



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

Inspection Date
08/21/2019
ORD-19-15515

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 945 N 31ST ST

Taxkey #: 388-2204-100

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: 08/22/2019

1) ****THIS PROPERTY IS DESIGNATED AS AN 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.****

200-11.3 STOPPING OF CONSTRUCTION WORK. Whenever the construction of any building, structure, equipment, or additions thereto, or alterations, or repairs thereto, or removal, or demolition thereof is being done contrary to the regulations of this code or contrary to s. 320-20-11 or the conditions of a Certificate of Appropriateness issued pursuant thereto, the commissioner may order such work to be stopped at once. You are hereby ordered to stop work and obtain a Certificate of Appropriateness for alterations or construction. Contact the Historic Preservation Commission at (414) 286-5712 for information on how to obtain a Certificate of Appropriateness.

Correct By Date: 09/30/2019

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 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 granted by the commission. The commissioner of city development or neighborhood services shall not issue a permit for any such work or demolition unless a certificate of appropriateness has been issued by the commission as provided in this subsection... YOU ARE HEREBY ORDERED TO OBTAIN AND FULLY COMPLY WITH ALL PROVISIONS OF THE CERTIFICATE OF APPROPRIATENESS.

ALL PREVIOUS WORK PREVIOUSLY COMPLETED NOT IN COMPLIANCE, NO CERTIFICATE OF APPROPRIATENESS

Correct By Date: 09/30/2019

3) 200-24. PERMITS REQUIRED. Obtain proper permits for all Front Upper Porch alterations. Permit must be issued, inspections conducted, alteration approved and then closed out. 275-32.3 Replace missing siding on exterior walls.

Violation Location: East Side

Correct By Date: 09/30/2019

4) 275-32.3 Replace missing siding on exterior walls.

Violation Location: South Side

Correct By Date: 11/28/2019

5) 275-32.3 Replace missing siding on exterior walls.

Violation Location: East Side

Correct By Date: 11/28/2019

6) 275-32.3 Replace missing boards in roof eave. (Southeast lower porch)

Violation Location: East Side

Correct By Date: 11/28/2019

7) 275-32.6 Reconnect downspout to gutter system.

Violation Location: East Side

Correct By Date: 11/28/2019

8) 225-4.2 Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.

Violation Location: East Side

Correct By Date: 11/28/2019

9) 275-32.3.g Provide an approved guardrail for porch. (Front Upper)

Violation Location: West Side

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Correct By Date: 11/28/2019

10) 275-32.3.g Replace missing porch step treads. (Rear Porch)

Violation Location: West Side

Correct By Date: 11/28/2019

11) 275-32.3.g Repair or replace defective porch step treads. (Rear Porch)

Violation Location: West Side

Correct By Date: 11/28/2019

12) 275-32.3.g Replace defective risers on porch steps. (Rear Porch)

Violation Location: West Side

Correct By Date: 11/28/2019

13) 275-32.3.g Repair or remove defective skirting around porches. (Rear Porch)

Violation Location: Garage

Correct By Date: 11/28/2019

14) 275-32.9 Repair or replace defective garage door(s).

Violation Location: Garage

Correct By Date: 11/28/2019

15) 275-32.3 Repair or replace defective fascia boards on garage.

Violation Location: Garage

Correct By Date: 11/28/2019

16) 275-32.3 Restore garage walls to a rodent proof condition.

Violation Location: NA

Correct By Date: 06/01/2020

17) 275-32.3.a Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner)

Violation Location: NA

Correct By Date: 06/01/2020

18) 275-32.3.a Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.

Violation Location: NA

Correct By Date: 06/01/2020

19) 275-32.3.a Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.

For any additional information, please phone Inspector **David Belasco** at **414-286-3558** or **dbelas@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 -

David Belasco
Inspector

Recipients:

MICHELLE GLOVER, 945 N 31ST ST, MILWAUKEE, WI 53208

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 appellants 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 \$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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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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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