



COPY

CITY OF RACINE • BUILDING DEPARTMENT • 730 WASHINGTON AVENUE • ROOM 307 • RACINE WISCONSIN 53403
PHONE 262 636 9464 • FAX 262 636 9329 • www.cityofracine.org

June 28, 2018

ORDER TO RAZE

John H. Apple
1720 College Avenue
Racine, WI 53403

WHEREAS, you, John H. Apple, are the owner of record or holder of other financial or equitable interest(s) of the following described property located in the City of Racine, Wisconsin:

LOT 3 AND THE WEST 9 FEET OF LOT 2, C. L. FINCH'S ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ SECTION OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, WISCONSIN.

Tax Number 276-00-00-10158-000,
commonly known as **3015 WASHINGTON AVENUE**, and;

WHEREAS, there is located on said property a commercial building with a movie theater and two commercial spaces on the ground floor and three residential units on the second floor which is so old, dilapidated, or out of repair so as to be dangerous, unsafe, unsanitary or otherwise unfit for human habitation, occupancy or use; and,

WHEREAS, it would be unreasonable to repair same;

NOW, THEREFORE, pursuant to Section 66.0413 of the Wisconsin Statutes, you are hereby **ORDERED** to **RAZE AND REMOVE** such building from your property within thirty (30) days after service of this order on you.

Upon failure to comply with this order, the undersigned shall cause the building to be razed and the cost thereof charged against said real estate, shall be a lien upon such real estate, and shall be assessed and collected as a special tax, or alternatively, the City of Racine shall bring an action pursuant to Section 66.0413 (1) (g) to obtain an Order of the Court requiring you to comply with this Order.

You may appeal this Order within thirty (30) days of service of the Order on you by applying to the Circuit Court for an Order restraining the undersigned from razing and removing the building. If such an appeal is not made, you will be forever barred from bringing such action (Section 66.0413 (1) (h) Wisconsin Statutes.)

You may direct questions to the Building Department at 636-9464. Appropriate wrecking permits must be obtained before beginning to raze the building.



Kenneth D. Plaski
Chief Building Inspector

STATE OF WISCONSIN)
RACINE COUNTY)SS

Personally came before me this 28th day of June, 2018,
Kenneth D. Plaski, to me known, and acknowledged execution of the foregoing
instrument.



Notary Public, Racine County, WI
My commission expires/is: 11/15/19

CITY OF RACINE BUILDING DEPARTMENT



Room 307 - City Hall
730 Washington Avenue
Racine, WI 53403
Phone (262) 636-9464
FAX (262) 636-9329

Case Number: BG18-071

City of Racine, Wisconsin

Date: Monday, June 18, 2018

RE: Miscellaneous on Property at:

John H. Apple
1720 College Avenue
RACINE, WI 53403

**3015 WASHINGTON AVE
Racine, Wisconsin
Tax No: 10158000**

Dear Property Owner or Tenant,

- 1) It has come to the attention of the Building Inspection office that your building is in violation of Sec 18-38 of the City of Racine ordinances. This building has been deemed unsafe for human occupancy by the Chief Building Inspector. This building is so old, dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation and unreasonable to repair. The owner is required to have all tenants vacate this building within 30 days from the date on this order.**

We anticipate your cooperation in this matter. However, failure to comply with this ORDER before,

Wednesday, July 18, 2018

may result in inspection fees being applied or citations being issued until this violation is corrected.

If you have any questions, please feel free to contact me at:
262-636-9471 or Ralph.Nichols@cityofracine.org

Sincerely,

A handwritten signature in black ink, appearing to read "Ralph Nichols", is written over a light blue horizontal line.

Ralph Nichols
Building Inspector

CITY OF RACINE BUILDING DEPARTMENT



Room 307 - City Hall
730 Washington Avenue
Racine, WI 53403
Phone (262) 636-9464
FAX (262) 636-9329

Case Number: BG17-1364

City of Racine, Wisconsin

Date: Monday, August 28, 2017

RE: Miscellaneous on Property at:

John H Apple
1720 College Ave
RACINE, WI 53403

**3015 WASHINGTON AVE
Racine, Wisconsin
Tax No: 10158000**

Dear Property Owner or Tenant,

- 1) **It has come to the attention of this office that the following issues are to be repaired per 18-34 of the City of Racine Municipal Code:**
 - 1) **The basement has the front part that extends to the right of way and needs to be corrected. A new front wall has to be installed to seal off from that area. All utilities will need to be moved as well to have access in the basement**
 - 2) **All isles are to be three feet wide**
 - 3) **The old theatre ceiling is to be inspected by a structural engineer and repairs are to be made to make safe**
 - 4) **All areas that are open to day light shall be repaired to seal the building envelope**
 - 5) **The roof system needs to be repaired and a permit is to be issued for the roof repair**
 - 6) **The apartments need that have leaking ceilings are to be repaired**
 - 7) **The access to the balcony from the apartment is required to have a 2hr fire rating including the door and door frame assembly.**
 - 8) **Tuck pointing in various areas around the building**
 - 9) **Repair to walls in the common hallway for apartments**
 - 10) **Smoke alarms and C/O detectors are required in apartments and in the common hallway**
 - 11) **The Front doors are to be repaired to operate without coming unhinged.**
 - 12) **The Boiler units are to be inspected by the State Boiler Inspector.**

You must come into this office to apply for permits. Our office hours are 8:00 9:30 a.m. and 1:00 2:30 p.m. Monday through Friday.

- 2) **It has come to the attention of this office that plumbing work has been done, without permit or inspection, at the above referenced property.**

Please be advised that plumbing without permit or inspection is in violation of municipal code and may be a hazard to the occupants of the building.

A Master plumber must take a permit out, verify proper installation of any pipe not original to the building and contact this office for inspection.

Items of the plumbing system that must be verified or corrected would include.

- 1. "THE PARK THEATER" & JUDO COMMON USE RESTROOM – (a) ensure that urinals are either maintained or properly abandoned so as to prevent sewer gas escape. (b) on double-bowl lavatories ensure no sewer gas is escaping via DWV piping; leak on stop under abandoned lav; and ensure that left-hand lav drain is properly vented. (c) water closet flushometer leaks when flushed.**
 - 2. "THE PARK THEATER" & JUDO SECONDARY RESTROOM – ensure that all restroom plumbing fixtures are either (a) properly maintained for use or (b) properly abandoned so as to prevent sewer gas escape.**
 - 3. "THE PARK THEATER" BASEMENT MECHANICAL RM – (a) properly support ½" galv pipe serving hose bibb and provide HCVB. (b) leak on control valve serving electric water heater. (c) broken cast-iron 4" stack pipe. (d) on gas fed water heater, either remove existing TP discharge pipe and ensure that materials comply with SPS 382.40(5)(d)5a., or existing TP discharge pipe can remain if state product approval letter is provided.**
 - 4. UNIT TO RIGHT OF "THE PARK THEATER" - ensure that all 1ST FL plumbing fixtures are either (a) properly maintained for use or (b) properly abandoned so as to prevent sewer gas escape. (b) address multiple open-ended ½" & ¾" copper pipes in basement. (c) ensure that AAV serving stand pipe receptor in basement has DSPS product approval.**
 - 5. "THE PARK THEATER" PROJECTOR RM - ensure that all plumbing fixtures are either (a) properly maintained for use or (b) properly abandoned so as to prevent sewer gas escape. (b) ensure that horizontal 1-1/2" PVC pipe is properly supported.**
 - 6. SECOND FLOOR APARTMENTS – a licensed plumber shall verify that the plumbing systems serving occupied apartments are maintained in a safe and sanitary condition, as per SPS 382.22(1)(a) – (c).**
 - 7. All items above shall be addressed under permit from this office by a licensed Master Plumber within 30 days of notification.**
- 3) **1. Correct wiring to modine type heater**
- 2. Remove extension cords and add outlets as needed**
 - 3. Repair or correct lighting in general areas**
 - 4. Close all open boxes by proper means**
 - 5. All work shall be done by a licensed electrical contractor**

We anticipate your cooperation in this matter. However, failure to comply with this ORDER before,

Monday, September 4, 2017

may result in inspection fees being applied or citations being issued until this violation is corrected.

If you have any questions, please feel free to contact me at:
262-636-9471 or **Ralph.Nichols@cityofracine.org**

Sincerely,

A handwritten signature in cursive script, appearing to read "Ralph Nichols".

Ralph Nichols
Building Inspector

















