



City of Milwaukee Health Department
Home Environmental Health (HEH) Program
841 N. Broadway
Milwaukee, WI 53202

Issue Date: 03/05/2025
HLORD-25-00063

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE (SCHOOL)
5225 W VLIET ST
MILWAUKEE WI 53208

Re: 1943 E TROWBRIDGE ST

THIS PROPERTY IS DESIGNATED AS A HISTORIC BUILDING UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE. PRIOR TO MAKING ANY REPAIRS YOU MUST CONTACT THE HISTORIC PRESERVATION COMMISSION AT 286-5712 TO DETERMINE WHETHER ANY SPECIAL CONDITIONS APPLY.

Taxkey #: 5030812100

A recent inspection of the premise at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by the date indicated.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Milwaukee Health Department

Correct By Date: 04/07/2025

1) 66-22-1-a, Lead based Nuisance: No owner or person may create or knowingly allow to exist in or on their property any lead-based nuisance, as defined in s. 66-21-15.

Repair all "INTERIOR" lead hazards as evidenced on the enclosed Lead Based Paint Risk Assessment Report for the inspection conducted on 02/22/2025.

Correct By Date: 06/02/2025

2) 66-22-1-a, Lead based Nuisance: No owner or person may create or knowingly allow to exist in or on their property any lead-based nuisance, as defined in s. 66-21-15.

Repair all "EXTERIOR" lead hazards as evidenced on the enclosed Lead Based Paint Risk Assessment Report for the inspection conducted on 02/22/2025.

Correct By Date: 03/12/2025

6) 66-22-8-b, 5-DAY HAZARD CONTROL means department-ordered cleaning of lead-based surfaces for the purposes of immediately reducing lead hazards within 5 days following completion of a department lead hazard inspection and receipt of department orders. Acceptable methods of control include use of HEPA vacuums, wet wiping of surfaces.

Correct By Date: 03/19/2025

8) 66-22-8-f, Final Cleaning, HEPA vacuum, wash with a general-purpose detergent and rinse with clear water of all interior surfaces in the dwelling or premises unit or supplemental location after the entire lead hazard reduction process has been completed.

For any additional information, please phone inspector Andre Mitchell at 414 286-2278 or ANMITCH@milwaukee.gov between the hours of **8:00 am to 10:00 am Monday through Friday**. Violations can also be viewed on our website at www.milwaukee.gov/lms

Per Commissioner of Health By-

Andre Mitchell

Inspector

Recipients:

CITY OF MILWAUKEE (SCHOOL), 5225 W VLIET ST, MILWAUKEE, WI 53208

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by the Commissioner of Health, and maintain compliance, may subject you to citations under Section 66-29 of the Milwaukee Code of Ordinances ("MCO") and daily forfeitures of \$100.00 to \$5,000.00 in the manner provided in Section 61-16. The minimum forfeiture shall be not less than \$500 for a second or subsequent conviction of a violation of MCO Section 66-29 committed within a 2-year period. Accumulated forfeitures recoverable in any one action shall not exceed \$30,000.

ATTACHMENTS

- Lead Based Paint Inspection & Risk Assessment Report
- MHD-Areas of Concern Violation Summary
- Area Violation Map

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RIGHT TO APPEAL

You may file a written appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414 286-2165 in order to file an appeal.

RETALIATION

In accordance with MCO Section 66-22-3, no lessor shall take retaliatory action toward any lessee because of protected actions taken in response to suspected or known lead hazards. It shall be presumed that any attempt to terminate the tenancy, increase rent or other charges, reduce services, refuse to renew a rental agreement, or to otherwise harass or retaliate against a non-owner occupant within 24 months of the protected activities is done in retaliation and is void. The lessor may overcome the presumption of retaliation by demonstrating "good cause" for lessor's action by showing reasons other than those related to or caused by the occupant's protected activities, including but not limited to normal rental increases due to tax increases or increases in maintenance costs. An occupant may be evicted if the occupant fails to pay rent other than a rent increase prohibited by this subsection, commits waste upon the premises, or commits a substantial violation of a written rental agreement. Retaliatory action may subject you to issuance of a citation.

REINSPECTION FEES

In accordance with MCO Sections 60-53 and 66-22-4-d, a fee may be charged for any reinspection necessary to determine compliance with this order, except no fee shall be charged for the final reinspection when compliance is recorded. The fee is \$150.00 for the first reinspection and \$300.00 for the second and all subsequent reinspections. 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, you may contact the Commissioner's office at 414-286-2165 to file an appeal.

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.

TRADUCCION EN ESPAÑOL Si Ud, necesite 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) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog 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.

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