



Community & Economic Development Department
100 North Jefferson Street - Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3300
Fax 920.448.3426

To: **BROWN COUNTY TAX
DEED**

**305 E WALNUT ST
GREEN BAY WI 54301**

May 10, 2022
Case #: **116821**
(Initial Inspection 5/14/2021)

Property Address: 1110 N BUCHANAN ST, 18-991

Dear Property Owner:

An inspection was recently conducted at your property. Results of this inspection identified Municipal Ordinance violation(s) that need to be addressed by you, the property owner. Please note the "Correct By" date for correcting each item listed below. Unless I hear from you prior to the Correct By date(s), a re-inspection to check for compliance will be performed on or shortly after each date listed. The City greatly appreciates your effort and commitment to improving the quality of life in our neighborhoods. **Please contact me directly** if you have any questions regarding this notice. Again, thank you for maintaining your property in a code compliant condition.

Mike Van De Wetters, Housing Inspector
(920) 448-3296 Mike.VanDeWetters@greenbaywi.gov

Violations Notice:

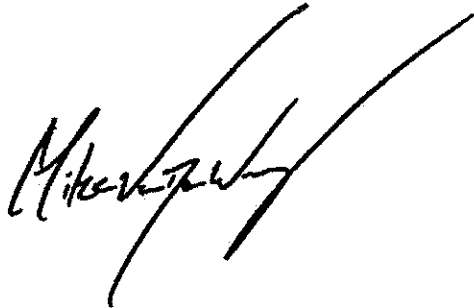
Order Number	Findings	Correct By	Inspector Comments
13-519	RECREATIONAL VEHICLE PARKING: Recreational vehicles may be parked on any property within the city only under the following conditions: (a) Recreational vehicles may be located to the front, side and rear of a principal structure and shall not be located in a required setback, in accordance with this ordinance. (b) Recreational vehicles shall be parked upon a paved off-street parking area in accordance with this ordinance. (c) A maximum of 2 recreational vehicles may be permitted to park per residential tax parcel. (d) Recreational vehicles are permitted to be parked in a garage as part of a primary structure and/or a permitted accessory building. (e) Recreational vehicles shall not be utilized for living, sleeping, or housekeeping. (f) Recreational vehicles shall not be parked for a period to exceed one year. (g) Recreational vehicles must be operational and owned by and registered to the owner of the property and must bear current license registrations as applicable.	5/20/2021	
23.21(5)	Repair/replace damaged/missing window screen(s)	6/1/2021	

28.101	Public Nuisances Prohibited. ANY INDIVIDUAL RESPONSIBLE FOR THE CONTINUATION AND ALLOWANCE OF PUBLIC NUISANCES IS SUBJECT TO RECEIVING A CITATION UP TO \$1000.00 FOR THE FIRST OFFENSE AND UP TO \$2000.00 FOR CONCURRENT OFFENSES.		
28.205 (12)(a & c)	PUBLIC NUISANCE/STORAGE OF MATERIALS. NO EXTERIOR STORAGE ALLOWED. No exterior storage of scrap lumber, junk, tires, batteries, trash, or other debris, including, without limitation of enumeration, discarded objects or equipment such as motor vehicles, furniture, appliances, farm or manufacturing equipment, building materials, litter as defined in Section 8.12 Green Bay Municipal Code and when applicable, this shall include overfilled dumpsters, which may be emptied by City crews at owners expense. Additionally, there shall be no exterior storage of non-weather resistant materials, including, without limitation of enumeration, indoor furniture, electronics, toys, or rugs. Failure to comply with this notice will result in scheduling City crews to clean up the premises on an overtime basis. Costs for this work will be invoiced to the property owner and any subsequent violations may be scheduled for immediate clean up without notice.	5/20/2021	
29.510	STORED VEHICLES. The vehicle or vehicles at this address is (are) in violation of the Green Bay Municipal Code. The vehicle(s) must be licensed and operable, stored inside an enclosed building or removed from the property. Vehicles not in compliance may be towed at vehicle owners expense and the property owner may be issued a citation for up to \$376.00.	10/29/2021	
8-596(b)(1)	CLEANLINESS OF UNIT - OCCUPANT(S). Responsibility of occupants to keep their living unit in a clean, sanitary, and uncluttered state. Occupants shall properly dispose of all rubbish and garbage. Bring the unit into compliance with the ordinance.	10/29/2021	
8-593(7)	MINIMUM STANDARDS EQUIPMENT & FACILITIES - PLUMBING. All plumbing, plumbing equipment, and plumbing fixtures and the installation thereof shall comply with the plumbing codes of the city and the state. REPAIR LEAKING PLUMBING IN BASEMENT	10/29/2021	
6-7	RAT/RODENT PREVENTION (RESIDENTIAL). All residential buildings (including all accessory structures) in the City shall be freed of rodents and maintained in a rodent free condition. Use traps and/or poison baits to	10/29/2021	

	eliminate the pests. Proper use of poison baits is necessary in order to prevent harm to children, pets and other wildlife. If necessary, hire a professional pest exterminator to eliminate the rodents. Fill in any active burrows to eliminate the use.		
8-596(2)	MAINTENANCE OF INTERIOR WALLS, FLOORS & CEILINGS: Every interior partition, wall, floor & ceiling shall be capable of affording privacy, kept in a good state of repair, & so maintained as to permit them to be kept clean & sanitary. Inspect all walls, floors, and ceilings and ensure they are in compliance with this ordinance. As applicable, repair any damaged/deteriorated walls and then repaint to match, repair/replace any damaged/deteriorated flooring, and repair/replace any damaged/deteriorated ceilings and repaint to match.	10/29/2021	
8-594(c)(1)	HEATING FACILITIES: Every dwelling unit shall have supplied heating facilities; and such facilities shall be properly installed, maintained in good working condition, and capable of adequately heating all habitable rooms, bathrooms, and toilet rooms contained therein or intended for use by the occupants thereof to a temperature of at least 70 degrees F, measured 3' above the floor level, when the outside temperature is at or above -15 degrees F.	10/29/2021	
	In accordance with Chapter 8 of the Green Bay Municipal Code, these repairs shall be made in a timely manner, and this unit/dwelling, should it become vacant for any reason, may not be re-rented or re-occupied until all violations have been corrected and reinspected to verify compliance. Thank you for your cooperation with this matter.		

All cited violations must be corrected by the date(s) indicated above unless an extension of time is granted. A re-inspection fee in the amount of fifty dollars (\$50) will be assessed for each re-inspection required after the above noted correction date or extension date passes and the property is still in non-compliance. In addition, each day that violations continue after this notice shall constitute a separate offense and may be subject to additional re-inspection fees and/or the issuance of Municipal Court citations.

An owner of real property shall give notice to any purchaser that a notice has been issued concerning code violations, where the condition giving rise to the notice of violation has not been corrected.

A handwritten signature in black ink, appearing to read "Mike Van De Wetering", written over a horizontal line.

Mike Van De Wetering, Housing
Inspector
(920) 448-3296,
Mike.VanDeWetering@greenbaywi.gov

May 10, 2022

Date