



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

Inspection Date
02/22/2018
ORD-18-02412

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2824 W STATE ST

Taxkey #: 388-1541-000

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: 06/30/2018

1) ***This property is designated as a HISTORIC BUILDING under the city's historic preservation ordinance. Prior to making any exterior repairs, you MUST contact the Historic Preservation Commission at 414-286-5712 to determine whether any special conditions apply.***

Correct By Date: 06/30/2018

2) 320-21-11.a Certificate required. No person or entity shall alter, reconstruct, or rehabilitate any part of the exterior of a historic structure or structure or improvement on a historic site or within a historic district, construct any improvement on a historic site, on a parcel that contains a historic structure, or on a parcel within a historic district, including a parcel which is to be rendered vacant or partially vacant by reason of partial or complete demolition of a structure within a historic site or district, or partially or wholly demolish any historic structure or structure within a historic site or district, or partially or wholly demolish any historic structure or structure or improvement on a historic site or within a historic district, or permit any of these activities to occur unless a Certificate of Appropriateness has been issued by the Historic Preservation Commission. You are hereby ordered to obtain a Certificate of Appropriateness for alterations or construction. Contact the Historic Preservation Commission at 286-5712 for information on how to obtain a Certificate of Appropriateness. (For any work done to the garage)

Correct By Date: 06/30/2018

3) 275-33.5.b Replace missing stair handrail(s).
Areas of concern: Garage, West side stairway leading to upper unit/space in garage.

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Correct By Date: 06/30/2018

4) 275-32.3.g Replace missing stair guardrail(s).

Areas of concern: Garage, West side stairway leading to upper unit/space in garage.

Correct By Date: 06/30/2018

5) 275-32.3 Replace defective or missing shingles. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

Areas of concern: Garage

Correct By Date: 06/30/2018

6) 275-32.10 Repair or replace defective garage apron (approach).

Areas of concern: Properly pave garage apron

Correct By Date: 06/30/2018

7) 275-81-5-b Maintain premise in an erosion free condition. Every premises shall be maintained in a erosion-free dust-free condition utilizing suitable landscaping, grass, trees, shrubs or other planted ground cover.

For any additional information, please phone Inspector **Olgita David at (414)286-2524 or odavid@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 -

Olgita David
Inspector

Recipients:

THE SURVIVOR'S TRUST CREATED, IN H CARL MUELLER & PATRICIA 2824 W STATE ST, MILWAUKEE, WI 53208
THE SURVIVOR'S TRUST CREATED, 1749 N PROSPECT AVE IN H CARL MUELLER & PATRICIA, MILWAUKEE, WI 53202

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order

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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.

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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THE SURVIVOR'S TRUST CREATED
IN H CARL MUELLER & PATRICIA
1749 N PROSPECT AVE
MILWAUKEE WI 53202

Re: 2824 W STATE ST

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3) 275-33.5.b Replace missing stair handrail(s).
Areas of concern: Garage, West side stairway leading to upper unit/space in garage.

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4) 275-32.3.g Replace missing stair guardrail(s).

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Areas of concern: Garage

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Areas of concern: Properly pave garage apron

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7) 275-81-5-b Maintain premise in an erosion free condition. Every premises shall be maintained in a erosion-free dust-free condition utilizing suitable landscaping, grass, trees, shrubs or other planted ground cover.

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