



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

January 9, 2014

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No. 131195
Address 5854 N 81st St

Dear Alderman Hamilton:

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 return of this property provided the applicant pays the following pending charges:

Reinspection Fee	\$ 50.70
Vacant Building Registration	\$507.00
Boardup	<u>\$304.75</u>
Total Charges	\$862.45

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

Sincerely,

Lynne Steffen
Business Operations Manager



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 010067611
Inspection Date: March 11, 2013
District #: 102
CT: 15

sing-com

Recipients:

HENRY L JONES, 1329 W KEEFE AVE, MILWAUKEE WI 53206-2956
BOBBIE J JONES, 1329 W KEEFE AVE, MILWAUKEE WI 53206-2956

Re: **5854 N 81ST ST**

Taxkey #: 176-0464-000

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 June 30, 2013.**

Exterior Sides

General

- 1. 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. **Repair hole in roof on eastside**

East First Floor Porch

- 2. 275-32-3-a
Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.

Garage

- 3. 275-32-3-a
Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.
- 4. 275-32-6
Repair or replace defective downspouts on garage or remove entire gutter system.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone **Michael Tonelli** at **[414]-286-8511** between the hours of **7:00-9:00am** or **4:00-5:00pm** Monday through Thursday.

Per Commissioner of Neighborhood Services By-

Michael Tonelli

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 \$50.70 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth 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.

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

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.