



BUILDING INSPECTION OFFICIAL NOTICE

CASE NUMBER: CB2023-192-03629 **PROPERTY:** 2702 E WASHINGTON AVE
INSPECTION DATE: 07/13/2023 **INSPECTOR:** ABBIE KURTZ
09:15 AM PROPERTY CODE INSPECTOR 1
MAILED DATE: 07/13/2023 (608) 266-4550
 akurtz@cityofmadison.com

CAPITOL ONE REAL ESTATE
LLC
2570 RIMROCK RD
MADISON, WI 53713

This notice does not start any legal action. The Building Inspection Division is willing to answer questions pertaining to this Official Notice in order to assist you in correcting the violations. If you have questions or concerns, it is important to contact the inspector as soon as possible. You are responsible for contacting the assigned inspector before the due date to arrange for any reinspections requiring access to the interior of the property.

If the violations are not corrected by the due dates listed below, the Building Inspection Division may issue a citation or refer the case to the City Attorney's Office for prosecution. The Madison General Ordinances allow for a fee of \$75.00 to be charged for any inspections that do not result in full compliance, including inspections that result in an extended due date. To avoid penalties or fees you are encouraged to correct the violations as soon as possible in advance of the due date and then notify the assigned inspector to verify the corrections made. Compliance shall be on a continual basis. Continued or repeated violations may result in the issuance of citations without further warning or written notice.

Any items on this notice that are not corrected by the originally required compliance date may be subject to rent abatement claims. Items that could be subject to abatement in the inspector's opinion have been marked "Y" in the abatable column. Actual abatement and eligibility, if applied for, will be determined by the Hearing Examiner.

All applications for appeal of orders shall be submitted to the Building Inspection Director in writing within fifteen (15) days of the postmark on the Official Notice. Appeal information may be obtained by calling (608)266-4551.

Item No.	Violation Section No.	Abate	Corrections Required	Due Date
1.	27.05(2)(c)	No	Clean all exterior property areas including terraces, yards, and open porches. Remove all junk, trash, debris, physical hazards and stored items from the exterior of the property. Including but not limited to the small paper and plastic debris and cans to the left of the building, along the fence line, by the dumpster/dumpster enclosure, and by the edge of the parking lot; the plastic containers to the left of the building; and the couch and white board behind the building. NOTE: All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garbage, physical hazards, rodent harborage and infestation.	08/02/2023