



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

Inspection Date
02/02/2018
ORD-18-01526

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3266 N 17TH ST

Taxkey #: 284-0722-000

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: 03/15/2018

1) 275-53 Repair or replace defective plumbing system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in a good, sanitary, working condition. Restore plumbing system to an operable condition - Permit required.

PLEASE NOTE THAT PER PREVIOUS ORDER TO CORRECT SEVERAL "HANDYMAN" REPAIRS, IMPROPER INSTALLATIONS AND LEAKS WERE NOTED IN THE BASEMENT AND FIRST AND SECOND FLOOR BATHROOMS. YOU ARE REQUIRED TO HAVE A LICENSED PLUMBER EVALUATE THE PLUMBING SYSTEM, OBTAIN PERMITS AND MAKE REQUIRED REPAIRS. THIS ALSO INCLUDES IMPROPERLY SUPPORTED AND UNCAPPED GAS LINES.

Correct By Date: 03/15/2018

2) 275-33.1 Dwelling unit must be kept vacant until all outstanding orders of the building inspector are in compliance.

LOWER UNIT.

Correct By Date: 03/15/2018

3) NOTICE: Some or all of the violations in this letter have been reissued from a previously litigated order.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Correct By Date: 03/15/2018

4) 275-32.2 Structural failure. All supporting structural members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the dead and live loads imposed upon them. Repair or replace defective structural members - Permit required.

PLEASE NOTE THAT UPON INSPECTION OF THE BASEMENT AREA, STRUCTURAL DEFECTS WERE NOTED FROM IMPROPER NOTCHING, BORING AND MOISTURE DAMAGE.

For any additional information, please phone Inspector **Matthew Jenrich at 414-286-5459 or MJENRI@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 -

Matthew Jenrich
Inspector

Recipients:

RENOLD S COUSINS, 8950 W HUSTIS ST CAMILLE N COUSINS, MILWAUKEE, WI 53224

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 appellent 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 414-286-3679.

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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



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

Inspection Date
11/29/2017
ORD-17-18976

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3266 N 17TH ST

Taxkey #: 284-0722-000

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.

Violation Location: East Side

Correct By Date: 03/05/2018

1) 275-32.4.a Replace broken window panes. --AND ALL SIDES OF HOUSE AS NEEDED--

Correct By Date: 03/05/2018

2) ~~275-32.8~~ Repair, replace, or remove the defective fence.

Correct By Date: 03/05/2018

3) ~~275-32.3.f~~ Replace missing chimney cap.

Correct By Date: 03/05/2018

4) 275-32.3.f Replace mortar missing in chimney (tuckpoint).

Correct By Date: 03/05/2018

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

Violation Location: West Side

Correct By Date: 03/05/2018

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

6) 275-32.6 Repair or replace defective downspout. --EXTEND DOWNSPOUTS AT LEAST TWO FEET FROM FOOTINGS OR FOUNDATIONS--

Violation Location: West Side

Correct By Date: 03/05/2018

*ABATED
7/25*

7) 275-32.6 Replace defective rain gutters. --ALL SIDES OF HOUSE AS NEEDED--

Correct By Date: 03/05/2018

8) 275-32.3.g Replace defective porch floor boards and secure to supporting structure.

--SECOND FLOOR WEST PORCH--

Correct By Date: 03/05/2018

9) 275-32.3.g Repair or remove defective skirting around porches.

--FIRST FLOOR WEST PORCH--

Correct By Date: 03/05/2018

10) 200-24 PERMITS REQUIRED. Obtain proper permits for all ___ alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

*ABATED
7/25*

Has permit deceleration

--NEW ELECTRICAL SERVICE--

Violation Location: Garage

Correct By Date: 03/05/2018

*ABATED
7/25*

11) 275-32.9 Replace defective garage door(s).

Correct By Date: 06/05/2018

12) Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner). 275-32.3.a --ALL TRIM, PORCHES, EXTERIOR OF WINDOW SASHES, FRAMES--

Correct By Date: 06/05/2018

13) All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration. 275-32.3.b

*ABATED
7/25*

Violation Location: Garage

Correct By Date: 06/05/2018

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

14-225-323-7125

~~14-225-323~~ 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 **Robert Bates at 414-286-5785 or RBATES@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 -

Robert Bates
Inspector

Recipients:

RENOLD S COUSINS, 8950 W HUSTIS ST, MILWAUKEE, WI 53224
CAMILLE N COUSINS, 8950 W HUSTIS ST, MILWAUKEE, WI 53224
RENOLD S COUSINS, 8950 W HUSTIS ST CAMILLE N COUSINS, MILWAUKEE, WI 53224

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