



Department of Neighborhood Services

Preston D. Cole
Commissioner

Thomas Mishefske
Operations Director

Michael Mazmanian
Operations Director

June 5, 2019

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

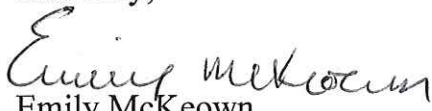
RE: File No.: 190276
Address: 809 S. 28th Street

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 \$203.20.

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 the order is attached.

Sincerely,


Emily McKeown
Business Operations Manager





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

Inspection Date
03/19/2018
ORD-18-03327

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 809 S 28TH ST

Taxkey #: 435-1342-000

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: South Side

Correct By Date: 05/01/2018

- 1) 275-32.3 Replace defective boards in roof eave.

Violation Location: East Side

Correct By Date: 05/01/2018

- 2) 275-32.3 Replace defective boards in roof eave.

Violation Location: South Side

Correct By Date: 05/01/2018

- 3) 275-32.3 Replace defective siding on exterior walls.
Corner Caps

Violation Location: North Side

Correct By Date: 05/01/2018

- 4) 275-32.3 Replace defective siding on exterior walls.

Violation Location: South Side

Correct By Date: 05/01/2018

- 5) 275-32.6 Repair or replace defective downspout.

Violation Location: West Side

Correct By Date: 05/01/2018

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The City of Milwaukee - Department of Neighborhood Services

- 6) 275-32.3.g Repair or replace defective porch guardrail.
2nd Floor

Violation Location: East Side
Correct By Date: 05/01/2018

- 7) 275-32.3.g Provide an approved guardrail for porch.
1st Floor

Violation Location: West Side
Correct By Date: 05/01/2018

- 8) 275-32-3-g Replace missing balusters in porch guardrail, with maximum spacing of four inches.
1st Floor

Violation Location: East Side
Correct By Date: 05/01/2018

- 9) 275-32.3.h-1-b Handrails required on open sides of porch steps. Install missing handrail(s).
1st Floor

Violation Location: East Side
Correct By Date: 05/01/2018

- 10) 275-32.3.g Repair or remove defective skirting around porches.

Violation Location: Garage
Correct By Date: 05/01/2018

- 11) 275-32.3 Replace missing eave boards on garage.

Violation Location: Garage
Correct By Date: 05/01/2018

- 12) 275-32.11 Provide approved address numbers for the alley side of the garage.

Violation Location: Garage
Correct By Date: 05/01/2018

- 13) 275-32.3 Replace defective siding on exterior walls.

Violation Location: West Side
Correct By Date: 05/01/2018

- 14) 275-32.3.g Provide an approved guardrail for porch.
1st Floor

Violation Location: East Side
Correct By Date: 05/01/2018

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15) 200-24 Permit required. Obtain proper permits for all alterations.
East Porch repairs

Violation Location: NA
Correct By Date: 05/01/2018

16) 275-32.10 Repair or replace defective service walk.

Violation Location: NA
Correct By Date: 06/01/2018

17) 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: 06/01/2018

18) 275-32.3.b Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.

For any additional information, please phone Inspector **Ann Petersen at 414-286-5434 or** 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 -

*Ann Petersen
Inspector*

Recipients:

SHENIKA M BATCHELOR, 809 S 28TH ST, MILWAUKEE, WI 53215

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

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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 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.

TRADUCCION EN ESPAÑOL

Si Ud, necesite 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, 728 N. James Lovell St., Milwaukee WI, 53233, 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.

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