



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

September 8, 2014

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

Re: File No. 140630  
Address 2554 N. 28<sup>th</sup> Street

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 charges:

Litter Cleanup fees	\$ 229.16
VBR and Reinspection fees	\$ 608.40
<u>Boardup</u>	<u>\$ 238.75</u>
<b>Total</b>	<b>\$1,076.31</b>

The building was placarded as unfit for human habitation on July 31, 2013. The property was subsequently boarded on August 5, 2013. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until all of the violations have been corrected, the placard has been removed and the owner has been issued an Occupancy Certificate by DNS. A copy of the placard order is attached.

Sincerely,

Emily Pines  
Foreclosure Program Coordinator



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 010362211
Inspection Date: July 31, 2013
District #: 123
CT: 88

dupl-si

Recipients:
JIMMIE L PATTERSON AND ALL OTHER OCCUPANTS, 5025 N 56TH ST, MILWAUKEE, WI 53218
JIMMIE L PATTERSON AND ALL OTHER OCCUPANTS, 2554 N 28TH ST, MILWAUKEE WI 53210-3105

Re: 2554 N 28TH ST
AKA:LOWER UNIT

Taxkey #: 326-0190-000

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 by August 05, 2013 at 11:00 am 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:
2. 275-81
Unsanitary conditions. Restore building or dwelling unit to a clean and sanitary condition.
3. 275-34-5
Restore electric service.

For any additional information, please phone Inspector Robert Lannin at [414]-286-5457 between the hours of 7:00am-9:00am or 4:00pm-5:00pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-

Robert Lannin  
Inspector

**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.

**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.

**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.**

**CITY OF MILWAUKEE FREE LANDLORD TRAINING PROGRAM**

Learn how to keep illegal and destructive activity out of rental property by taking the free award winning Landlord Training Program. Attendees receive a free 100 page comprehensive manual, certificate of completion and handouts on a variety of legal and business issues related to managing a property. The 5 hour session is either held in one day, or two 2-1/2 hour sessions over two nights. For further information, call the registration line (414) 286-2954. Program funded through Community Development Block Grant Funds.

**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.