



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

October 22, 2013

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

Re: File No. 130896
 Address 2476-78 S 13th 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 pending Reinspection Fees of \$100.70 and Recording Enforcement Fees of \$304.20, for a total of \$404.90.

The department also requests that, if the Common Council approves the return of the property, the applicant work to correct the code violations against the property in a timely manner. A copy of the order is attached.

Sincerely,

Lynne Steffen
Business Operations Manager

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 #: 010488541
Inspection Date: October 01, 2013
Section ID#: CCS 372-13
Letter Date: October 03, 2013
by: **Jason J. Wallace**
Phone: [414]-286-3364
District #: 839
CT: 175

mult-xcs

Recipients:
CITY OF MILWAUKEE DCD-IN REM, ATTN KAREN TAYLOR, 809 N BROADWAY, 2ND FLOOR, MILWAUKEE WI 53202

Re: **2476-2478 S 13TH ST**
AKA:2476 S 13TH ST

Taxkey #: 497-0120-000

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 **within 60 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

- 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. Sec 225-01, SPS 382.22, SPS 382.41 Install an approved backflow protection device serving the laundry tray. (Permit is not required)
- 3. 225-01, SPS 382.22 Repair or replace the defective control valve serving the RISER
- 4. 225-31, 225-32-2&3 Properly install the gas piping serving the clothes dryer and water heater. (Permit is not required.)
- 5. 225-3-1&4, 225-01, SPS 382.22, SPS 382.40 Properly install the illegally installed water distribution piping.
- 6. 225-01, SPS 382.22, SPS 382.40 Repair or replace the defective water distribution piping.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

7. 225-3-1&4, 225-01, SPS 382.22, SPS 382.40(2) Replace the illegally installed materials in the water distribution piping with approved materials.

Outside

8. 225-01, SPS 382.41(3) Install an approved backflow preventer on all hose faucets as required. (Permit is not required.)

For any additional information, please phone **Inspector Jason J. Wallace** at **[414]-286-3364** between the hours of **7:00am-9:00am Monday through Friday**.

Per Commissioner of Neighborhood Services By-

Jason J. Wallace
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.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$50.70 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% 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.

RETROACTIVITY RULE

In accordance with Section 225-02, SPS 382.21, 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.