

Department of Neighborhood Services Inspectional Services for Health, Safety, And Neighborhood Improvement

Art Dahlberg Commissioner

Thomas G. Mishefske Operations Manager

March 25, 2013

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

Re: File No.

121722

Address

2454 W Burleigh St

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment.

While the Department of Neighborhood Services has no objection to the return of the property, it should be noted that the building was placarded as unfit for human habitation on January 29, 2013. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until all of the violations have been corrected, the placard has been removed and the owner has been issued an Occupancy Certificate by DNS. A copy of the placard order is attached.

Sincerely,

Lynne Steffen

Business Operations Manager



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE **DEPARTMENT OF NEIGHBORHOOD SERVICES**

Special Enforcement Section 4001 S. 6th St. Milwaukee, WI 53221

DEPARTMENT COPY

Serial #: 009986501 Inspection Date: January 29, 2013 District #: 799

CT: 64

mixd-ref

Recipients:

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

MILWAUKEE WI 53202

AC UNLIMITED LLC, 2452 W BURLEIGH ST, MILWAUKEE, WI 53206

A-C UNLIMITED, LLC, ASTON B WALTERS (RA), 3821A WEST LOCUST, MILWAUKEE WI 53210 CASTON LOVE - OPERATOR, 2452 W BURLEIGH ST, MILWAUKEE, WI 53206

Re: 2454-2456 W BURLEIGH ST

Taxkey #: 285-0888-100

Emergency order. The Commissioner of The Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.

Inspection of the above premises revealed conditions that violate the Milwaukee Code of Ordinances which cause this premises to be considered a hazard to the safety and welfare of the occupants or the public and is hereby placarded as unfit for human habitation, occupancy and use as is regulated by Section 200-11(5) and 218.01 (S.S.66.0413).

You are hereby ordered to vacate the premises immediately and to keep the premises vacated until such time as the following conditions have been corrected and approved in writing by this Department.

Note: Pursuant to 200-42-2-d, any building, structure or premise placarded and found unfit for human habitation or use under any order issued in accordance with this code shall not be occupied unless and until a certificate of occupancy has been obtained.

- 1. Conditions requiring building to be placarded:
- 2.

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.

3.

Repair or replace defective heating system. Restore heating system to a safe and operable condition capable of adequately heating all habitable rooms, bathrooms and toilet rooms to a temperature of at least 67 degrees Fahrenheit continuously during periods of occupancy. (Permit required if replacing heating system; call 286-3361 if you need permit information.)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services 4. 275-34-5 Restore electric service.

For any additional information, please phone Inspector Jason Rusnak at [414]-286-2817 between the hours of 7:00am-9:00am or 4:00pm-5:00pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-

Jason Rusnak Inspector

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.

FAILURE TO COMPLY

Failure to correct the violations noted herin 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.

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 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.

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.