



Department of Neighborhood Services

Preston D. Cole
Commissioner

Thomas Mishefske
Operations Director

Michael Mazmanian
Operations Director

October 4, 2018

Alderman Mark A. Borkowski, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

RE: File No.: 180899
Address: 2123 N. 11th Street

Dear Alderman Borkowski:

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 request provided the applicant pays Reinspection fees of \$2,438.40, Vacant Building fees of \$1,016.00, and Garbage Cleanup fees of \$970.68, for a total of **\$4,425.08**.

In addition, the building was placarded as unfit for human habitation on July 25, 2014. In 2015, the owner applied for an Application of Occupancy, however it was cancelled after two years. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until all the violations causing the placard have been cured, the placard has been removed, and an Occupancy Permit has been issued by DNS.

Finally, 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 McKeown
Business Operations Manager





Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

COPY

Inspection Date
03/08/2017
ORD-17-04049

Closed
9/24/18
JR

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Amalgamated Investments, LLC
Orrin D Edwards (RA)
8945 W Monrovia Avenue
MILWAUKEE, WI 53225

TOTAL DESTRUCTION FEE
\$ 76
ENTERED JA

Re: 2123 N 11TH ST

Taxkey #: 352-2196-100

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 date indicated.

Violation Location: NA

Correct By Date: 04/08/2017

- 1) NOTICE: Some or all of the violations in this letter have been reissued from a previously litigated order.

Violation Location: NA

Correct By Date: 04/08/2017

- 2) 275-32.4.a Restore window to a weather tight condition. (East)

Violation Location: NA

Correct By Date: ~~04/08/2017~~

- 3) 275-32.4.a Repair or replace defective basement window frame. (West)

Violation Location: NA

Correct By Date: ~~04/08/2017~~

- 4) 275-32.4.a Replace missing basement window panes and putty. (West)

Violation Location: NA

Correct By Date: 04/08/2017

- 5) 275-32.3.g Repair or replace defective porch guardrail. (West second floor porch)

Violation Location: NA

Correct By Date: ~~04/08/2017~~

6) 275-32.3.a Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner).

Violation Location: NA

~~Correct By Date: 04/08/2017~~

7) 275-42.4 Provide at least one window screen for each habitable room. (~~South~~, North and ~~East~~)

Violation Location: NA

~~Correct By Date: 04/08/2017~~

8) 275-32.3.b Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.

Violation Location: NA

~~Correct By Date: 04/08/2017~~

9) 275-32.4.a Replace missing window panes. (East and ~~South~~)

Violation Location: NA

~~Correct By Date: 04/08/2017~~

10) 275-32.4.a Repair or replace defective window screens. (~~South~~)

Violation Location: NA

~~Correct By Date: 04/08/2017~~

11) 275-32.4.a Repair or replace defective storm windows. (~~South~~, North, East and ~~West~~)

Violation Location: NA

~~Correct By Date: 04/08/2017~~

12) 275-32.4.a Replace broken window panes. (North and East)

Violation Location: NA

~~Correct By Date: 04/08/2017~~

13) 275-34.3 Provide storm windows for each habitable room. (East)

Violation Location: NA

~~Correct By Date: 04/08/2017~~

14) 275-32.4.a Replace broken window panes. (East)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone **Jesse Crockett** at 414-286-2917 or jcrock@milwaukee.gov between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday**. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Jesse Crockett

Recipients:

Amalgamated Investments, LLC, Orrin D Edwards (RA) 8945 W Monrovia Avenue, MILWAUKEE, WI 53225
AMALGAMATED INVESTMENTS LLC, 2955 N SHERMAN BLVD, MILWAUKEE, WI 53210

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 appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 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.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

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 \$101.60 for the first reinspection, \$203.20 for the second and all subsequent reinspections. These fees include a 1.6% training and**

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

9/30/15
✓ Acc + Sler
VBA

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



DEPARTMENT COPY

Serial #: 010999271
Inspection Date: July 25, 2014
District #: 786 287
CT: 1855 2

mult-com

Recipients:
REGINALD D TROTMAN, 2233 W ROOSEVELT DR, MILWAUKEE, WI 53209
CHERRY J TROTMAN, 2233 W ROOSEVELT DR, MILWAUKEE WI 53209-0000

Re: 2123 N 11TH ST
AKA:entire building

Taxkey #: 352-2196-100

Emergency order. The Commissioner of The Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.

Inspection of the above premises revealed conditions that violate the Milwaukee Code of Ordinances which cause this premises to be considered a hazard to the safety and welfare of the occupants or the public and is hereby placarded as unfit for human habitation, occupancy and use as is regulated by Section 200-11(5) and 218.01 (S.S.66.0413).

You are hereby ordered to vacate the premises immediately and to keep the premises vacated until such time as the following conditions have been corrected and approved in writing by this Department.

Note: Pursuant to 200-42-2-d, any building, structure or premise placarded and found unfit for human habitation or use under any order issued in accordance with this code shall not be occupied unless and until a certificate of occupancy has been obtained.

1. Conditions requiring building to be placarded:

Fire Prevention

2. 214-3
IFC 906.2 NFPA 10-3-1.1 (1998) Provide the minimum number of approved fire extinguisher(s) for the protection of both the building structure and occupancy hazards contained therein.
3. 214-3
IFC 605.5 Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Discontinue the use of illegal extension cords to alleviate fire hazard.

2123 N. 11TH ST.
287

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

4. 214-3
IFC 1028.3 Remove obstruction to designated fire exits immediately.
5. 275-53
Repair or replace defective plumbing system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in a good, sanitary, working condition. Restore plumbing system to an operable condition - Permit required.
6. 275-33-7
Restore all required means of egress to an operational condition. No owner or operator of a one or 2-family dwelling that has 2 or more means of egress from the dwelling unit or units may reduce or permit to be reduced the number of means of egress from any dwelling unit to less than 2. Permit required.
7. 275-34-5
Restore electric service. (unit 2)
8. 275-34-5
Restore water service. (unit 2 bathroom)
9. 200-02
SPS 362.1200(2)(a)(1) Listed and labeled carbon monoxide alarms shall be installed at locations specified in s.101.149(2), Stats., and maintained in accordance with s. 101.149 (3), Stats., in buildings which are residential buildings or include residential buildings, and contain fuel burning appliances, except as provided in subd. 4. **PROVIDE REQUIRED CARBON MONOXIDE ALARMS.**
10. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.

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 \$50.70 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 appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414-286-2543 in order to file an appeal.

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.

Property Names Summary

Printed 07/29/14 07:28

Page 1

Address: 2123- 2123 N 11TH ST

MPROP File Information

Owner
CHERRY J TROTMAN

2233 W ROOSEVELT DR
MILWAUKEE WI

Taxkey:352-2196-100
Land use:8830 Units: 4
Lot size: 10725 (75x143)
Year Built:1927
53209-0000 Conveyance Date:01/07/2011 Type:QC
Name Change:03/17/2011
Zoning:RS6

Recording information

Application #: 159227 Type:Update previous application
Date Received:11/17/2010 Ownership Xfer Date:10/28/2010

Recording Owners/ Operators, etc

O Owner

T Titleholder

REGINALD D TROTMAN

Home:[414] 447-0053 ()

Work:[] - ()

----- Street Address -----

----- Mailing Address -----

2233 W ROOSEVELT DR

2233 W ROOSEVELT DR

MILWAUKEE WI 53209-0000

MILWAUKEE WI 53209-0000

P Preferred Contact

CHERRY J TROTMAN

Home:[414] 447-0053 ()

Work:[] - ()

----- Street Address -----

----- Mailing Address -----

2233 W ROOSEVELT DR

2233 W ROOSEVELT DR

MILWAUKEE WI 53209-0000

MILWAUKEE WI 53209-0000

Date

7/25/14



City of Milwaukee

Department of Neighborhood Services

PLACARD INVESTIGATION WORKSHEET

Address

2123 N. 11th St

Electrical	Plumbing	Water Supply	Heating
<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/> Lacking Service	<input checked="" type="checkbox"/> Lacking System	<input checked="" type="checkbox"/> Lacking Service #2	<input type="checkbox"/> Lacking Service
<input type="checkbox"/> Defective Electrical	<input checked="" type="checkbox"/> Defective System	<input type="checkbox"/> Defective Service	<input type="checkbox"/> Defective Service
<input type="checkbox"/> Tampered Electric Meter	<input type="checkbox"/> Obstructed System	<input type="checkbox"/> Tampered Water Meter	<input type="checkbox"/> Tampered Gas Meter
<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken

Hazards	Illegal Occupancy	Structural Failure	Conditions
<input checked="" type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Storage/Obstruction	<input type="checkbox"/> Illegal Occupancy	<input type="checkbox"/> Foundation	<input type="checkbox"/> Unsanitary/Infestation
<input type="checkbox"/> Combustible/Flammable	<input type="checkbox"/> Attic / Basement	<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Unsafe
<input type="checkbox"/> Unidentified Substances	<input type="checkbox"/> Rooming House	<input type="checkbox"/> Weather Tight	<input type="checkbox"/> Non Habitable
<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken

Defective Fire Prevention / Life Safety

<input checked="" type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Combustible Waste	<input type="checkbox"/> Exposed Wiring	<input checked="" type="checkbox"/> Fire Extinguishers
<input checked="" type="checkbox"/> CO Detectors	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Exposed Electric Panel	<input checked="" type="checkbox"/> Obstructed Egress
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Excessive Fire Load	<input checked="" type="checkbox"/> Extension Cords	<input checked="" type="checkbox"/> Exit Door Defective

Placard to Owner	Placard to Tenant	Contact Supervisor
<input checked="" type="checkbox"/> Immediate	<input type="checkbox"/> Commercial	Name Erica Leonardowski
<input type="checkbox"/> Scheduled	<input checked="" type="checkbox"/> Residential	Time 2:42 Approval <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

OWNER	<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Agent <input type="checkbox"/> Not Recorded	<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Agent <input type="checkbox"/> Not Recorded
	Name Cherrye Trotman	Name
	Phone No. 414-447-0053	Phone No.
	TIME ON-SITE	TIME
	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input checked="" type="checkbox"/> Advised	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input type="checkbox"/> Advised
	Notes:	Permits <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A
	Violations <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A	
	Complaints <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A	

DEPARTMENT	We Energies	City of Milwaukee Police Department
	Name Ron Roxbury <input type="checkbox"/> On Scene	Name Guthrie <input checked="" type="checkbox"/> On Scene
	Phone No. TIME	Phone No. TIME
	Notes:	<input checked="" type="checkbox"/> Cleared Property
	Community Advocates	DPW Board up Crew
	Name Shawanna <input type="checkbox"/> On Scene	Name Billy
Phone No. TIME	Phone No.	
Notes:	PROPERTY SECURED <input type="checkbox"/> By Owner <input checked="" type="checkbox"/> By DPW	
Left voicemail	<input checked="" type="checkbox"/> Full Wrap <input type="checkbox"/> Hasp & Lock <input type="checkbox"/> Other	

Date 7/25/14 Serial No. 10999271



City of Milwaukee
Department of Neighborhood Services
PLACARD CHRONOLOGICAL OF
PLACARD ENFORCEMENT

Address 2123 N. 11th St.

Investigation / Findings

☐ Complaint

☒ Police / CPU Investigation

☐ Self-Initiated

Occupants	Unit/ Address	No. Children / No Adults
Mary McCray	2	1 / 4
Unknown	3	

DATE	ACTIVITY AND REMARKS	INITIALS
7/29/14	PLACARD ORDERS MAILED CERTIFIED	AG
8/8/14	PLACARD NOTICE <input checked="" type="checkbox"/> POSTED <input checked="" type="checkbox"/> PHOTOS TAKEN	KMR
	BOARD - UP ORDER ISSUED	
7/25/14	OCCUPANCY PERMIT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED (provide reasons)	KMR
7/25/14	FOLLOW - UP ORDERS <input checked="" type="checkbox"/> ISSUED SERIAL# 11001531	KMR
7/25/14	VBR Referral <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	KMR
	I received a call from <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Operator	
	OR Phone No.	
	I called	
7/25/14	I Spoke to: <u>Cherrue Trothman</u> Phone No. <u>on-site</u>	KMR
	If contact is not owner, explain:	
	I VERIFIED THE FOLLOWING INFORMATION	
	A) Owners name <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	KMR
	B) Phone number <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	KMR
	C) Mailing Address <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	KMR
	If No, correct address is:	
	Copy mailed to new address <input type="checkbox"/> YES <input type="checkbox"/> NO	
	D) Receipt of orders <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO not mailed yet	KMR
	E) Explained Placard Procedure <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	KMR
	F) Explained Occupancy Permit Procedure <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	KMR
7/29/14	PLACARD FEE NOTIFICATION LETTER MAILED	AG
9/30/14	New Owner. VBR & Security. Occupancy (#1157474)	TNW
	Pending.	

V

**CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES**

Special Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
July 29 , 2014

DEPARTMENT COPY



RE: 2123-2123 N 11TH ST
Taxkey#: 352-2196-100

Order #: 10999271

An inspection of the above premises revealed conditions that required a placard of the premise. In accordance with section 200-33-43.5 of the Milwaukee Code of Ordinances a placard posting fee may be charged to obtain compensation for inspectional, administrative and equipment costs.

The placard posting fee for this premise is \$182.52, which includes a 1.4% training and technology surcharge. As indicated in the original order, this charge, if unpaid, will be placed on the property tax bill. If you wish to pay this amount rather than to have it appear on your tax bill, you may do so before September 15, 2014 at this address:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Room 105
Milwaukee, WI 53202

Checks should be made payable to the **City of Milwaukee** for the amount listed above. Please enclose a copy of this notice with your payment.

If you wish to formally appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review And appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

If you feel this letter was issued in error, please call 414-286-3869 to have this matter reviewed. A review does not extend the time of appeal.

Recipients:
CHERRY J TROTMAN, 2233 W ROOSEVELT DR, MILWAUKEE WI 53209-0000
REGINALD D TROTMAN, 2233 W ROOSEVELT DR, MILWAUKEE, WI 53209