

Narrative 2914 N 60th St

10/18/2023	Referral received for outdoor storage
11/01/2023	Order issued for outdoor storage by Special Enf. Insp Gary Armstrong
11/08/2023	Owner called inspector -verified receipt of order, due date extended to 12-112023
12/11/2023	Courtesy reinspection- violations remain- no charge
04/26/2024	Reinspection violations remain – fee charged
05/24/2024	Fee appealed
09/04/2024	Owner spoke with Peter Laritson in person. No official extensions granted.
10/02/2024	Reinspection- No compliance, reinspection fee charged. Order forwarded to municipal court

Total fees pending \$609.60

Total fees appealed \$203.20



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

Inspection Date
11/01/2023
ORD-23-13614

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2914 N 60TH ST

Taxkey #: 306-1548-000

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: 11/21/2023

1) 295-503-1.

An Outdoor Storage Facility in a RT2 Zoning District is not a permitted use and requires a variance, which will require approval from the Board of Zoning Appeals.

-YOU MUST APPLY FOR A CERTIFICATE OF OCCUPANCY AT THE PERMIT DESK AND SUBMIT A COMPLETE APPLICATION FOR YOUR VARIANCE TO THE BOARD OF ZONING APPEALS OFFICE OR DISCONTINUE SUCH NON PERMITTED USE. (THE DEFINITION OF AN OUTDOOR STORAGE FACILITY INCLUDES OUTDOOR STORAGE OF MATERIALS AND GOODS).

Correct By Date: 11/21/2023

2) 295-503-3.

Accessory uses which are detrimental to the residential character of the neighborhood by reason of the emission of odor, smoke, dust or noise, or the open storage of material or equipment, are not permitted in residentially zoned districts.

-YOU MUST DISCONTINUE THE OUTDOOR STORAGE IMMEDIATELY UPON RECEIPT OF THIS NOTICE.

For any additional information, please phone Inspector **Gary Armstrong** at **414-286-2549** or **garmst@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 -

Gary Armstrong
Inspector

Recipients:

WILLIAM UJ PUCCIANI, PO BOX 100853, MILWAUKEE, WI 53210-0085

WILLIAM UJ PUCCIANI, 2914 N 60TH ST, MILWAUKEE, WI 53210

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 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 \$203.20 for the first reinspection, \$406.40 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 63208, 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

May 01, 2024
Order #: ORD-23-13614

Department Copy
MILWAUKEE, WI

Re: 2914 N 60TH ST

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

First reinspection \$203.20
Second reinspection \$406.40
All subsequent reinspections \$406.40

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

All reinspections 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 04/26/2024, we imposed a \$203.20 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2024 will automatically be assessed to your 2024 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.

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 Gary Armstrong at **414-286-2549** 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.

(ORDER # ORD-23-13614 WAS DUE ON 11/21/2023, ON AN OUTDOOR STORAGE FACILITY -MATERIALS AND GOODS. FINAL 30 DAYS EXTENSION GRANTED TO COMPLY).

Gary Armstrong

Recipients

WILLIAM UJ PUCCIANI, PO BOX 100853, MILWAUKEE WI 53210-0085
WILLIAM UJ PUCCIANI, 2914 N 60TH ST, MILWAUKEE WI 53210



CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 2914 N 60TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 11/01/2023

ORD-23-13614

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
11/02/2023	Special Enforcement Inspector Gary Armstrong conducted an inspection of this location and verified the complaint. Outdoor storage of materials and goods. Pictures taken # 11-15. An order will be issued. Order due date is 11/21/2023. (11/1/2023).	GARMST
11/02/2023	Order(s) Mailed First Class w/CLP brochure - KK	KKENDZ
11/08/2023	Special Enforcement Inspector Gary Armstrong received a call from William Pucciani around 3:51 pm. Message said that he has a letter from Department of Neighborhood, order # ORD-23-13614. Said he's a little confused on what he has to do first in order to comply but having a difficult time with space as he's in distress. If I could call him back -he needs to figure out what he needs to do first in order to remedy the situation and he will do everything he can to comply with everything that is required of him. Again his number is 414-517-2858. (11/7/2023).	GARMST
11/08/2023	Special Enforcement Inspector Gary Armstrong called the owner: William Pucciani at 414-517-2858 around 9:33 am. He said he was at 4001 S 6th street on the first floor. Told him that normally people call ahead of time to make sure that we are here but to come to the 2nd floor and I would talk to him. I explained that I enforce the Zoning and that it was not permitted to have an outdoor storage facility of materials and goods, and that Residential enforces for clean up. Told him he could attempt to get a variance but that I doubt that he would be able to get it because his neighbors would be able to testify and the materials and goods being in the front yard -open to the view of the general public. He said he has materials for things he has to do such as the rear foundation, and dirt/ bricks for plans to put down pavers. Asked him if he has anywhere else he can store the materials and goods, he said that he did not. I suggested that he try to store the materials and goods somewhere until he is ready to complete his projects. He said he was going to do all he can to get this resolved. Verified ownership, receipt of order, address, and explained re-inspection fees. Told him with 11/21/2023, being Thanksgiving week I doubt that I would be out there that week. Told him the soonest I would be back out there would be around 11/28/2023. Told him to do as much as he can and that I would follow up with him around the end of November. (11/8/2023).	GARMST
11/17/2023	Mr. Pucciani stopped in the office and delivered a copy of his NIDC application - see attached. The application was submitted online but I also forwarded a copy of the application to Benjamin Sanchez of NIDC via email. Granted extension on residential order #ORD-23-12775 until 1/17/2024 for his application to be reviewed.	TWESSE
11/28/2023	Special Enforcement Inspector Gary Armstrong voicemail message from 414-517-2858 William Pucciani around 3:11 pm. Message said this was an update - applied for assistance and was given an extension by Tom Wessel until 1/17 for the building in the back. Said he suggested he give me a call so I can check the notes on his account. He's also calling to let me know that he is diligently trying to get everything in order on his property, trying to get anything not construction out and sorting construction materials. Said he will email me a little bit more about what he's doing, his number is 414-517-2858. Said he can send pictures, don't think he's going to be able to make the time line we discussed -giving his best effort, will try to email. Email would be from (jimwilbah@yahoo.com) regarding 2914 N 60th street. (11/21/2023).	GARMST
11/28/2023	Received an email message from William Pucciani around 2:58 pm. Attached to this order. (11/21/2023).	
11/28/2023	Special Enforcement Inspector Gary Armstrong received a call from William Puccianni (414-517-2858). He said he was working on 2914 N 60th street and gave Tom Wessel a letter that he applied for assistance, and was given an extension until January 17th. Told him that was separate from my order. Said he has some materials for his construction project and was	GARMST

ADDRESS: 2914 N 60TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 11/01/2023

ORD-23-13614

	<p>in a car accident last week and is moving around slower. Said that he moved a lot of stuff off of property. Said he was not sure what bricks or wood he's going to use. Said he has moved more than 60% or so, and wants to send me some pictures so I can see what is there. Told him it's not necessary that I would prefer that he concentrates on getting the work completed instead of sending me correspondence. Told him that I would have to see for myself and that I would extend the order until 12/11/2023, Monday. Set up an appointment between 12:30 and 1:30 pm to check. He said the time was fine, told him if he needs to change the appointment to give me a call and that I would call him back to reschedule. (11/28/2023).</p>	
12/13/2023	<p>Special Enforcement Inspector Gary Armstrong conducted a Courtesy re-inspection of this location and the violations remain. Outdoor storage of materials and goods. Met the owner: William Pucciani at the property. There is substantial compliance with the outdoor storage. A lot of the materials and goods are to be used to comply with Residential order on rear of building and for landscaping. 30 days extension granted to coincide with the Residential order. (12/11/2023).</p>	GARMST
05/01/2024	<p>Special Enforcement Inspector Gary Armstrong conducted a re-inspection of this location and the violations remain. Still outdoor storage facility of materials and goods. Chargeable re-inspection. Pictures taken # 4-7. Final 30 days extension granted to comply. (4/26/2024).</p>	GARMST
05/02/2024	<p>Re-inspection Fee Letter Mailed First Class - KK</p>	KKENDZ
05/21/2024	<p>Special Enforcement Inspector Gary Armstrong received a visit to the office from William Pucciani. He said that most of the stuff outside is going to be used for the rear of his house. Gave him a copy of the most recent pictures that I took on 4/26/2024. Said he has removed a lot of stuff and plans on using most of the remaining items. He said that he wanted to appeal the re-inspection fee and wanted to know if I would be offended if he did. Told him he has a right to appeal the fees and that I would not hold it against him, that I am just doing my job. He said that he was denied the NIDC loan and has to do everything himself, and is not in the best physical condition. Told him the last time I was out there before April was on 12/11/2023. Told him that he could talk to my supervisor if he wanted, that I am not trying to charge him re-inspection fees and that my objective is for compliance. Told him in the future it would be better for him to call and set up an appointment because he will not know whether I am in the office or not. Asked him realistically when does he feel that he is going to be completed with the rear of the house, he said the end of July. Told him let's meet out there the middle of June and we'll see what's out there then and go from there. (5/21/2024).</p>	GARMST
06/20/2024	<p>Special Enforcement Inspector Gary Armstrong received a visit from William Pucciani in the office. He said that he has a friend where he can store some of his materials and goods but the site is not going to be available until July 10, 2024. Told him that we would touch base on 7/15/2024, for him to call me or I will call him. Told him at that point hopefully everything will be corrected. Told him that I have been trying to work with him and if I have to charge another re-inspection fee that I would also have to recommend court proceedings. Re-inspect the middle of July. (6/20/2024).</p>	GARMST
07/11/2024	<p>reinspection fee of 04/26/2024 being appealed Sept 4th. Hold on issuing additional fees until further notice.</p>	PLARIT
07/19/2024	<p>Special Enforcement Inspector Gary Armstrong conducted a re-inspection of this location and the violations remain. Still outdoor storage of materials and goods. Had an appointment to meet the owner: William Pucciani. He said that his car stopped last night and he wasn't able to remove a lot of materials. Told him what needs to be removed and that I was trying to work with him on getting compliance. Told him I was giving a final extension for 2 weeks until 8/1/2024, and for him to contact me the end of this month or 1st of August. No charge due to hold for his appeal of re-inspection fee. (7/18/2024).</p>	GARMST
07/31/2024	<p>Special Enforcement Inspector Gary Armstrong received a call from William Pucciani (414-517-2858). He said he was still working on his property. Told him since he is scheduled for an appeal hearing on 9/4/2024, that I was informed by Special Enforcement Supervisor Pete Laritson to not charge any additional fees until after the appeal. He said that he did get a voicemail from someone around 2 weeks ago but that he would have to check his messages. He said that the message told him it would be to his benefit if the order was in compliance before his appeal hearing. Told him to double check his messages and if it was</p>	GARMST

ADDRESS: 2914 N 60TH ST MILWAUKEE WI

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ORDER #

ORD-23-13614

my supervisor who left the message I would be able to talk to him since we are in the same office. Told him to call me back within a couple days and we would go from there. Told him that our objective is still to obtain compliance. (7/31/2024).



2914 N 60th Street. 11/1/2023.
(G. Armstrong/ Special Enforcement)



2914 N 60th Street. 11/1/2023.
(G. Armstrong/ Special Enforcement)



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(G. Armstrong/ Special Enforcement)



2914 N 60th Street. 11/1/2023.
(G. Armstrong/ Special Enforcement)



2914 N 60th Street. 11/1/2023.
(G. Armstrong/ Special Enforcement)



2914 N 60th Street. 4/26/2024.
(G. Armstrong/ Special Enforcement)



2914 N 60th Street. 4/26/2024.
(G. Armstrong/ Special Enforcement)



2914 N 60th Street. 4/26/2024.
(G. Armstrong/ Special Enforcement)



2914 N 60th Street. 4/26/2024.
(G. Armstrong/ Special Enforcement)













2914 N 60th Street. 10/2/2024.
(G. Armstrong/ Special Enforcement)
(ORD-23-13614. Violation # 1)



2914 N 60th Street. 10/2/2024.
(G. Armstrong/ Special Enforcement)
(ORD-23-13614. Violation # 1)



2914 N 60th Street. 10/2/2024.
(G. Armstrong/ Special Enforcement)
(ORD-23-13614. Violation # 1)



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(G. Armstrong/ Special Enforcement)
(ORD-23-13614. Violation # 1)



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