



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

January 9, 2014

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 131196
Address 626 W Melvina St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services does not object to the return of this property provided the applicant pays the following pending charges:

Reinspection Fees – Special Enforcement	\$ 4,949.00
Vacant Building Inspection Fees	\$ 507.00
Vacant Building No Entry Fees	\$ 100.70
Reinspection Fees	<u>\$ 4,750.00</u>
Total Charges	\$10,306.70

The building was placarded as unfit for human habitation on June 20, 2011. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until all of the violations have been corrected, the placard has been removed and the owner has been issued an Occupancy Certificate by DNS. A copy of the placard order is attached.

Sincerely,

Lynne Steffen
Business Operations Manager

Exterior

- 4. 275-32-3
Repair leaks in roof to restore a watertight condition. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

Interior

Living Room

- 5. 275-33-3-a
Repair and repaint water damaged ceiling plaster.

For any additional information, please phone Inspector Robert Bates at [414]-286-8842 between the hours of 8:00am-10:00am or 3:00pm-4:00pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

Robert Bates
Inspector

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.

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, \$200 for the third, and \$350 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.

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

RIGHT TO APPEAL

You may appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414-286-2543 in order to file 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.

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, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.