER HALL / CORRIDOR:

275-62.2 Repair or replace defective electrical fixture.

(LIGHT FIXTURES).

Violation Location: NA

Correct By Date: 12/15/2018

14) UPPER UNIT / 2ND FLOOR: - CENTER HALL / CORRIDOR:

275-62.2 Repair or replace defective electric outlet.

Violation Location: NA

Correct By Date: 12/15/2018

15) UPPER UNIT / 2ND FLOOR: - KITCHEN

275-62.2 Repair or replace defective electric outlet.

Violation Location: NA

Correct By Date: 12/15/2018

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16) UPPER UNIT / 2ND FLOOR: - KITCHEN

275-62.2 Repair or replace defective electrical fixture.

(LIGHT FIXTURES)

Violation Location: NA

Correct By Date: 12/15/2018

17) UPPER UNIT / 2ND FLOOR: - KITCHEN

275-33.6 Replace defective door hardware.

Violation Location: NA

Correct By Date: 12/15/2018

18) EAST FRONT STAIRS TO 2ND FLOOR UNIT:

275-33.5.b Replace missing stair handrail.

(BOTH UPPER AND LOWER DOORS)

Violation Location: NA

Correct By Date: 12/15/2018

19) EAST FRONT STAIRS TO 2ND FLOOR UNIT:

275-32.4.a Restore door to a weathertight condition.

(LOWER DOOR / ENTRANCE)

Violation Location: NA

Correct By Date: 12/15/2018

20) EAST FRONT STAIRS TO 2ND FLOOR UNIT:

275-33.3.a Paint closet walls. (Surfaces must be properly prepared and paint applied in a workmanlike manner.)

Violation Location: NA

Correct By Date: 12/15/2018

21) WEST 1ST FLOOR STAIRS TO 2ND FLOOR UNIT:

275-33.3.a Repair defective wall plaster (repair to be made in a workmanlike manner and paint to restore a cleanable surface).

(HOLES AND BROKEN DRYWALL)

Violation Location: NA

Correct By Date: 12/15/2018

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22) WEST 1ST FLOOR STAIRS TO 2ND FLOOR UNIT:

75-62.1 An inspection indicated exposed/improper wiring that creates a potential hazard.

(EXPOSED AND DEFECTIVE WIRING THROUGH-OUT STAIRWAY AT FIXTURES AND AT
LANDINGS / SWITCHES / ECT -- PERMITS REQUIRED)

Violation Location: NA

Correct By Date: 12/15/2018

23) UPPER UNIT / 2ND FLOOR / BEDROOM OFF KITCHEN:

275-33.3 Replace missing door.

(CLOSET)

Violation Location: NA

Correct By Date: 12/15/2018

24) UPPER UNIT / 2ND FLOOR / BEDROOM OFF KITCHEN:

75-62.1 An inspection indicated exposed/improper wiring that creates a potential hazard.

Violation Location: NA

Correct By Date: 12/15/2018

25) UPPER UNIT / 2ND FLOOR / BEDROOM OFF KITCHEN:

275-62.2 Replace missing cover plate on electric outlet.

Violation Location: NA

Correct By Date: 12/15/2018

26) UPPER UNIT 2ND FLOOR / ATTIC AREA(S) :

275-62 Repair or replace defective electrical system. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. Restore electrical system to a proper working condition -

Permit required.

DEFECTIVE ELECTRICAL WIRING : PERMIT REQUIRED FOR ALTERATIONS AND REPAIRS
NEEDED :

For any additional information, please phone Inspector **Steve Chalstrom at 414-286-2131** or
SCHALS@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 -


Steve Chalstrom
Inspector

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The City of Milwaukee - Department of Neighborhood Services

Recipients:

JAIRUS SHAW, 2822 N GRANT BLVD, MILWAUKEE, WI 53210

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
414-286-3679.**

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 \$101.60 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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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.

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