



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

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To: **BROWN COUNTY TAX
DEED**

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

May 05, 2022
Case #: **120262**
(Initial Inspection 5/5/2022)

Property Address: 2634 OAKWOOD DR, 6H-
1225-8

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
8-596(5)	MAINTENANCE OF EXTERIORS/PAINT. There are areas of deteriorated paint on the exterior of the house, garage, and/or shed at this address. All areas of deteriorated paint must be properly prepared and repainted or covered in a pre-finished material manufactured for exterior use(siding). At no time shall you paint over deteriorated/rotted siding, trim, doors and door trim, window trim, fascia, soffits, gutters, stoops, stair, deck, porch etc. Make those replacements and then repaint. (Note: Should you choose to do any capping/wrapping, replace all rotted wood and contact the inspector for an inspection to verify, prior to wrapping. Failure to have the inspection prior to wrapping would result in you having to remove the wrap to allow the inspector to verify there is no rotted wood.) All work shall be done in a workmanlike fashion. Owner shall ensure property in complete compliance with the ordinance listed here.	5/24/2022	
	SMOKE DETECTORS (CONSTRUCTION ON OR	5/24/2022	

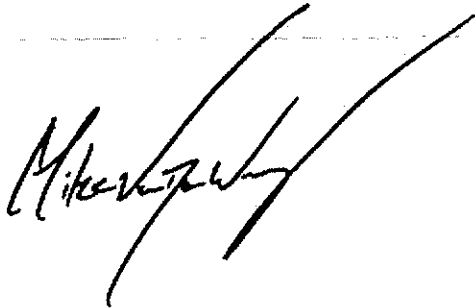
	<p>AFTER JUNE 1, 1980)</p> <p>(1) A listed and labeled multiple-station smoke alarm with battery backup shall be installed in all of the following locations:</p> <p>(a) An alarm shall be installed inside each sleeping room.</p> <p>(b) On floor levels that contain one or more sleeping areas, an alarm shall be installed outside of the sleeping rooms, within 21 feet of the centerline of the door opening to a sleeping room and in an exit path from any sleeping room.</p> <p>(c) On floor levels that do not contain a sleeping area, an alarm shall be installed in a common area on each floor level (except an attic or storage area).</p> <p>2)</p> <p>(a) Except for dwellings with no electrical service, smoke detectors required by this section shall be continuously powered by the house electrical service, and shall be interconnected so that activation of one detector will cause activation of all detectors.</p> <p>(b) Dwellings with no electrical service shall be provided with battery-powered smoke detectors in the locations under sub. (1). Interconnection and battery-backup are not required in these dwellings.</p> <p>(3) For family living units with one or more communicating split levels or open adjacent levels with less than 5 feet of separation between levels, one smoke detector on the upper level shall suffice for an adjacent lower level, including basements. Where there is an intervening door between one level and the adjacent lower level, smoke detectors shall be installed on each level.</p> <p>(4) Smoke alarms and detectors shall be maintained in accordance with the manufacturer's specifications.</p> <p>(6) In basements where two required exits are separated by a continuous wall, a smoke detector shall be placed on each side of the wall within 21 feet of each exit.</p> <p>Ensure there are operable smoke detectors installed as stated. By State statute you have 5 days to comply.</p>		
	<p>CARBON MONOXIDE DETECTORS shall be installed and maintained in accordance with s.101.149(2)-(6) in all multi-family dwellings.</p> <p>Ensure there are operable detectors installed:</p>	5/24/2022	

	<p>1. In the basement of the building if the basement has a fuel-burning appliance.</p> <p>2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.</p> <p>3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.</p> <p>4. In each room that has a fuel-burning appliance and that is not used as a sleeping area, in a location that is within 75 feet from the fuel-burning appliance.</p> <p>5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit. If there is no electrical outlet within this distance then place at the closest available electrical outlet in the hallway. The 75-foot installation limit is measured from the door of the unit along the hallway.</p>		
	EXPOSED TERMINALS: Receptacles shall be enclosed so that live wiring terminals are not exposed to contact.	5/24/2022	
ELECTRIC	Building does not currently have power. Power must be restored prior to occupancy.		
8-593(7)	<p>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.</p> <p>Kitchen sink has active leak. Uncapped drain located in basement restroom.</p>	5/24/2022	
	<p>HANDRAILS AND GUARDS (GUARDRAILS).</p> <p>(a) General.</p> <p>1. A flight of stairs with more than 3 risers shall be provided with at least one handrail for the full length of the flight.</p> <p>2. Guards shall be provided on all open sides of stairs consisting of more than 3 risers and on all open sides of areas that are elevated more than 24 inches above the floor or exterior grade. Note: A grippable handrail provided at 30 to 38 inches above the tread nosing meets the height requirement for a guard on a stairway.</p> <p>3. a. Except as provided in sub. 3. b., guards shall be constructed to prevent the through-passage of a sphere with a diameter of 4 3/8 inches, when applying a force of 4 pounds.</p>	5/24/2022	

	<p>b. The triangular area formed by the tread, riser and bottom rail shall have an opening size that prevents the through-passage of a sphere with a diameter of 6 inches, when applying a force of 4 pounds.</p> <p>c. Rope, cable, or similar materials used in guard infill shall be strung with maximum openings of 3 1/2 inches with vertical supports a maximum of 4 feet apart.</p> <p>4. a. Handrails and guards shall be designed and constructed to withstand a 200 pound load applied in any direction.</p> <p>Handrail required in basement stairwell.</p>		
8-596(b)(5)	<p>EXTERMINATION OF PESTS-SINGLE DWELLING. Every occupant of a dwelling containing a single dwelling unit shall be responsible for the extermination of any insects, rodents, or other pests therein or on the premises; and every occupant of a dwelling unit in a dwelling containing more than one dwelling unit shall be responsible for such extermination within the unit occupied whenever dwelling unit is the only one infested; provided whenever infestation is caused by failure of the owner to maintain a dwelling in a rat-proof and insect-proof condition, extermination shall be the responsibility of the owner.</p>	5/24/2022	
32-2	<p>YARD WASTE. Tree limbs and branches must be moved to the terrace for city pick-up. Lawn clipping, tree cuttings, and other organic yard waste other than large limbs must be disposed of at a designated City drop-off site or composted in a managed manner. Storage of an unconfined mulch pile is prohibited. Call 448-3535 for yard waste collection site information.</p> <p>Please remove yard waste from the property. Failure to comply with this notice will result in scheduling City crews to clean up the premises by removing the yard waste on an overtime basis. Costs for this work will be invoiced to the property owner.</p>	5/24/2022	

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 Wattering", written over a horizontal line.

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

May 05, 2022
Date

