

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



Serial #: 012243911
Inspection Date: August 23, 2016
District #: 312
CT: 168

Recipients:
MODJESKA THEATER PROJECT, LLC, HERBERT M HILLMAN C.P.A.(RA), 11520 N PORT WASHINGTON
RD, SUITE 204, MEQUON WI 53092
MODJESKA THEATER PROJECT, LLC, C/O KESSELMAN R/E LLC, 10620 N PORT WASHINGTON RD,
MEQUON WI 53092-0000

Taxkey #: 461-1350-000

This property is designated as an historic building under the City's Historic Preservation Ordinance. Prior to making any exterior repairs you must contact the Historic Preservation Commission at 286-5712 to determine whether any special conditions apply.

Exterior

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).
2. 275-32-3-a
Protect all wood trim with paint or other approved coating applied in a workmanlike manner.
3. 275-32-3-b
All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration. AREA OF CONCERN: MARQUE FOR MODJESKA THEATRE, EXTERIOR DOORS AND FIRE ESCAPES.
4. 275-32-3
Replace mortar missing from exterior wall (tuckpoint). AREA OF CONCERN: WEST SIDE OF BUILDING ABOVE SERVICE DOOR NEAR THE ALLEY.
5. 275-32-4-a
Replace all missing or defective window putty.

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6. 275-32-4-a
Replace defective window sash.
7. 275-32-4-a
Repair or replace defective window sills.
8. 275-32-4-a
Restore windows to a weathertight condition.
9. 275-32-4-a
Repair or replace defective window frame.
10. 275-32-4-a
Replace defective window in exterior door. AREA OF CONCERN: ENTRY DOOR
FOR COMMERCIAL UNIT 1138

For any additional information, please phone **Inspector Markos Ramirez** at **[414]-286-8285** between the hours of **7:30am-9:30am and 3:00pm-5:00pm Tuesday through Friday**.

Per Commissioner of Neighborhood Services By-



Markos Ramirez
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 \$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.