

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

#159/11
comp.

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Plumbing Section
841 N. Broadway
Milwaukee, WI 53202

US EPA RECORDS CENTER REGION 5



446472



Serial #: 009229111

Inspection Date: December 27, 2011

Section ID#: #159/11 COMP

Letter Date: December 27, 2011

by: James C. Winterhalter

Phone: [414]-286-8224

District #: 830

CT: 44

DEPARTMENT COPY

fact-ref

Recipients:

GEORGE SLYMAN III, [REDACTED]
THERESA A. SLYMAN, ATTN: JOHN C. OBERHOLTZER, 39 PUBLIC SQUARE SUIT 201, MEDINA OHIO
44256-2297,

Re: 4132 N HOLTON ST
AKA:4132 N HOLTON ST

Taxkey #: 241-9982-000

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 10 days of service of this order.**

Wisconsin Statutes Section 145.06 ALL PLUMBING WORK MUST BE CORRECTED BY A LICENSED MASTER PLUMBER. Section 225-3 Milwaukee Code of Ordinances A PLUMBING PERMIT IS REQUIRED FOR ALL PLUMBING WORK.

Violations

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.

1. 225-3-1&4 Obtain a proper plumbing permit for all violations except for those in which "permit is not required" is so indicated.
2. 200-11(2) Provide access to building or structure to make inspection for possible plumbing violations.

OBERHOLTZER & FILOUS

A LEGAL PROFESSIONAL ASSOCIATION

JOHN C. OBERHOLTZER
39 PUBLIC SQUARE, SUITE 201
MEDINA, OHIO 44256-2297

ALSO LICENSED
IN FLORIDA
(330) 725-4929
FAX (330) 723-4929
Counsel@MedinaLaw.com

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

4132 N HOLTON ST

Serial #: 009229111
Inspection Date: December 27, 2011

Outside

3. 225-9-1&2 Properly abandon the storm sewer lateral serving the property. ON THE EAST SIDE OF BUILDING DIG UP STORM SEWER LATERAL COMING OUT OF BUILDING AND CAP THE LATERAL WITH A WATER PROOF CAP. ALSO AT THE SAME TIME DIG UP THE LATERAL CONNECTION AT THE CITY OF MILWAUKEE STORM SEWER MANHOLE AND INSTALL A WATER PROOF CAP ON THE PIPE OUTSIDE OF THE MANHOLE. BETWEEN THE BUILDING AND THE MANHOLE IS ABOUT 20 FEET. ALL MATERIAL INSIDE OF THE LATERAL HAS TO BE DISPOSED OF PROPERLY FOLLOWING THE WISCONSIN DNR AND THE US EPA RULES OF ENFORCEMENT FOR REMOVAL.

For any additional information, please phone Inspector James C. Winterhalter at [414]-286-8224 between the hours of 7:00am-9:00am Monday through Friday.

Per Commissioner of Neighborhood Services By-

James C. Winterhalter
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.

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 for the first reinspection, \$75 for the second, \$200 for the third, and \$350 for the fourth 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, 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.

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.

RETROACTIVITY RULE

In accordance with Section 225-02, Comm 82.21, 82.30, 82.31 and 82.41 shall apply retroactively if upon inspection of any part of an existing plumbing system a condition is identified that tends to create a potential health hazard.

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.



City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS 4132 N. HOLTON ST.

SERIAL NO. 9229111
 DATE OF INSPECTION 12-27-11

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
12-27-11	MADE INSPECTION w/ FOSTER FINCO AND MYSELF JAMES WINTERHALTER ON THE EAST SIDE OF BUILDING AT THE CITY STORM MANHOLE. THE LATERAL COMING FROM BUILDING HAS A PARTIAL DAM BUILT IN FRONT OF THE LATERAL COMING FROM THE BUILDING. THE DAM IS MADE OF PLYWOOD AND IS DECAYING. EPA TOOK SAMPLES UPSTREAM OF THE DAM IN THE MAIN FROM THE WATER FLOW FROM ^{THE} BUILDING. LATERAL FROM BUILDING IS IN THE MANHOLE. WROTE ORDERS		D.N.R (WISC.) 831 830	JJ JW
12-28-11	WROTE ORDERS AND SENT BY 1ST CLASS MAIL TO OWNERS LAWYER PER HIS REQUEST. THE OWNER MRS THERESA A. SLYMAN DIED BACK IN JUNE 2009. SENT COPY OF ORDER TO THE OWNERS SON MR. GEORGE SLYMAN III		830	J.W

Property Names Summary

Printed 12/27/11 16:56

Page 1

Address: 4132- 4132 N HOLTON ST

MPROP File Information

Owner
THERESA A SLYMAN

Taxkey:241-9982-000

Land use:5113 Units:

Lot size: 161608 (0x 0)

Year Built:

Conveyance Date:02/23/1982 Type:WD

Name Change:02/09/2009

Zoning:IL2

Recording information

Application #: 143839 Type:Update previous application

Date Received:05/07/2007 Ownership Xfer Date:Not entered

Recording Owners/ Operators, etc

O Owner
THERESA A SLYMAN

T Titleholder

Home: [redacted] ()

Work:[] - ()

Street Address

Mailing Address

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

P Preferred Contact
GEORGE SLYMAN III

Home: [redacted] ()

Work:[] - ()

Street Address

Mailing Address

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

October 15, 2010

Mr. Foster Finco
City of Milwaukee
Department of Neighborhood Services
Plumbing Section
841 N. Broadway
Milwaukee, WI 53202

RE: 4132-4132 N Holton ST

Order #: 7647621


Dear Foster:

Hello – I hope you are doing well. I received another note regarding the violations from the property located at 4132 N. Holton Street.

As you know my mother passed away June 29, 2009. Her estate has been handled by John Oberholtzer of Oberholtzer & Filous. I have no ownership in the property. Please send all future correspondences to:

John C Oberholtzer
39 Public Square
Suite 201
Medina, OH 44256-2297

Thank you,


George Slyman

OBERHOLTZER & FILOUS

A LEGAL PROFESSIONAL ASSOCIATION

JOHN C. OBERHOLTZER* 39 PUBLIC SQUARE, SUITE 201 CLAYTON J. OBERHOLTZER
MEDINA, OH 44256-2297 (1913-1986)
MICHELLE L. SLIMAK PHONE: 330-725-4929 FAX: 330-723-4929 THOMAS J. FILOUS
MATTHEW G. BRUCE COUNSEL@MEDINALAW.COM (1948-1995)
DANIEL E. PERRICO * Also admitted in Florida

August 23, 2010

Mr. Foster Finco
City of Milwaukee
Department of Neighborhood Services
Plumbing Department
841 N. Broadway
Milwaukee, WI 53202

RE: 4132 N. Holton Street

Dear Mr. Finco:

This letter confirms the August 21st, 2010 letter of George Slyman. Mrs. Slyman is indeed deceased, as of June 26, 2009. There is no Estate and I doubt there will be one. If you must send correspondence, please send it to me.

Please refrain from sending any other mailings on this matter or concerning Mrs. Slyman to anyone other than to myself.

Should you have any questions concerning these matters, please do not hesitate to contact me or my Probate Paralegal, (Johnna Franks.) Thanks again.

Very truly yours,

OBERHOLTZER & FILOUS



John C. Oberholtzer
Attorney at Law

JCO/jf

Enclosures

August 21, 2010

Mr. Foster Finco
City of Milwaukee
Department of Neighborhood Services
Plumbing Section
841 N. Broadway
Milwaukee, WI 53202

RE: 4132-4132 N Holton ST

Order #: 4756781

Dear Foster:

Hello – I hope you are doing well. I received a note regarding the violations from back last august. It looks like you put a note asking your department to send this notice to "new address" which I am assuming since it arrived at my house is mine.

As you know my mother passed away June 29, 2009. Her estate has been handled by John Oberholtzer of Oberholtzer & Filous. I have no ownership in the property. Please send all future correspondences to:

John C Oberholtzer
39 Public Square
Suite 201
Medina, OH 44256-2297

I have also inserted a card with his other contact information.

Thank you,

George Slyman

OBERHOLTZER & FILOUS

A LEGAL PROFESSIONAL ASSOCIATION

JOHN C. OBERHOLTZER* 39 PUBLIC SQUARE, SUITE 201

CLAYTON J. OBERHOLTZER

(1913-1986)

THOMAS J. FILOUS

(1948-1995)

MICHELLE L. SLIMAK

MATTHEW G. BRUCE

MEDINA, OHIO 44258
PHONE (330) 725-4929 FAX (330) 723-4929
COUNSEL@MEDINALAW.COM

* Also admitted in Florida

January 28, 2010

Department of City Development
Attention: Matt Haessly
809 N. Broadway Street
Milwaukee, WI 53202

RE: 4132 N. Holton Street, Milwaukee, WI 53212
Theresa Slyman

Dear Mr. Haessly:

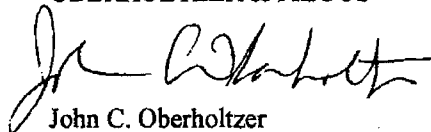
Please be advised that my office represents George Slyman III in the Estate of Theresa Slyman. I have been in contact with Attorney Robert Potrzebowski in the past and he has informed me that his office is no longer handling this case and that you are. I am in possession of the keys for the gate and the northern facility door for 4132 N. Holton Street, Milwaukee, WI 53212. Would you like me to send them to you?

Also enclosed is a copy of a letter sent from the City of Milwaukee's Department of Neighborhood Services to my client on or about January 19, 2010. Because I represent Mr. Slyman III, all correspondence from their office and yours should be sent to me at the address listed above.

If you have any questions, please feel free to contact my office. Thank you very much.

Very truly yours,

OBERHOLTZER & FILOUS



John C. Oberholtzer
Attorney at Law

JCO/jsf
Enclosure

2-5-10 CALLED KELLY @ 330-725-4929
TALKED ABOUT OWNERSHIP. GAVE HER
PHONE # OF JIM STYERS 414-286-399

OBERHOLTZER & FILOUS

A LEGAL PROFESSIONAL ASSOCIATION

JOHN C. OBERHOLTZER*

39 PUBLIC SQUARE, SUITE 201

CLAYTON J. OBERHOLTZER

P.O. BOX 220

(1913-1986)

MICHELLE L. SLIMAK

MEDINA, OHIO 44258

THOMAS J. FILOUS

MATTHEW G. BRUCE

PHONE (330) 725-4929 FAX (330) 723-4929

(1948-1995)

COUNSEL@MEDINALAW.COM

* Also admitted in Florida

January 26, 2010

City of Milwaukee
Department of Neighborhood Services
Plumbing Section
841 N. Broadway
Milwaukee, WI 53202

RE: 4132 N. Holton Street, Milwaukee, WI 53212

Gentlemen:

Please be advised that I represent George Slyman III in the affairs of Theresa Slyman, deceased. A copy of a Re-inspection Notice is enclosed, which my client received from your office on or about January 19, 2010.

Theresa Slyman was the owner of the Real Estate, referenced above, but there has been no Estate opened. Furthermore, the time for claims made against an Estate has expired.

Mr. Slyman III has nothing to do with this piece of Real Estate. Please do not send him any further bills or notices.

If you have any questions, please feel free to contact my office. Thank you very much.

Very truly yours,

OBERHOLTZER & FILOUS



John C. Oberholtzer
Attorney at Law

JCO/jsf
Enclosure

77/09
comp.

COPIES ONLY

OBERHOLTZER & FILOUS

A LEGAL PROFESSIONAL ASSOCIATION

JOHN C. OBERHOLTZER*

MICHELLE L. SLIMAK
MATTHEW G. BRUCE

39 PUBLIC SQUARE, SUITE 201
P.O. BOX 220
MEDINA, OHIO 44258
PHONE (330) 725-4929 FAX (330) 723-4929
COUNSEL@MEDINALAW.COM

CLAYTON J. OBERHOLTZER
(1913-1986)
THOMAS J. FILOUS
(1948-1995)

* Also admitted in Florida

October 13, 2009

City of Milwaukee
Department of Neighborhood Services
Plumbing Section
841 N. Broadway
Milwaukee, WI 53202
Attn: Mr. Foster Finco

RE: Estate of Theresa Slyman

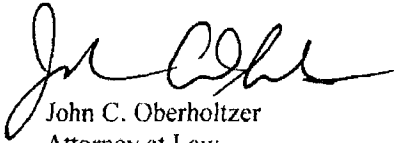
Dear Mr. Finco;

I represent the Estate of Theresa Slyman whose will is filed with the Probate Court of Medina County. I am sending you a copy of her Death Certificate. This is to notify you officially of Mrs. Slyman's death. Please have your legal department contact me at your earliest convenience.

Should you have any questions concerning these matters, please feel free to contact me or my Probate Assistant, Pat Kick. Thanks again.

Very truly yours,

OBERHOLTZER & FILOUS


John C. Oberholtzer
Attorney at Law

JCO/hmb

Enclosures

DEATH CERTIFICATE

HAS BEEN REDACTED – ONE PAGE

CONTAINS POTENTIAL PERSONALLY-IDENTIFYING INFORMATION