

7100 W. Forest Home Ave.
Greenfield, WI 53220-2929
February 20, 2003

City Clerk

Att'n: CLAIMS
200 E. Wells St., Room 205
Milwaukee, WI 53202-3567

re: 2440 N. 35th St., Milwaukee, WI 53210

CITY OF MILWAUKEE
03 FEB 20 PM 12:45
RONALD D. LEONHARDT
CITY CLERK

To Whom it may concern:

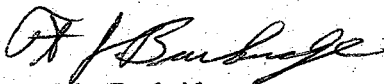
In the recent past, The City of Milwaukee performed extensive work on N. 35th Street, including street widening, resurfacing, replacement of curbs and gutters, and other significant structural repairs. The fire hydrant and the sewer drain in front of my building at 2440 N. 35th St., which is flush with the sidewalk, were replaced as part of this project. On November 20, 2002, it was pointed out to me by City of Milwaukee Building Inspector Roger D. Parazinski that mortar was missing from the exterior walls on the north and south sides of that building. While ascertaining the nature of the problem, I discovered that the west wall of my building was listing outward. The structural engineering report I obtained confirmed my suspicion that this was caused by the aforementioned work. As a result, I respectfully submit that the City of Milwaukee is responsible for the damage done to my building necessitating this repair.

Enclosed are copies of: 1) Structural Engineering Report, substantiating the nature of the damage to the building; and 2) Two Contractors' estimates for repair of this damage.

I seek remuneration in the sum of \$ 20,400.00 from the City of Milwaukee in this claim.

Thank you for your attention to this matter.

Yours truly,



F. John Burbridge
7100 W. Forest Home Ave.
Greenfield, WI 53220-2929
Tel. (414) 543-6763

CITY OF MILWAUKEE
RECEIVED
03 FEB 20 PM 3:20
CITY ATTORNEY

STRUCTURAL INSPECTION REPORT

DONALD V. COHEN, P. E. - 220 WILLIAMSBURG DR., STE. 4 - THIENSVILLE, WI 53092 - (262) 242-9791

BUILDING ADDRESS: 2440 N. 35th Street, Milwaukee, WI 53210
CLIENT: John Burbridge
ADDRESS: Same
TELEPHONE: (Res) 414-543-6763 (Off) 414-379-6763
DATE: December 18, 2002
FEE: \$280.00

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion, which is not a warranty, that latent or concealed defects may not exist as of the date of this inspection or which may exist in the future. The report is limited to the components of the structure that were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

CLIENT ACCEPTANCE: 

GENERAL INFORMATION

STRUCTURE WEST CONCRETE BLOCK MASONRY WALL
TIPPED.

BUILDING FACES:	<u>WEST</u>	CLIENT PRESENT:	YES <u>X</u>	NO <u> </u>
SOIL CONDITION:	<u>-</u>	ESTIMATED AGE:	<u>47</u>	YES <u> </u>
STORIES:	<u>1</u>	OCCUPIED:	YES <u>X</u>	NO <u> </u>
FOUNDATION TYPE:	<u>BASEMENT</u>	CRAWL SPACE	<u> </u>	FROST FOOTINGS <u>X</u>



Donald V. Cohen, L.L.C.
Professional Engineer and Building Consultant

Date: 12-18-03 Time: Weather:

Client: JOHN BODENRIDGE Address: 2440 N 35TH ST.


MILWAUKEE, WI.

Re: Foundation Chimney Roof Garage House Moisture
 Structure Other

THE CITY REPLACED THE SIDEWALK AND INSTALLED A FIRE HYDRANT, WITHIN THE PAST TWO YEARS

THE FRONT CONCRETE BLOCK WALL FOOTING HAS TIPPED OUTWARD DUE TO UNDERMINING OF THE SOILS. THE BLOCK WALL HAS TIPPED 1" TO THE OUTSIDE. THE NORTH AND SOUTH WALLS HAVE STEP CRACKS WHICH ARE NEW. THE DOORPLANK ROOF DECK HAS SETTLED DUE TO THE WALL MOVING OUTWARD.

THE DOORPLANK WILL HAVE TO BE JACKED UP SO THAT THE WEST WALL CAN BE JACKED BACK TO PLUMB. THE STEP CRACKED BLOCKS ON THE NORTH AND SOUTH SIDES WILL HAVE TO BE REMOVED AND REPLACED WITH DUR-O-WALL REINFORCING IN EACH COURSE TO TIE THE SECTIONS TOGETHER.

 P.E.

J.C. INC
P.O. BOX 76452
MILWAUKEE WI. 53216
MOBIL 349-1000

Proposal

To repair property at 2440 N. 35th Street, Milwaukee WI.

We HEREBY to furnish material and labor to repair the above described building for damages caused by city of Milwaukee (as verified by Donald Cohen, Engineer), during the process of replacing the street and sidewalks in this area.

We propose the following to complete repairs..

- (1) to replace two side walls approximately fifteen ft. long.**
- (2) Support Dox plank roof to rebuild walls.**
- (3) We will rebuild front wall and replace door.**
- (4) Plaster finish applied to walls . Also prime and paint complete walls.**
- (5) Shift docks-plank roof back into place and secure as needed.**
- (6) Apply new modified roof system.**
- (7) Secure building during construction.**
- (8) Clean up and haul all debris.**

ALL WORK IS TO BE COMPLETED IN A SUBSTANTIAL AND WORKMANLIKE MANNER FOR THE SUM OF \$20,400.00 .

A DOWN PAYMENT OF 50 % IS REQUIRED AND THE BALANCE ON SATISFACTORY COMPLETION.

RESPECTFULLY SUBMITTED _____

J.C. INC.

WE HEREBY AUTHORIZE J.C. INC. TO DO ALL THE REPAIRS AS LISTED IN THEIR PROPOSAL.

ACCEPTANCE OF PROPOSAL

SIGNATURE _____

DATE _____

Larry Richter
D/B/A Top To Bottom
3142 S 13th Mil. Wi.

Proposal/Contract

Customer: Mr. John Burbridge

Job Description: Repair walls & roof @ 2440 N.35th
Milwaukee wi. (Engineer verification of damage to
property; Caused by city of Mil. work @ sidewalk &
street)

Itimization of project:

Take down side walls approx. 15 to 20 feet back from
front of building down to Grade.

Support roof; Rebuild said walls to original.

Remove existing gutters as needed; Replace after
repair of walls.

Front wall to be rebuilt as existing (with door).

Plaster & paint walls at points of repair.

Sift docks-Plank roof back into place; Secure as
needed.

Apply new modified roof system (Torch-down)

@ entire roof surface.

Security of building at time of project by contractor.

Any items needed to be moved @ property to provide
substantial work space by owner (N.I.C.)

[not in contract]

Cost of all labor & material. \$ 21,500.00

Payment schedule as follows: \$ 10,750.00
downpayment upon signing.

Balance @ satisfactory completion of project.

Owner Larry Richter

X _____

Customer Mr. John Burbridge

X _____

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202

FLORIAN J BURBRIDGE
7100 W FOREST HOME AVE
GREENFIELD, WI 53220-2929

Serial #: 003889672
Inspection Date: November 20, 2002
District #: 325
CT: 98

fact-fir

Recipients:

FLORIAN J BURBRIDGE, 2440 N 35TH ST, MILWAUKEE, WI 53210
FLORIAN J BURBRIDGE, 7100 W FOREST HOME AVE, GREENFIELD, WI 53220-2929

Re: 2440 N 35TH ST

Taxkey #: 326-1547-000

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 90 days of service of this order.

Exterior

South Side

1. 275-32-3
Replace mortar missing from exterior wall (tuckpoint).

North Side

2. 275-32-3
Replace mortar missing from exterior wall (tuckpoint).

West Side

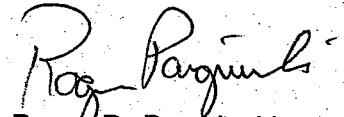
3. 275-32-3
Replace mortar missing from exterior wall (tuckpoint).
4. 275-32-3
Replace defective siding on exterior walls. Repair defective stucco siding.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone Inspector Roger D. Parazinski at [414]-286-2822 between the hours of 7:00am-9:00am or 4:00pm-5:00pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-


Roger D. Parazinski
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 by the Standards and Appeals Commission 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. For further information, contact the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-2503. There is a fee for filing this application. Failure to appeal an order issued by the Department shall create a rebuttable presumption that a violation existed on the date of the issuance of the order (200-17-8).

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 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 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, which will then schedule a hearing.

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.

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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.

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