

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

Art Dahlberg Commissioner Thomas G. Mishefske Operations Manager

January 29, 2016

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

Re: File No.:

151361

Address:

2977-2979 N. Martin L. King Jr. Drive

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 Reinspection fees of \$60.84, a Projecting Sign Invoice of \$33.46 and Fire Prevention Permit fee of \$101.40 for a total of \$195.70.

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

Sincerely,

Emily McKeown

Foreclosure Program Coordinator



Page 1 City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT SERIAL NO: 11859311

DATE OF INSPECTION: 12/10/15

DATE	79 N MLK DR (AKA 307 W CHAMBERS ST) – B81622 ACTIVITY AND REMARKS	INITIALS
2/11/15	ORDERS MAILED FIRST CLASS.	JCK
2/23/15	Called site contact (Lesley, 414.405.5809). Message left asking if boiler repairs completed. Prereinspection letter mailed first class.	JCK
2/23/15	Message from Lesley. Called contractor, work is not scheduled at this time. Will the again later in the week and call for final inspection.	JCK
1/5/16	Message received from Lesley (414.405.5809). Called Lesley (414.405.5809) – DCD contractor needs go get the part. I will call her back on Jan 15 th to check status of repairs (city completed?)	JCK
	I received a call from Phone #	
	OR OR	
	I called Phone #	
	I Spoke to:	
	If contact is not owner, explain:	
	I Verified the following information: A) Owners name Yes No	
	71) Omnoto fiamo	
	B) Phone number Yes No C) Mailing Address Yes No	
	If no, correct address is	
	Copy mailed to new address Yes No	
	D) Receipt of orders Yes No	
	E) Explained reinsp. fee policy Yes No	
1/15/16	Call from owner (Laronnie Gilliam). City has not performed repairs so he will get work done and call for final inspection. Order extended 15 days.	JCK

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES

Boiler Section 841 N. Broadway Milwaukee, WI 53202

DEPARTMENT COPY

Serial #: 011859311

Inspection Date: December 10, 2015

District #: 681

CT: 70 Section ID#: B81622

mixd-ped

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

WI 53202 LARONNIE W GILLIAM, 2977 N MLK DR, MILWAUKEE WI 53212 LARONNIE GILLIAM, 3211 N 8TH ST, MILWAUKEE, WI 53206 LARONNIE GILLIAM, 2979 N MARTIN L KING JR DR, MILWAUKEE, WI 53212

Re: 2977-2979 N MARTIN L KING JR DR AKA:2979 N MARTIN L KING JR DR

Taxkey #: 313-2101-000

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.

- 1. 223-1 SPS 341.29 Temperature Controls Each automatically fired boiler or system of commonly connected boilers shall have at least one temperature control device that will shut off the fuel supply to each boiler or system when the temperature reaches a preset maximum operating temperature. In addition to the operating temperature control, each individual automatically fired boiler shall have a high temperature limit control. Each limit control and operating control shall be clearly separated, and have its own sensing element and operating switch. No shut off valve of any type may be placed in the connection between the boiler and the limit control device. Install a second (2nd) limit control. EXISTING HIGH TEMPERATURE LIMIT CONTROL IS EITHER INSTALLED INCORRECTLY OR THE CONTROL IS DEFECTIVE. LIMIT IS SET AT 200 F BUT BOILER TEMPERATURE IS 220 F. INSTALL LIMIT CONTROL CORRECTLY OR REPLACE DEFECTIVE CONTROL.
- 2. 223-1 SPS 341.37 Maintenance. All boilers and pressure vessels shall be installed and maintained in such a manner as to prevent excessive corrosion and deterioration. PRESSURE GAGE IS DEFECTIVE. REPLACE DEFECTIVE GAGE.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

3. 223-1

SPS 341.42 ASME Code Vessels.

All boilers and pressure vessels shall be constructed and installed in accordance with the ASME code. OPERATING TEMPERATURE LIMIT CONTROL (ON SIDE OF BOILER) IS EITHER NOT INSTALLED CORRECTLY OR IS DEFECTIVE. OPERATING TEMPERATURE LIMIT CONTROL IS SET AT 200 F BUT BOILER TEMPERATURE IS 220 F. CORRECTLY WIRE OPERATING TEMPERATURE LIMIT CONTROL OR REPLACE DEFECTIVE EQUIPMENT.

For any additional information, please phone Inspector Jillian C. Klug at [414]-286-2536 between the hours of .

Per Commissioner of Neighborhood Services By-

Jillian C. Klug Inspector

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 \$60.84 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.

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. 2977-2979 N MARTIN L KING JR DR

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.

Property Names Summary

Page 1 Printed 12/11/15 08:33 Address: 2977- 2979 N MARTIN L KING JR DR MPROP File Information Owner Taxkey: 313-2101-000 LARONNIE W GILLIAM Land use:8899 Units: 1 Lot size: 6200 (0x 0) Year Built: 2977 N MLK DR MILWAUKEE WI 53212-0000 Conveyance Date: 02/16/2007 Type: QC Name Change: 03/24/2009 Zoning: LB2 Recording information Application #: 229300 Type:Seller notification
Date Received:11/16/2015 Ownership Xfer Date:11/16/2015 Recording Owners/ Operators, etc T Titleholder O Owner CITY OF MILWAUKEE DCD-IN REM Home: [] - () Work: [414] 286-5738 () ._____ Street Address ----- Mailing Address -----ATTN KAREN TAYLOR ATTN KAREN TAYLOR 809 N BROADWAY 809 N BROADWAY 2ND FLOOR 2ND FLOOR MILWAUKEE WI 53202 MILWAUKEE WI 53202