



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

Martin G. Collins
Commissioner

Tracy Williams
Chief Operations Officer

April 29, 2005

Mr. Ronald D. Leonhardt, City Clerk
200 E. Wells Street, Room 205
Milwaukee, WI 53202

Mr. Leonhardt:

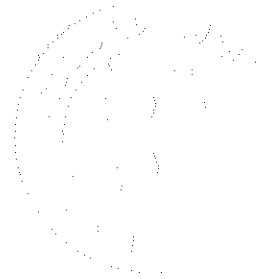
Re: 1570 W. National Av., Parkway Hotel

Please consider this a formal objection to the renewal of the hotel license, # 04 15299, at the above captioned location. The Department of Neighborhood Services has noted violations of section 275-20-7-q-5 and 275-20-7-q-7 as grounds for that objection.

Additionally, we have significant pending life/safety orders that come due prior to this renewal. We also reserve our right to object based on those orders.

Sincerely,

Ronald W. Roberts, Supervisor
Commercial Fire Inspection Division
Phone: 286-3862
Fax: 286-0437
E-mail: rrober@milwaukee.gov

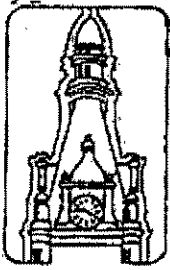


*Subscribed + sworn to before me
This 2nd day of May, 2005
Terry J. MacDonald
My Commission expires: 1/20/2008*

Attachments

cc Martin Collins, Commissioner
David Krey, Supervisor, DNS Environmental
License Division
Vincent Bobot, Assistant City Attorney
Alderman James N. Witkowiak

RONALD D. LEONHARDT
CITY CLERK
05 APR 29 PM 4:41
CITY OF MILWAUKEE



**City of Milwaukee
Department of
Neighborhood Services
Environmental Section**

**Hotel/Motel
License
Application/Renewal
July 1, 2005 – June 30, 2006**

APJ: 1570
MAR 25 2005/2:06 PM
04-0142858/H/\$ 250.00

4001 S 6th St, 2nd floor, Milwaukee, WI 53221 (414) 286-5771

**Milwaukee Parkway LLC
2627 N Richmond
Chicago, IL 60647**

Fee \$250.00

1. **Licensed Premises: 1570 W National Ave** Zip Code **53204**

Business Name: **Parkay Hotel** Phone No. **645-4410**
ID No. **04 15299** No. of Rooms **43** No. of Persons Permitted **52**

Preferred Mailing Address 2617 N. Richmond St.

****Application and fee must be received prior to April 1 or a \$75 late fee will be charged**

Legal Licensee	Agent/Manager	Address of Licensee	Phone Number
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2. **Applicant Type: (Indicate one of the following)**

Individual Partnership Corporation Other LLC

NOTE – All applicants must provide full name, including middle initial, home address and home phone. All applicants must provide a street address – a post office box is not acceptable. However, you may indicate a preferred mailing address. If applicant is a non-resident of Milwaukee County, a local representative inside the Milwaukee County limits must be authorized by the owner/operator to exercise all management and control of the premises. Please provide this information on page 2 if applicable.

Individual applicant – please list full name, address, phone number and date of birth.

If applicant is a Partnership, Corporation or other type of Organization – list name, address, phone number and dates of birth of all Partners, Officers and Directors on Page 2.

3. **If the applicant or any partners, officers or directors listed on this application have ever been convicted of any offense other than minor traffic violations, list details below (include other municipal code convictions (ie) building code). There is no statute of limitations. Failure to list all convictions will result in an objection to this application by the Police Department. Use a separate sheet if necessary.**

Charge	Date	Location	Court	Disposition of Case
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APPLICATION MUST BE SIGNED AND NOTARIZED BELOW

SUBSCRIBED AND SWORN TO BEFORE ME THIS

17 Day of March, 2005

[Signature]

Notary Public, State of Wisconsin

My Commission expires: 2-1-07

[Signature]
(Individual/Registered Agent, Corporate Officer, Partner)

License No. _____ Date 3-17-05

Licensed Premises: 1570 W National Ave

Business Name: **Parkay Hotel**

Name Nancy Nicholson

Address 1570 W. National Ave.

Phone (414) 645-4410 Date of Birth 3-25-56

Name Dean Stanley

Address 2617 N. Richmond St. Chicago IL 60647

Phone (773) 235-3580 Date of Birth 1-14-64

Name _____

Address _____

Phone _____ Date of Birth _____

Name _____

Address _____

Phone _____ Date of Birth _____

Name _____

Address _____

Phone _____ Date of Birth _____

NOTE - PROVIDE FULL NAME, INCLUDING MIDDLE INITIAL, HOME ADDRESS AND HOME PHONE. YOU MUST INDICATE A STREET ADDRESS. A POST OFFICE BOX IS NOT ACCEPTABLE. HOWEVER, YOU MAY INDICATE A PREFERRED MAILING ADDRESS.

PLEASE ATTACH ADDITIONAL PAGE(S) IF NECESSARY

Type of search:Taxkey
 Sort by:Inspection date
 Tract: Open/All:All

Curr	Cens	Distr Trct Address		Taxkey	Insp Type	Serial	#	Orig Inspect Date	Compl Date	Curr Status	Last Status Date	Inspector
705	157	1570	1572	W NATIONAL AV	433-9991-200 REF	4975631	29	041505	051805	U	041805	RADMER, ROBERT
200	157	1570	1572	W NATIONAL AV	433-9991-200 REF	4977171	13	041505	042405	U	041905	CLEARY, THOMAS
200	157	1570	1572	W NATIONAL AV	433-9991-200 REF	4977172	3	041505	050305	U	041905	CLEARY, THOMAS
200	157	1570	1572	W NATIONAL AV	433-9991-200 REF	4977173	194	041505	060305	U	041905	CLEARY, THOMAS
200	157	1570	1572	W NATIONAL AV	433-9991-200 REF	4977174	1	041505	071805	U	041905	CLEARY, THOMAS
808	157	1570	1572	W NATIONAL AV	433-9991-200 COM	4977961	18	041505	051905	U	041905	ZOLADKIEWICZ,
608	157	1570	1572	W NATIONAL AV	433-9991-200 COM	4980001	13	041505	052105	U	042105	EIGHME, GREG
608	157	1570	1572	W NATIONAL AV	433-9991-200 COM	4980002	1	041505	042205	U	042105	EIGHME, GREG
425	157	1570	1572	W NATIONAL AV	433-9991-200 PER	4983451	21	041505	051105	U	042005	BENDER, COREY
318	157	1570	1572	W NATIONAL AV	433-9991-200 REF	4729621	3	101804	102104	D	101804	ALANIZ, RICHA
410	157	1570	1572	W NATIONAL AV	433-9991-200 COM	4581101	2	062904	070804	A	070804	CARTER, HENRY
430	157	1570	1572	W NATIONAL AV	433-9991-200 PER	4431001	4	031804	090304	A	090304	FLORES, MELISS
430	157	1570	1572	W NATIONAL AV	433-9991-200 PER	4431002	12	031804	120904	A	120904	FLORES, MELISS
680	157	1570	1572	W NATIONAL AV	433-9991-200 PED	4237541	1	091503	011304	A	011304	WILCOX, PAUL M
680	157	1570	1572	W NATIONAL AV	433-9991-200 PED	4237551	1	091503	011304	A	011304	WILCOX, PAUL M
880	157	1570	1572	W NATIONAL AV	433-9991-200 SI	4193051	1	081103	101703	A	101703	NOWAK, MARK
428	157	1570	1572	W NATIONAL AV	433-9991-200 FIR	4028321	4	040203	041103	A	041103	MCKEAN, TOM
428	157	1570	1572	W NATIONAL AV	433-9991-200 FIR	4028322	16	040203	071603	A	071603	MCKEAN, TOM
428	157	1570	1572	W NATIONAL AV	433-9991-200 FIR	4028323	1	040203	041103	A	041103	MCKEAN, TOM

Total: 19 Records

8. 222-01
Comm 16.12 (NEC 300.15) Provide box and cover so that exposed conductors are properly enclosed.
9. 222-01
Comm 16.12 (NEC 300.11(A)) Provide approved means for properly securing in place all raceways according to their respective articles. (Permit is not required.)
10. 222-01
Comm 16.12 (NEC 314.23(A-D)) Provide approved means for properly securing in place all enclosures within the scope of Article 370.
11. 222-01
Comm 16.12 (NEC 314.16) Provide proper size box to provide free space for all conductors enclosed in box.
12. 222-01
Comm 16.12 (NEC 314.25) Provide approved covers, face plates or canopies where missing throughout building. (Permit is not required.)
13. 222-01
Comm 16.12 (NEC 110.12(A)) Effectively close unused openings in boxes, raceways, auxiliary gutters, cabinets and equipment cases or housing to afford protection substantially equal to the wall of the equipment.
14. 222-01
Comm 16.12 (NEC 250.104(A)) Provide effective bond between interior metal water system and service grounding system.
15. 222-01
Comm 16.09 Repair or replace all defective switches and receptacles located throughout building.
16. 222-01
Comm 16.09 Repair or replace defective fixtures.
17. 222-01
Comm 16.18 Install or use all equipment in the exact manner and for the exact purpose indicated by the manufacturer's instructions, marking, listing or labeling.
18. 222-01
Comm 16.12 (NEC 110.12) Install all electrical equipment in a neat and workmanlike manner.
19. 222-01
Comm 16.12 (NEC 110.13(A)) Firmly secure electrical equipment to the surface on which it is mounted.
20. 222-01
Comm 16.12 (NEC 410.16(C)) Provide approved means of fastening fluorescent fixtures to framing members of suspended ceiling. (Permit is not required.)
21. 222-01
Comm 16.12 (NEC 110.14(A)) Provide approved equipment for termination of more than one conductor on an individual terminal and/or for termination of aluminum conductors.

22. 222-01
Comm 16.12 (NEC 200.10) Rearrange wiring so that proper polarity is maintained at receptacle.
23. 222-01
Comm 16.12 (NEC 110.22) Properly identify each feeder or branch circuit at the point where it originates.
24. 222-01
Comm 16.12 (NEC 110.26(A)) Rearrange equipment so that proper working clearances can be attained.
25. 222-01
Comm 16.12 (NEC 110.26(B)) Remove materials stored in work space area around electrical equipment which is required to be accessible at all times. (Permit is not required.)
26. 222-01
Comm 16.12 (NEC 240.4) Provide proper size overcurrent protection for conductors.
27. 222-01
Comm 16.12 (NEC 240.51 & 240.54) Install type "S" fuses and adapters for all branch circuits due to evidence of over-fusing.
28. 222-01, 200.32-3-a
Provide quadruple fee electric wiring permit for electrical work started before first obtaining an electrical permit.
29. 275-62
Provide at least one convenience outlet in each room (excluding fixture adapters).

For any additional information, please phone **Assistant Supervisor Robert E. Radmer at [414]-286-2522** between the hours of **7:00am-3:00pm Monday through Friday**.

Per Commissioner of Neighborhood Services By-

Robert E. Radmer
Assistant Supervisor

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 appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

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 by the Standards and Appeals Commission 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. For further information, contact the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-2503. There is a fee for filing this application. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

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 \$50 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 for the fourth and all subsequent reinspections. 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. necesita 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.

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

**CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES**
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202

DEPARTMENT COPY

Serial #: 004977171
Inspection Date: April 15, 2005
District #: 200
CT: 157

hotl-ref

Recipients:
MILWAUKEE PARKWAY, LLC, NATIONAL REGISTERED AGENTS - R/A, 901 S WHITNEY WAY, MADISON WI 53711
MILWAUKEE PARKWAY, LLC, NATIONAL REGISTERED AGENTS, INC - R/A, 2627-N RICHMOND ST, CHICAGO IL 60647
NANCY NICHOLSON - OPERATOR, 1570 W NATIONAL AV, MILWAUKEE, WI 53204

Re: 1570-1572 W NATIONAL AV
AKA:The Parkway Hotel

Taxkey #: 433-9991-200

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 **within 5 days of service of this order.**

Interior

First Floor Common Hall Common hall

- 1. 214-3
The center of smoke detectors hung on walls shall be a minimum of 6 inches and a maximum of 12 inches from the ceiling.

RELOCATE THE SMOKE DETECTORS TO AN ACCEPTABLE HEIGHT.

Unit:#51 Third Floor

General

- 2. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Unit:#52 Third Floor

General

3. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#50 Third Floor

General

4. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#35 Second Floor

General

5. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#33 Second Floor

General

6. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#29 Second Floor

General

7. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#21 Second Floor

General

8. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#7 First Floor

General

9. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#6 First Floor

General

10. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#36 Second Floor

General

- 11. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#28 Second Floor

General

- 12. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

Unit:#24 Second Floor

General

- 13. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

For any additional information, please phone **Thomas Cleary** at **[414]-286-5910** between the hours of **7:00am-10:00am** or **3:15-3:45pm** Monday through Friday.

Per Commissioner of Neighborhood Services By-

Thomas Cleary

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 appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

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

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RIGHT TO APPEAL

You may file an appeal within 5 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received by the Standards and Appeals Commission by the compliance date. If service of this order is made by mail, the appeal shall be received by the compliance date plus 5 days. For further information, contact the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-2503. There is a fee for filing this application. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

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.

TRADUCCION EN ESPAÑOL

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Copies:

DEAN W STANLEY - PREFERRED CONTACT, 2627-N RICHMOND ST, CHICAGO IL 60647

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202

DEPARTMENT COPY

Serial #: 004977172
Inspection Date: April 15, 2005
District #: 200
CT: 157

hotl-ref

Recipients:
MILWAUKEE PARKWAY, LLC, NATIONAL REGISTERED AGENTS - R/A, 901 S WHITNEY WAY, MADISON WI 53711
MILWAUKEE PARKWAY, LLC, NATIONAL REGISTERED AGENTS, INC - R/A, 2627-N RICHMOND ST, CHICAGO IL 60647
NANCY NICHOLSON - OPERATOR, 1570 W NATIONAL AV, MILWAUKEE, WI 53204

Re: **1570-1572 W NATIONAL AV**
AKA: The Parkway Hotel

Taxkey #: 433-9991-200

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 **within 14 days of service of this order.**

Fire Prevention

1. 214-3
IFC 703.2 Repair or replace defective fire door assembly. (west exit door hardware defective.)
2. 214-3
All unmonitored fire alarm systems are required to be functionally tested on a quarterly basis by the property owner or the owner's representative. Qualified service personnel shall perform an annual test of the system. A written report of the required testing shall be maintained and made available to the code official.

General

3. 275-20-7-h
The operator and building owner of every licensed dwelling facility shall be responsible for the sanitary maintenance of all walls, floors and ceilings and for the maintenance of a sanitary condition in every other part of the licensed dwelling facility, and they shall be further responsible for the sanitary maintenance of the entire premises where the entire structure or building within which the the licensed dwelling facility is contained is leased or occupied by the operator and the building owner.

YOU ARE THEREFORE ORDERED TO RESTORE ALL HOTEL UNITS, APARTMENTS, COMON AREAS AND SECURED AREAS TO A SANITARY CONDITION.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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Per Commissioner of Neighborhood Services By-

Thomas Cleary

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Copies:

DEAN W STANLEY - PREFERRED CONTACT, 2627-N RICHMOND ST, CHICAGO IL 60647

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

**CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES**
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202

DEPARTMENT COPY

Serial #: 004977173
Inspection Date: April 15, 2005
District #: 200
CT: 157

hotl-ref

Recipients:
MILWAUKEE PARKWAY, LLC, NATIONAL REGISTERED AGENTS - R/A, 901 S WHITNEY WAY, MADISON WI 53711
MILWAUKEE PARKWAY, LLC, NATIONAL REGISTERED AGENTS, INC - R/A, 2627-N RICHMOND ST, CHICAGO IL 60647
NANCY NICHOLSON - OPERATOR, 1570 W NATIONAL AV, MILWAUKEE, WI 53204

Re: 1570-1572 W NATIONAL AV
AKA:The Parkway Hotel

Taxkey #: 433-9991-200

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 **within 45 days of service of this order.**

Fire Prevention

1. 214-19
Repair or replace defective rail(s) on fire escape platform.
2. 214-19
Paint fire escape-properly prepare all surfaces by removing scale and rust.
3. 214-19
Repair or replace defective rail on fire escape platform.
4. 214-19
Fire escapes must be critically examined. Provide a report by a registered architect or structural engineer. A report (2 copies) must be submitted to the Commissioner of Neighborhood Services by the architect or engineer showing the structural condition of the fire escape and its supports. All noted defects on the written report shall be corrected within 30 days of the date of the report. A follow-up report is to be submitted to the Commissioner of Neighborhood Services by the architect or engineer indicating that all defects have been corrected.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

General

5. 275-20-7-n-2
Transoms shall be of 1.5 inch solid wood or shall be covered with 16 gauge sheet metal screwed or otherwise securely fastened to the transom or the equivalent of 1/2 inch plywood or hardboard secured to the existing transome or a labeled 20 minute transom and frame.

YOU ARE THEREFORE ORDERED TO REPLACE THE EXISTING TRANSOMS WITH TRANSOMS THAT MEET THE REQUIREMENTS OF THE CODE ABOVE.

Exterior

South Side Front

6. 275-32-3
Replace mortar missing from exterior wall (tuckpoint).
7. 275-32-4-a
Repair or replace defective window sills. (1st floor).

West Side

8. 275-32-3
Replace mortar missing from exterior wall (tuckpoint). Replace step crack by center stairwell.
9. 275-32-3
Restore foundation to a rodentproof condition. (by exit door).
10. 275-32-2
Repair crack in foundation wall. (by exit door).

Interior

Basement

11. 275-55-2
Replace missing floor drain cover.
12. 275-32-3-f
Seal chimney opening in basement.
13. 275-32-3-F
Repair or replace loose or defective chimney cleanout door.

First Floor Common Hall Common hall

14. 214-3
IFC 1011.2 Hallways must be kept free of all storage of material, trash, or any other obstruction that could hamper easy exiting in case of fire. Remove any obstruction immediately.
15. 275-33-3-a
Replace missing ceiling tile. (by south stairs).

16. 214-3
Provide and install a self-closing device for the fire door.

Second Floor Common Hall Common hall

17. 275-33-3-a
Repair defective ceiling plaster and paint. (by north exit).
18. 275-33-3-a
Replace missing ceiling tile.
19. 214-3
Replace the door to the north stairwell with a rated fire door.

Third Floor Common Hall

20. 275-62-3
A recent inspection indicated electrical wiring improperly installed or defective that is potentially hazardous. Restore to a safe condition. (open junction box.)
21. 214-3
IFC 1010.3 Exit signs shall be illuminated at all times.
22. 214-3
Replace illegal exit light.

Center Second Floor Common Stairs

23. 275-33-5-a
Repair or replace defective stair handrail. (1st to 2nd floor and 2nd to 3rd floor.)
24. 275-33-3-a
Repair or remove defective carpeting. (from 2nd to 1st floors.)

North Common Stairs

25. 275-32-3-g
Replace defective stair tread. (between 1st and 2nd floors).
26. 275-32-3-g
Replace defective stair riser. (between 1st and 2nd floors.)
27. 275-32-3-g
Repair defective stair stringer and replace any missing or defective stair treads and stair risers. (Call 286-2513 for information regarding the required permit.) (2nd to 3rd floor).
28. 275-33-3-a
Repair or remove defective carpeting. (landing between 1st and 2nd floors.)
29. 275-33-3-a
Replace or resecure loose metal stair nosing.

First Floor Mens common bathroom

Bathroom

30. 275-33-3-a
Replace defective floor covering to provide a surface easily cleanable and impervious to water.

Second Floor

Bathroom 2nd floor womens common bathroom.

31. 275-53
Remove obstruction from toilet to restore to proper operating condition.

East Third Floor Storage room.

32. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.
33. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.)

Third Floor Mens common bathroom

Bathroom

34. 275-20-1.5
HFS 195-05(e) Replace missing sign for mens bathroom.

Third Floor Womens common bathroom

Bathroom

35. 275-42-3
Provide adequate ventilation for toilet room.
36. 275-53
Remove obstruction from toilet to restore to proper operating condition.
37. 275-42-3
Provide adequate ventilation for bathroom.
38. 275-33-3-a
Repair or replace defective wall covering to provide an easily cleanable surface.

Unit:#41 Third Floor

Sleeping Room

39. 275-32-4-a
Repair or replace defective window sash. (will not stay open).

Unit:#40 Third Floor

Sleeping Room

- 40. 275-62-3
A recent inspection indicated electrical wiring improperly installed or defective that is potentially hazardous. Restore to a safe condition. (open junction box).
- 41. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.

Unit:#43 Third Floor

Sleeping Room

- 42. 275-62-2
Repair or replace defective electric outlet.

Unit:#45 Third Floor

Bathroom

- 43. 275-53
Replace defective drain on lavatory basin (permit required for installation; call 286-3361 if you need permit information).

Unit:#47 Third Floor

Sleeping Room

- 44. 275-33-6
Repair or replace defective door frame.

Unit:#46 Third Floor

General

- 45. 214-27
The center of all smoke detectors hung on walls shall be between 6 inches and 12 inches of the ceiling.

Unit:#51 Third Floor

Sleeping Room

- 46. 275-34-1
Replace or remove broken mirror.

Unit:#52 Third Floor

Sleeping Room

- 47. 275-62-2
Repair or replace defective electrical fixture.

Unit:#53 Third Floor

Bathroom

- 48. 275-53
Replace defective drain on lavatory basin (permit required for installation; call 286-3361 if you need permit information).
- 49. 275-33-6
Repair or replace defective door frame.

Unit:#55 Third Floor

Sleeping Room

- 50. 275-32-4-a
Repair or replace defective window frame. (Window will not stay open).

Unit:#56 Third Floor

Sleeping Room

- 51. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.)

Unit:#57 Third Floor

Sleeping Room

- 52. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.

Unit:#59 Third Floor

Sleeping Room

- 53. 275-33-3-a
Repair and repaint water damaged ceiling plaster.
- 54. 275-33-4
Restore wall to a watertight condition and repair and paint plaster.
- 55. 275-33-6
Replace missing door knob.

Bathroom

- 56. 275-53
Replace defective drain on lavatory basin (permit required for installation; call 286-3361 if you need permit information).

Unit:#58 Third Floor

Sleeping Room

- 57. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.

Unit:#39 Second Floor

Sleeping Room

- 58. 275-62-2
Repair or replace defective electric outlet.
- 59. 275-33-3-a
Replace defective ceiling tile.
- 60. 275-33-6
Replace defective room door.
- 61. 275-33-3
Repair or replace defective baseboards.
- 62. 275-33-3-a
Replace or remove defective floor covering.
- 63. 275-32-4-a
Restore window to a weathertight condition.
- 64. 275-32-4-a
Repair or replace defective window sash.
- 65. 275-32-4-a
Repair or replace defective window latch.
- 66. 275-42-4
Provide at least one window screen for each habitable room.

Unit:#38 Second Floor

Sleeping Room

- 67. 275-33-6
Repair or replace defective door frame.
- 68. 275-33-3-a
Replace defective ceiling tile.
- 69. 275-33-6
Replace defective door hardware. Remove padlock hasp.
- 70. 275-33-3
Repair or replace defective baseboards.

71. 275-33-3-a
Repair or replace defective wall covering to provide an easily cleanable surface.
72. 275-33-3-a
Replace or remove defective floor covering.
73. 275-32-4-a
Restore window to a weathertight condition.
74. 275-42-4
Provide at least one window screen for each habitable room.
75. 275-33-6
Repair or replace defective door hardware including the door jam where the lock hasp rests.

General

76. 275-53-1
Properly seal all open drains and water pipes.

Unit:#37 Second Floor

Sleeping Room

77. 275-62-2
Repair or replace defective electrical fixture.
78. 275-33-6
Repair or replace defective door frame. This includes the damaged jam.
79. 275-33-6
Replace defective door hardware.
80. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner. Around unsealed plumbing pipes.
81. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.) By mirror up from unsealed plumbing.
82. 275-33-3-a
Replace or remove defective floor covering.

General

83. 275-53-1
Properly seal all open drains and water pipes.

Unit:#35 Second Floor

Sleeping Room

- 84. 275-33-6
Repair or replace defective door frame. This includes the damaged jam.
- 85. 275-33-3-a
Replace defective ceiling tile.
- 86. 275-33-3-a
Repair or replace defective wall covering to provide an easily cleanable surface.
- 87. 275-33-3-a
Replace or remove defective floor covering.
- 88. 275-32-4-a
Restore window to a weathertight condition.
- 89. 275-32-4-a
Repair or replace defective window latch.
- 90. 275-42-4
Provide at least one window screen for each habitable room.

General

- 91. 275-53-1
Properly seal all open drains and water pipes.

Unit:#33 Second Floor

Sleeping Room

- 92. 275-62-2
Repair or replace defective electrical fixture.
- 93. 275-33-6
Repair or replace defective door frame. This includes the damaged jam.
- 94. 275-33-6
Repair or replace defective door hardware. This includes the hasp.

General

- 95. 275-81-1-a
Restore dwelling unit to clean and sanitary condition.

Unit:#31 Second Floor

Sleeping Room

- 96. 275-33-3-a
Replace defective ceiling tile.

97. 275-33-6
Replace defective door hardware. This includes the door hasp.
98. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner. Around plumbing fixtures.
99. 275-32-4-a
Restore window to a weathertight condition.
100. 275-32-4-a
Repair or replace defective window latch.
101. 275-42-4
Provide at least one window screen for each habitable room.
102. 275-22-2
Provide proper numbers for all second class dwelling units.

Unit:#29 Second Floor

Sleeping Room

103. 275-33-3-a
Replace defective ceiling tile.
104. 275-33-3-a
Replace or remove defective floor covering.
105. 275-42-4
Provide at least one window screen for each habitable room.

Unit:#27 Second Floor

General

106. 275-53-1
Properly seal all open drains and water pipes.
107. 275-22-2
Provide proper numbers for all 2nd class dwelling units.

Sleeping Room

108. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.
109. 275-32-4-a
Restore window to a weathertight condition.
110. 275-42-4
Provide at least one window screen for each habitable room.

111. 275-32-4-a
Replace broken window pane.

Unit:#25 Second Floor

Sleeping Room

112. 275-33-6
Repair or replace defective door frame.
113. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.
114. 275-32-4-a
Restore window to a weathertight condition.
115. 275-32-4-a
Repair or replace defective window sash.
116. 275-32-4-a
Repair or replace defective window frame.
117. 275-42-4
Provide at least one window screen for each habitable room.

Unit:#23 Second Floor

Sleeping Room

118. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.) Hole in the ceiling.

Unit:#21 Second Floor

General

119. 275-82-2
Exterminate mice.

Sleeping Room

120. 275-33-6
Repair or replace defective door frame. This includes door jamb.
121. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.) By windows.
122. 275-32-4-a
Restore window to a weathertight condition.
123. 275-32-4-a
Repair or replace defective window latch.

124. 275-33-3-a
Repair defective floor. Replace any missing or broken floor boards. By radiator and windows.

Unit:#20 Second Floor

Sleeping Room

125. 275-33-6
Repair or replace defective door frame. This include the jamb.
126. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner. By radiator.
127. 275-33-3-a
Repair or replace defective wall covering to provide an easily cleanable surface.
128. 275-33-6
Repair or replace defective door hardware.
129. 275-32-4-a
Restore window to a weathertight condition.
130. 275-42-4
Provide at least one window screen for each habitable room.

Unit:#7 First Floor

Sleeping Room

131. 275-33-6
Repair or replace defective door frame. This includes the jamb.
132. 275-33-3-a
Replace defective ceiling tile.
133. 275-33-3-a
Repair or replace defective wall covering to provide an easily cleanable surface.
134. 200-11-4
Every habitable room requires a window for light and ventilation. Discontinue the illegal use of a room without a window as habitable space.
135. 275-21-4
Discontinue the preperation of food in a hotel room.
136. 275-22-2
Provide proper numbers for all second class dwelling units.

Unit:#6 First Floor

Sleeping Room

- 137. 275-33-3-a
Replace defective ceiling tile.
- 138. 275-33-3-a
Replace or remove defective floor covering. Where red tape is present.

Kitchen

- 139. 275-33-3-a
Replace defective floor covering to provide a surface easily cleanable and impervious to water.

Bathroom

- 140. 275-53
Replace defective toilet tank cover.
- 141. 275-33-3-a
Repair and repaint water damaged ceiling plaster.

Unit:#5 First Floor

Sleeping Room

- 142. 275-33-3-a
Replace defective ceiling tile. Water damaged tiles.
- 143. 275-33-3
Repair or replace defective baseboards.
- 144. 275-33-3-a
Replace or remove defective floor covering. By radiator.

Unit:#2 First Floor

Sleeping Room

- 145. 275-33-3-a
Replace defective ceiling tile.
- 146. 275-33-3-a
Replace or remove defective floor covering. By door.

Second Floor Storage room south of room #36

- 147. 275-33-3-a
Replace defective ceiling tile.

148. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.
149. 275-33-3-a
Replace missing ceiling tile.
150. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.)
151. 275-33-3-a
Replace or remove defective floor covering.
152. 275-32-4-a
Restore window to a weathertight condition.

Second Floor Common Bathroom 2nd floor center

Bathroom

153. 275-62-2
Replace defective electrical switch.
154. 275-33-3-a
Replace defective ceiling tile.
155. 275-33-3-a
Replace defective floor covering to provide a surface easily cleanable and impervious to water.
156. 275-33-3-a
Paint wall to provide an easily cleanable surface. (Wall is to be properly prepared and paint applied in a workmanlike manner.)
157. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.)
158. 275-33-3
Replace missing door.
159. 275-32-4-a
Repair or replace defective window sash. (sash cords missing).
160. 275-20(1.5)
HFS 195.05(6)(d) Provide soap, single-service towels or other approved means of drying hands.
161. 275-32 (3)
Repair or replace defective toilet compartment partitions.

Unit:#36 Second Floor

Sleeping Room

- 162. 275-33-3-a
Repair or replace defective wall covering to provide an easily cleanable surface.
- 163. 275-33-3-a
Replace missing ceiling tile.
- 164. 275-33-6
Repair or replace defective door hardware.
- 165. 275-32-4-a
Restore window to a weathertight condition.
- 166. 275-32-4-a
Repair or replace defective window sash.
- 167. 275-42-4
Provide at least one window screen for each habitable room. (sash cords missing).
- 168. 275-34-3
Provide storm windows for each habitable room.
- 169. 275-32-4-a
Replace broken window pane.
- 170. 275-21-4
Discontinue the preparations of food in the hoel rooms.
- 171. 275-20-7-n
Lack of proper required room separation.

Unit:#32 Second Floor

Sleeping Room

- 172. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.)
- 173. 275-32-4-a
Repair or replace defective window sash. (sash cord missing).
- 174. 275-34-3
Provide storm windows for each habitable room.
- 175. 275-20-7-n
Lack of proper required room separation.

Unit:#28 Second Floor

Sleeping Room

176. 275-33-3-a
Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.)
177. 275-33-3-a
Replace or remove defective floor covering.
178. 275-32-4-a
Repair or replace defective window sash. (Sash cords missing).
179. 275-20-7-n
Lack of proper required room separation.

Unit:#26 Second Floor

Sleeping Room

180. 275-33-3-a
Repair defective plaster wall and paint so as to provide a cleanable surface. Wall must be properly prepared and repair and painting done in a workmanlike manner.
181. 275-33-3-a
Replace or remove defective floor covering.
182. 275-32-4-a
Repair or replace defective window sash. (Sash cords missing).
183. 275-33-3-a
Repair defective plaster in closet and paint. (Repair and painting to be done in a workmanlike manner.)
184. 275-20-7-n
Lack of proper required room separation.

Unit:#24 Second Floor

Sleeping Room

185. 275-62-3
A recent inspection indicated electrical wiring improperly installed or defective that is potentially hazardous. Restore to a safe condition. (Secure outlet box to the conduit).
186. 275-33-3-a
Replace defective ceiling tile.
187. 275-33-1
Repair or replace defective wall molding trim.
188. 275-32-4-a
Repair or replace defective window sash. (Sash cords missing).

- 189. 275-32-4-a
Replace broken window pane.
- 190. 275-20-7-n
Lack of proper required room separation.

Licensed Premise

- 191. 200-11-2
Right of entry. You are hereby ordered to permit the inspection of your property for the purpose of checking for code violations that may affect the health and safety of the public. Failure to do so may generate a Special Inspection Warrant. Rooms #3, 4,30, 49, storage room on the 2nd floor, and the office in the basement.
- 192. 275-20-9-a
Provide approved flame resistant mattress or approved flame resistant mattress cover. All units.
- 193. 275-20-10
Provide shades or drapes for rooming unit or second class dwelling unit. All units should be checked to repair or replace any defective blinds and install shades or drapes where none are in place.
- 194. 275-20-7-n
Lack of proper required room separation. Doors shall be of 1.5 inch solid wood, or the door shall be covered with 16 gauge sheet metal screwed or otherwise securely fastened to the door, or the equivalent of 1/2 inch plywood or hardboard secured to the existing door, or a labeled 20 minute door and a door frame with a minimum rating of 20 minutes. All door panels shall be tightly fitted to the frames and shall be maintained in a structurally sound condition.

For any additional information, please phone **Thomas Cleary at [414]-286-5910** between the hours of **7:00am-10:00am or 3:15-3:45pm Monday through Friday.**

Per Commissioner of Neighborhood Services By-

Thomas Cleary

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 appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

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 \$50 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 for the fourth and all subsequent reinspections. 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.

LEAD PAINT CAUTION

Defective painted surfaces were noted on this inspection. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings. For information regarding lead safe repair practices, contact the Milwaukee Health Department at 286-0387.

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 by the Standards and Appeals Commission 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. For further information, contact the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-2503. There is a fee for filing this application. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

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.

TRADUCCION EN ESPAÑOL

Si Ud. necesita 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.

Copies:

DEAN W STANLEY - PREFERRED CONTACT, 2627-N RICHMOND ST, CHICAGO IL 60647

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

**CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Plumbing Section
841 N. Broadway
Milwaukee, WI 53202**

DEPARTMENT COPY

Serial #: 004977961
Inspection Date: April 15, 2005
Section ID#: COMP #6/05
Letter Date: April 19, 2005
by: Daniel Zoladkiewicz
Phone: [414]-286-8218
District #: 808
CT: 157

hotl-com

Recipients:
MILWAUKEE PARKWAY LLC, NATIONAL REGISTERED AGENTS, INC R/A, 2627 N RICHMOND, CHICAGO, IL 60647
MILWAUKEE PARKWAY, LLC, NATIONAL REGISTERED AGENTS, INC R/A, 901 S WHITNEY WAY, MADISON, WI 53711
NANCY NICHOLSON - OPERATOR, 1570 W NATIONAL AV, MILWAUKEE, WI 53204

Re: 1570-1572 W NATIONAL AV

Taxkey #: 433-9991-200

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 **within 30 days of service of this order.**

Wisconsin Statutes Section 145.06 ALL PLUMBING WORK MUST BE CORRECTED BY A LICENSED MASTER PLUMBER. Section 225-3 Milwaukee Code of Ordinances A PLUMBING PERMIT IS REQUIRED FOR ALL PLUMBING WORK.

Violations

General

- 1. 225-3-1&4 Obtain a proper plumbing permit for all violations except for those in which "permit is not required" is so indicated.

Basement

- 2. 225-01, Comm 82.21(2)(a)(f), Comm 82.41 Install an approved backflow protection device serving the condenser and laundry tray.
- 3. 225-01, Comm 82.21(2)(i), Comm 82.30(4)(e) Properly seal the unused drain, waste and vent connections in building with approved materials.
- 4. 225-01, Comm 82.40(8)(f) Install an approved water hammer arrestor serving the clothes washer.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

5. 225-33-5 Install an approved vent or flue pipe serving the water heater.(At chimney) (Permit is not required.)
6. 225-01, Comm 82.21(2)(a)(f), Comm 82.40 Repair or replace the defective water distribution piping. (In boiler room)

First Floor

7. 225-01, Comm 82.40(8)(g) Install an approved thermostatic mixing valve or an individually controlled pressure balanced mixing valve serving the shower. (Common bathroom and manager bathroom)
8. 225-01, Comm 82.21(2)(a)(f) Repair the defective faucet serving the lavatory. (Common bathroom) (Permit is not required.)

Second Floor

9. 225-01, Comm 82.32 Install an approved trap serving the lavatory. (South bathroom)
10. 225-01, Comm 82.21(2)(a)(f), Comm 82.30(4)(e) Properly seal the open waste connection allowing sewer gas to enter the building. (Lavatories in rooms #21, 27, 33, 35, and 37)
11. 225-01, Comm 82.40(8)(g) Install an approved thermostatic mixing valve or an individually controlled pressure balanced mixing valve serving the 3 showers.
12. 225-01, Comm 84.20(4) Properly secure, support or reset the water closet. (North bathroom)
13. 225-01, Comm 84.20(5)(m) Install an approved water closet seat. (Permit is not required.) (2 in north bathroom)

Third Floor

14. 225-01, Comm 82.21(2)(a)(f) Remove stoppage from drain, waste and vent lines. (Permit is not required.) (Lavatory in south bathroom)
15. 225-01, Comm 82.21(2)(a)(f), Comm 82.30(4)(e) Properly seal the open waste connection allowing sewer gas to enter the building. (Lavatories in rooms #45, 47, 51, 53, and 59)
16. 225-01, Comm 82.40(8)(g) Install an approved thermostatic mixing valve or an individually controlled pressure balanced mixing valve serving the 3 showers. (North and south bathrooms)
17. 225-01, Comm 82.41(2)(3), Comm 84.20(4)(b) Replace and properly install the faucet, ballcock, or the fill valve which is submerged and creating a cross connection serving the water closet. (South bathroom)
18. 225-01, Comm 84.20(4) Properly secure, support or reset the water closet. (North bathroom) (Fix on wood blocks)

For any additional information, please phone **Daniel Zoladkiewicz** at **[414]-286-8218** between the hours of **7:00am-9:00am Monday through Friday**.

Per Commissioner of Neighborhood Services By-

Daniel Zoladkiewicz

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 appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

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 by the Standards and Appeals Commission 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. For further information, contact the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-2503. There is a fee for filing this application. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

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 \$50 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 for the fourth and all subsequent reinspections. 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.

RETROACTIVITY RULE

In accordance with Section 225-02, Comm 82.21, 82.30, 82.31 and 82.41 shall apply retroactively if upon inspection of any part of an existing plumbing system a condition is identified that tends to create a potential health hazard.

TRADUCCION EN ESPAÑOL

Si Ud. necesita 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.

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

**CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES**
Construction Section
841 N. Broadway
Milwaukee, WI 53202

DEPARTMENT COPY

Serial #: 004980001
Inspection Date: April 15, 2005
District #: 608
CT: 157

hotl-com

Recipients:
MILWAUKEE PARKWAY LLC, NATIONAL REGISTERED AGENTS, INC.-REG AGENT, 2627 N RICHMOND,
CHICAGO, IL 60647-0000
MILWAUKEE PARKWAY, LLC, ATTN: NATIONAL REGISTERED AGENTS, 901 S WHITNEY WAY, MADISON
WI 53711
DEAN W STANLEY, 2627-N RICHMOND ST, CHICAGO IL 60647
NANCY NICHOLSON, 1570 W NATIONAL AV, MILWAUKEE, WI 53204

Re: 1570-1572 W NATIONAL AV

Taxkey #: 433-9991-200

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 **within 30 days of service of this order.**

1. 275-61-1-a
Repair leaks in boiler system.
2. 275-32-3-f
Replace defective smoke pipe on furnace or boiler and seal to chimney.
3. 275-61-1-b
You are hereby ordered to maintain a temperature of at least 67 degrees within each dwelling unit 24 hours each day as long as unit remains occupied.
4. 214-3
IFC 703.1 Repair holes in furnace or boiler room fire retarding enclosure.
5. 275-32-3-f
Repair defective chimney in basement.
6. 275-32-3-f
Seal chimney opening in basement.
7. 275-32-3-f
Replace the missing chimney cleanout cover.
8. 223-3-5
Repair or replace unsafe and hazardous and maintain in a safe condition. Repair floor support for individual room radiators on all floors.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 by the Standards and Appeals Commission 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. For further information, contact the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-2503. There is a fee for filing this application. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

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.

TRADUCCION EN ESPAÑOL

Si Ud. necesita 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.

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

**CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES**
Construction Section
841 N. Broadway
Milwaukee, WI 53202

DEPARTMENT COPY

Serial #: 004980002
Inspection Date: April 15, 2005
District #: 608
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Recipients:
MILWAUKEE PARKWAY LLC, NATIONAL REGISTERED AGENTS, INC.-REG AGENT, 2627 N RICHMOND,
CHICAGO, IL 60647-0000
MILWAUKEE PARKWAY, LLC, ATTN: NATIONAL REGISTERED AGENTS, 901 S WHITNEY WAY, MADISON
WI 53711
DEAN W STANLEY, 2627-N RICHMOND ST, CHICAGO IL 60647
NANCY NICHOLSON, 1570 W NATIONAL AV, MILWAUKEE, WI 53204

Re: 1570-1572 W NATIONAL AV

Taxkey #: 433-9991-200

A recent inspection of the premises at the above address revealed emergency conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below.

The emergency repairs must be completed **within 24 hours** of service of this order or contractors will be hired under authority granted in the essential service ordinance 200-21, or the rent withholding ordinance 200-22.

Please call inspector when the violation is corrected.

- 1. 275-61-2
Defective heating system. Restore to operating condition.

For any additional information, please phone **Greg Eighme** at [414]-286-2537 between the hours of 7:00am-9:00am Monday through Friday.

Per Commissioner of Neighborhood Services By-

Greg Eighme

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 appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 \$50 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 for the fourth and all subsequent reinspections. 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.

RIGHT TO APPEAL

You may file an appeal within 1 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received by the Standards and Appeals Commission by the compliance date. If service of this order is made by mail, the appeal shall be received by the compliance date plus 5 days. For further information, contact the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-2503. There is a fee for filing this application. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

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.

TRADUCCION EN ESPAÑOL

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7. 275-33-3-b
Repair defective bathroom floor and provide a surface impervious to water. Tile damaged by doorway in multiple bathrooms.
8. 275-33-6
Replace missing door knob. Room 59.
9. 275-33-3
Replace missing door. Second floor bathroom.
10. 275-81-1-a
Restore dwelling unit to clean and sanitary condition.
11. IFC 404.2
Emergency Plan and Preparedness: Submit a copy of hotel emergency preparedness plan to the Department of Neighborhood Services, 4001 S 6th St, Second Floor, Milwaukee, WI 53221, for review.
12. Admin 254.83
Room Rates Posted. Maximum room rates must be posted in all rooms. Rooms 46, 48, 50, 28, and 29 did not have room rates.
13. HFS 195.09 (1)
Emergency Route Orientation: All guest rooms shall have an emergency route diagram that is specific to that room, posted on the inside door, and properly orientated.
14. HFS 195.05(6)(d)
Soap and Towels: Soap, single-service towels, or other approved means of drying hands shall be provided in each toliet room.
15. HFS 195.05(6)(e)
Room Designations: The door leading into each toliet room shall be marked to identify whether it is for men or women.
16. HFS 195.09(2)(e)
Window Screens: All windows that can be opened in sleeping rooms shall be screened, using 16 mesh or finer material.
17. HFS 195.10(2)
Room Maintenance: The floors, walls, and ceilings of all rooms shall be maintained in a clean and sanitary condition and in a good state of repair. Room 59, damaged ceiling tiles. Second floor bathroom, damaged ceiling tiles. First floor bathroom, damaged ceiling. Room 33 is not in a clean and sanitary condition due to guest storage.
18. MCO 214-27
Smoke Detector Maintenance: Maintain smoke detectors in all guest rooms. Smoke detectors non-functional or missing in rooms 50,51,33,28, and 06.
19. MCO 68-01
Provide toliet paper in all bathrooms.
20. HFS 195.10
Maintenance: Third floor women's bathroom stall door does not clear toliet when opened. Loose ceiling light fixture in hallway by room 56.

21. Admin 254.76
Smoking Negligence Posted: Notice To Guests Penalty For Careless Smoking Habits shall be posted in all guest rooms.

For any additional information, please phone **Corey Bender** at [414]-286-2610 between the hours of 7:30am-9:00am Monday through Friday.

Per Commissioner of Neighborhood Services By-

Corey Bender

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 \$50 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 for the fourth and all subsequent reinspections. 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.

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 appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$50 to \$10,000 in the manner provided in Section 61.

RIGHT TO APPEAL

This order may be appealed provided an application for appeal is received within 20 days of service. For further information, contact 286-8674 to obtain information about your appeal rights. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

TAX LIEN

If not corrected within the compliance period, the nuisance may be corrected by the City and the cost thereof will be charged as a tax lien against the property.

TRADUCCION EN ESPAÑOL

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