



Department of Neighborhood Services

**Preston D. Cole**  
Commissioner

**Thomas Mishefske**  
Operations Director

**Michael Mazmanian**  
Operations Director

March 12, 2019

Alderman Mark A. Borkowski, Chair  
Judiciary and Legislation Committee  
Office of the City Clerk  
Room 205, City Hall

RE: File No.: 181711  
Address: 2509 W. Capitol Dr.

Dear Alderman Borkowski:

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 request provided the applicant pays Reinspection fees **\$1,016.00**.

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

Sincerely,

Emily McKeown  
Business Operations Manager



**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

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



DEPARTMENT COPY

*Serial #:* 012231471  
*Inspection Date:* August 17, 2016  
*District #:* 305  
*CT:* 47

schl-fir

Recipients:  
SQUIRE LAND DEVELOPMENT LLC, EVELYN BOYLES (RA), 2509 W CAPITOL DR., MILWAUKEE WI 53206  
EVELYN BOYLES, 2509 W CAPITOL DR, MILWAUKEE, WI 53206  
SQUIRE LAND DEVELOPMENT, LLC, 2509 W CAPITOL DR, MILWAUKEE WI 53206-0000

Re: **2509 W CAPITOL DR**

Taxkey #: 270-0301-000

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 30 days of service of this order.**

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

Exterior

General

- 1. 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). **Including but not limited to eaves, fascia boards, windows, doors, and all other trim.**
- 2. 275-32-3-b  
All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration. **Gutters.**

East Side

- 3. 275-32-3  
Replace defective fascia boards.
- 4. 275-32-3  
Replace missing boards in roof eave. **Soffit.**
- 5. 275-32-3  
Replace defective trim boards on exterior walls.

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

## West Side

6. 275-32-3-f  
Replace mortar missing in chimney (tuckpoint).
7. 275-32-3  
Replace all defective roof boards and make roof watertight. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.
8. 275-32-3  
Replace missing fascia boards.
9. 275-32-3  
Replace defective boards in roof eave. **Soffits. ..**
10. 275-32-6  
Replace defective downspout.
11. 275-32-3  
Replace trim boards missing from exterior walls.
12. 275-32-4-a  
Repair, replace or remove defective screen/storm door.

## Exterior

13. 275-32-2  
All supporting members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the live and dead loads imposed upon them. Repair or replace defective supporting members. **Lower.**
14. 275-32-3-g  
Repair or replace defective porch guardrail. **Upper.**
15. 275-32-3-g  
Replace defective trim boards on porch. **Lower.**
16. 275-32-3-g  
Porch support structure has failed. Restore the porch to a safe condition. (Call 286-8211 for information regarding the required permit.) **Lower.**
17. 275-32-6  
Replace defective downspout on porch. **Lower.**

For any additional information, please phone **Raymond Rutherford** at [414]-286-3146 between the hours of **8:00am-10:00am AND 2:00pm-4:45pm Monday through Friday.**

Per Commissioner of Neighborhood Services By-

Raymond Rutherford

**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 \$101.40 for the first reinspection, \$202.80 for the second 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.

**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.

**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.