



Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

October 2, 2015

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No.: 150657
Address: 1036 – 1038 W. Wright St.

Dear Alderman Hamilton:

The owner of the above-referenced property has applied for a Vacation of In Rem Judgment. The Department of Neighborhood Services does not object to the return of this property provided the applicant pays the following pending fees:

Reinspection fees	\$60.84
Fire Inspection fee	\$65.91
<u>Litter Clean-Up</u>	<u>\$30.42</u>
Total	\$157.17

The Department also requests that, if the Common Council approves the return of the property, the applicant work to correct the code violations in a timely manner. A copy of each order is attached.

Sincerely,

Emily P. McKeown
Foreclosure Program Coordinator



For any additional information, please phone **Inspector Kristen Reed at [414]-286-5542** between the hours of **8:00-9:00am and 3:00-4:30pm Monday through Friday**.

Per Commissioner of Neighborhood Services By-

Kristen Reed
Inspector

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 \$60.84 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections.** These fees include a 1.4% training and technology surcharge. 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.

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

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.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days, not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

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.

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement Section
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 011195131
Inspection Date: November 13, 2014
District #: 786
CT: 84

mixd-com

Recipients:
GEORGE L NOBLE, 1038 W WRIGHT ST, MILWAUKEE WI 53206-0000
GEORGE L NOBLE, 2134 N 25TH ST, MILWAUKEE, WI 53205
NONA CONWAY, 2134 N 25TH ST, MILWAUKEE, WI 53205
NORA CONWAY, 1038 W WRIGHT ST, MILWAUKEE WI 53206-0000

Re: 1036-1038 W WRIGHT ST

Taxkey #: 323-1074-100

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 by June 01, 2015.

Exterior Sides

West Side

- 1. 275-32-6
Connect downspout to receiver and seal connection.
2. 275-32-4-a
Repair or replace defective window screens.

Garage

- 3. 275-32-3
Replace defective siding on exterior walls.
4. 275-32-3
Replace all garage roofing material. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.
5. 275-32-3
Restore garage walls to a rodentproof condition.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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Per Commissioner of Neighborhood Services By-

Kristen Reed
Inspector

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