



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

March 12, 2014

By US Mail and Certified Mail

Mr. Perry Margoles
Registered Agent
Milwaukee Immediate Care Corp.
1971 West Capitol Drive
Milwaukee, WI 53206

Mr. Perry Margoles
Agent for and d/b/a
1971 West Capitol Co.
1971 West Capitol Drive
Milwaukee, WI 53206

Mr. Perry Margoles
312 Holdridge Avenue
Winthrop Harbor, IL
60096-1136

Dear Mr. Margoles:

This is a follow up letter to the March 6th letter from the Department of City Development sent you outlining the "Lease Conditions" that must be met in order for you to occupy 1971 West Capitol Drive. Two of the conditions requires you to correct all DNS violations and provide proof that the medical waste is properly being, handled, stored and disposed of in accordance with Federal and State regulations.

On March 7, 2014 Department of Neighborhood Staff ("DNS") and Milwaukee Health Department (MHD) staff inspected the property at 1971 West Capitol Drive. DNS and MHD identified violations and actions that must be corrected or implemented. Copies of the violations and actions are enclosed.

If you have any questions, you may contact the City's Property Manager, Deborah McCollum-Gathing at 414-286-5759.

Sincerely,

Elaine M. Miller
Manager, Real Estate &
Development Services

- c: Mayor's Office
- DNS Commissioner
- DPW Commissioner
- City Attorney's Office
- DCD Property Manager



ADVISORY NOTICE

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



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

Serial #: 010541811
Inspection Date: March 07, 2014
District #: 305
CT: 46

heal-fir

Recipients:
CITY OF MILWAUKEE DCD-IN REM, ATTN KAREN TAYLOR, 809 N BROADWAY, 2ND FLOOR, MILWAUKEE WI 53202
PERRY L MARGOLES, 1971 W CAPITOL DR, MILWAUKEE, WI 53206

Re: **1971-1977 W CAPITOL DR**

Taxkey #: 271-2503-000

An inspection of the above premises revealed conditions that requires your attention. As the owner/operator of the property you are responsible for maintaining the property in a code compliant condition. If a future inspection reveals that the conditions have not been corrected, an official order to correct the conditions may be issued.

Fire Prevention

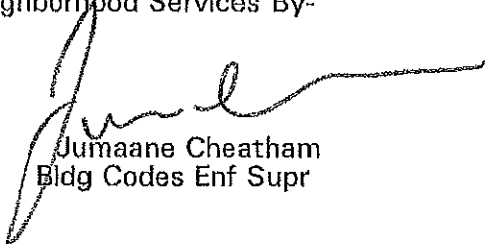
1. 214-3
IFC 1011.4 Exit signs shall be illuminated at all times.
2. 214-3
IFC 901.6 Repair defective or inoperable fire alarm and restore system to a fully operating condition.
3. 214-3
IFC 906.7 Fire extinguisher must be securely mounted in accordance with this code. (2nd floor and basement)
4. 214-3
IFC 605.5 Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Discontinue the use of illegal extension cords to alleviate fire hazard.
5. 214-3
IFC 1028.3 Remove obstruction to designated fire exits immediately. (First floor conference room)
6. 265-01
NFPA 54-5.1.1..
Gas appliances, accessories, and gas utilization equipment shall be approved.

OFFICIAL NOTICE

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone **Bldg Codes Enf Supr Jumaane Cheatham** at **[414]-286-3154** between the hours of **7:30am-9:30am** or **2:30pm-3:30pm Monday through Friday**.

Per Commissioner of Neighborhood Services By-



Jumaane Cheatham
Bldg Codes Enf Supr

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 Villet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

ADVISORY NOTICE

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



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

Serial #: 010534551
Inspection Date: March 07, 2014
District #: 305
CT: 46

heal-fir

Recipients:
CITY OF MILWAUKEE DCD-IN REM, ATTN KAREN TAYLOR, 809 N BROADWAY, 2ND FLOOR, MILWAUKEE WI 53202
PERRY L MARGOLES, 1971 W CAPITOL DR, MILWAUKEE, WI 53206

Re: 1971-1977 W CAPITOL DR

Taxkey #: 271-2503-000

An inspection of the above premises revealed conditions that requires your attention. As the owner/operator of the property you are responsible for maintaining the property in a code compliant condition. If a future inspection reveals that the conditions have not been corrected, an official order to correct the conditions may be issued.

1. **RIGHT TO APPEAL**
You may appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414-286-2543 in order to file an appeal.
2. 275-81
Unsanitary conditions. Restore building or dwelling unit to a clean and sanitary condition. (BASEMENT)
3. 275-62
Repair or replace defective electrical system. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. Restore electrical system to a proper working condition - Permit required. (BASEMENT)
4. 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. (BASEMENT)
5. 275-55
Repair or replace defective sewage system. Every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. Restore sewage system to a proper working condition - Permit required. (BASEMENT)

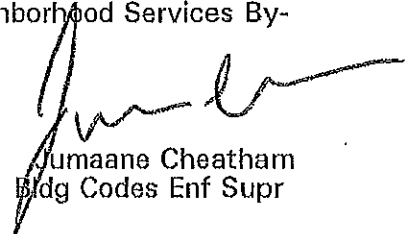
OFFICIAL NOTICE

The City of Milwaukee - Department of Neighborhood Services

6. 214-7-2.b-3
Whenever an inspector finds in any building or structure, or upon any premises, combustible waste material or explosive matter which is so situated or used as to endanger life or property, or finds in any building or structure an obstruction of exits therefrom or the storage of material on fire escapes, stairs, passageways, doors or windows where such obstruction or storage would interfere with the operation of the Fire Department or with the safe egress of building occupants in case of an emergency, the inspector may order the owner of the building, structure or premises to remove the hazardous material or remedy the hazardous situation. Remove excessive combustible waste material from the building. (2ND FLOOR)

For any additional information, please phone Bldg Codes Enf Supr Jumaane Cheatham at [414]-286-3154 between the hours of 7:30am-9:30am or 2:30pm-3:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-



Jumaane Cheatham
Bldg Codes Enf Supr

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Tom Barrett
Mayor

Bevan K. Baker, FACHE
Commissioner of Health

Joe Mar Hooper, MPA
Health Operations Administrator

Health Department

www.milwaukee.gov/health

Frank P. Zeidler Municipal Building, 841 North Broadway, 3rd Floor, Milwaukee, WI 53202-3653 phone (414) 286-3521 fax (414) 286-5990
web site: www.milwaukee.gov/health

March 11, 2014

Matthew F. Haessly
Real Estate Specialist
City of Milwaukee Department of City Development
809 North Broadway
Milwaukee, WI 53202

Re: Milwaukee Immediate Care Center (1971 West Capitol Drive, Milwaukee, WI 53206)

Dear Mr. Haessly,

Per your request, the City of Milwaukee Health Department (MHD) conducted an environmental health and safety inspection of the Milwaukee Immediate Care Center on March 7th, 2014. This inspection was preceded by an inspection of this facility by the MHD on October 23rd, 2013 for similar purposes.

Following the October 23rd inspection, the MHD verbally requested Mr. Perry Margoles, Registered Agent for Milwaukee Immediate Care Corporation, to remove any and all infectious and medical waste found stored in the basement and provide documentation of proof of financial responsibility for the compliant removal, transportation, treatment and disposal of this material. To date, no documentation has been provided to the MHD indicating compliance with this request despite multiple inquiries to Mr. Margoles. Inspection by the MHD on March 7th revealed the waste was still present in the basement.

In addition, the probability of human health risk associated with occupant or public contact with this premise has worsened since the initial inspection. Flooding of the basement has resulted in widespread contamination from infectious waste and potentially from unknown chemical products stored in the area. Furthermore, there were no observable restrictions or warnings associated with entering the basement area posing a potential health hazard to building occupants or the general public visiting the building.

As a result of the above findings the MHD is recommending the following actions be taken to reduce risk to the current building occupants as well as the general public who potentially could come into contact with this environment.

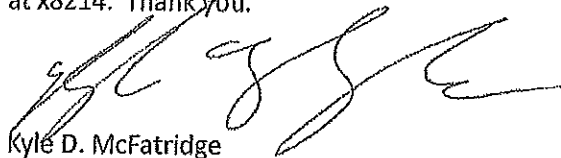
- 1) Restricted and controlled access to the building basement. Posting of signage that indicates the presence of both infectious waste and chemical material in this area, as well as responsible party contact information.
- 2) Proper removal of all medical waste from the basement along with documentation of compliance with all federal and state regulations governing the handling, storage and transfer of all medical waste on the premise.

Think Health. Act Now!



- 3) Identification and safe disposal of unlabeled chemical reagent containers stored in the basement in accordance with any applicable state and federal regulations.

Should you have any questions regarding the MHD findings as a result of the above inspection, feel free to contact me at x8214. Thank you.



Kyle D. McFatridge
Environmental and Disease Control Specialist
City of Milwaukee Health Department

Cc: Joe'Mar Hooper, Health Operations Administrator, City of Milwaukee Health Department
Paul Biedrzycki, Director, Disease Control and Environmental Health, City of Milwaukee Health Department
Deborah McCollum-Gathing, DCD Property Manager
Frank Schultz, State of Wisconsin Department of Natural Resources
Jumaane Cheatham, City of Milwaukee Department of Neighborhood Services