



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

Preston D. Cole  
Commissioner

Thomas G. Mishefske  
Operations Manager

February 14, 2017

Alderman Michael Murphy, Chair  
Judiciary and Legislation Committee  
Office of the City Clerk  
Room 205, City Hall

RE: File No.: 161430  
Address: 3004 N. 30<sup>th</sup> Street

Dear Alderman Murphy:

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 **\$811.20**.

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 open order is attached.

Sincerely,

Emily McKeown  
Housing Policy and Compliance Manager

**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 #: 010000031  
Inspection Date: February 05, 2013  
District #: 799  
CT: 63

dupl-ref

Recipients:  
JENNIFER RHODES, 3004 N 30TH ST, MILWAUKEE, WI 53210

Re: **3004 N 30TH ST**

Taxkey #: 309-0630-100

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 **within 30 days of service of this order.**

**Exterior Sides**

**South Side**

- 1. 275-32-4-a  
Repair or replace defective window sills.

**North Side**

- ~~2. 275-32-3  
Replace defective siding on exterior walls.~~
- 3. 275-32-3  
Repair or replace defective metal trim on exterior wall. (MISSING METAL TRIM AT WINDOW FRAMES)

oh  
1/5/15  
Jim

- ~~4. 275-32-4-a  
Replace defective window sash.~~
- ~~5. 275-32-4-a  
Repair or replace defective window sills.~~

oh  
1/5/15  
Jim

**East Side**

- 6. 275-32-6  
Repair or replace defective downspout.

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

7. 225-4-a-1  
Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.

8. 275-32-4-a  
Repair or replace defective window sills.

West Side

9. 275-32-3-h  
Replace missing handrail on service walk steps.

East Second Floor Porch

OK  
11/6/13  
2013

~~10. 275-32-3-g~~  
Replace defective porch floor boards and secure to supporting structure.

West First Floor Porch

11. 275-32-4-a  
Repair or replace defective exterior door sill.

12. 275-32-3-h  
Handrails required on open sides of porch steps. Install missing handrail(s).

Garage

13. 275-32-3  
Repair or replace defective eave boards on garage.

OK  
8/7/15  
15

~~14. 295-503-1 A Contractor's Yard in a (RT-3) Residential District is not a permitted use and requires a variance, which will require approval from the Board of Zoning Appeals.~~

-YOU MUST APPLY FOR A CERTIFICATE OF OCCUPANCY AT THE PERMIT DESK AND SUBMIT A COMPLETE APPLICATION FOR YOUR VARIANCE TO THE BOARD OF ZONING APPEALS OFFICE.

~~15. 295-503-3~~  
Accessory uses which are detrimental to the residential character of the neighborhood by reason of the emission of odor, smoke, dust or noise, or the open storage of material or equipment, are not permitted in residentially zoned districts.

-YOU MUST DISCONTINUE THE OUTDOOR STORAGE IMMEDIATELY UPON RECEIPT OF THIS NOTICE.

16. 295-505-4-f-5  
Fences along side streets shall not exceed 4 feet in height. (REMOVE OR REDUCE HEIGHT OF FENCE ALONG CHAMBERS)

8/4  
7/15/16  
2

~~17- 295 403 3-b~~

All areas used for the parking of motor vehicles or trailers shall have paved or approved surfaces, as required in s. 252-74.

252-74-1 PAVEMENT. All parking lots, parking spaces, parking areas and all access roads, drives or lanes leading thereto shall have a surface of concrete, asphalt macadam or tar macadam. Crushed stone, sand, gravel or cinders shall not be used for the surfacing materials.

**YOU ARE THEREFORE ORDERED TO DISCONTINUE PARKING ON UNPAVED OR IMPROPERLY PAVED AREAS.**

For any additional information, please phone **Inspector Jason Rusnak at [414]-286-2817** between the hours of **7:00am-9:00am or 4:00pm-5:00pm Monday through Thursday.**

Per Commissioner of Neighborhood Services By-

  
Jason Rusnak  
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.

**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.

3004 N 30TH ST

Serial #: 01000031  
Inspection Date: February 05, 2013

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 02/06/13 08:28

Page 1

Address: 3004- 3004 N 30TH ST

MPROP File Information

Owner  
JENNIFER RHODES

Taxkey:309-0630-100

Land use:8820 Units: 2

Lot size: 7260 ( 60x121)

Year Built:1900

3004 N 30TH ST  
MILWAUKEE WI

53210-0000

Conveyance Date:07/08/2011 Type:QC

Name Change:04/13/2012

Zoning:RT3

Recording information

Application #: 167052 Type: Seller notification

Date Received:07/19/2011 Ownership Xfer Date:07/08/2011

Recording Owners/ Operators, etc

O Owner

T Titleholder

JENNIFER RHODES

Home:[414] 793-0545 ( )

Work:[ ] - ( )

Street Address

Mailing Address

3004 N 30TH ST

3004 N 30TH ST

MILWAUKEE

WI 53210-0000

MILWAUKEE

WI 53210-0000

Page 1  
 City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 1000031

ADDRESS 3004 N. 30TH ST.

DATE OF INSPECTION 2/5/13

DATE	ACTIVITY AND REMARKS	INITIALS
2/6/13	ORDERS MAILED FIRST CLASS.	MM
	I received a call from _____ Phone # _____	
	OR	
	I called _____ Phone # _____	
	I Spoke to: _____	
	If contact is not owner, explain: _____	
2.19.13	I Verified the following information:	JW
	A) Owners name Yes <input checked="" type="checkbox"/> No _____	
	B) Phone number Yes <input checked="" type="checkbox"/> No _____	
	C) Mailing Address Yes <input checked="" type="checkbox"/> No _____	
	If no, correct address is _____	
	Copy mailed to new address Yes _____ No _____	
	D) Receipt of orders Yes <input checked="" type="checkbox"/> No _____	
	E) Explained re insp. fee policy Yes <input checked="" type="checkbox"/> No _____	
2.19.13	CAUSED 793-0545 + Spoke to Jennifer RE: orders of MONTHLY PASSES. SHE ADMITTED TO EXTENSIVE REPAIRS INSIDE THE PROPERTY WHICH WOULD REQUIRE PERMITS. NO PERMITS IN FILE. ISSUED PRE-INSPECTION LETTER	JW
2/21/13	MAILED PRE-INSPECTION LETTER	RW
3.13.13	RE: AN VIOLATIONS REMAIN. ISSUED \$50.00 RI FEE LETTER FORWARDED TO MONTHLIES.	JW
3-20-13	MAILED REINSPECTION LETTER	slc
4/1/13	"APPROVED FOR MONTHLY'S" EA	
5/10/13	Deceased	
	Out of State Letter	
	Unenforceable Letter	
	Previously Litigated Letter	
	Mailed by KMK	KK
5-16-13	REINSPECTED VIOLATIONS REMAIN	J.S.
5/28/13	REINSPECTION FEE NOTIFICATION LETTER MAILED	CP
6.3.13	REINSPECTED VIOLATIONS REMAIN	JW
6/25/13	det. ret'd from 3004 N30th St - Account shows Jennifer M Rhodes @ (most likely) 2009 W. Silver Spring Dr Apt 2	

If no compliance, rent withholding app. left with tenant(s)? YES/DATE \_\_\_\_\_ Unit(s) \_\_\_\_\_  
 Info letter sent to tenant? Yes/Date \_\_\_\_\_ Unit(s) \_\_\_\_\_ No \_\_\_\_\_ Unit(s) \_\_\_\_\_ No \_\_\_\_\_

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Printed 03/18/13 08:43

Page 1

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O Owner  
JENNIFER RHODES

T Titleholder

Home:[414] 793-0545 ( )

Work:[ ] - ( )

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

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

3004 N 30TH ST

3004 N 30TH ST

MILWAUKEE

WI 53210-0000

MILWAUKEE

WI 53210-0000





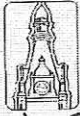
**City of Milwaukee**  
**Department of Neighborhood Services**  
**CHRONOLOGICAL RECORD OF ENFORCEMENT**

DNS-36C

ADDRESS 3004 N 30th Street

SERIAL NO. 10000031  
 DATE OF INSPECTION 2/5/13

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
6-26-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			op
7-10-13	REINSPECTED VIOLATIONS REMAIN			Jan
7/18/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AT
8-6-13	REINSPECTED VIOLATIONS REMAIN			Jan
8/16/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			Kk
9-16-13	REINSPECTED VIOLATIONS REMAIN			Jan
9/24/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
10/3/13	REINSPECTED VIOLATIONS REMAIN			J's
10/15/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
11-6-13	REINSPECTED VIOLATIONS REMAIN			Jan
11/8/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
12-3-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			Jan
12/4/13	REINSPECTED VIOLATIONS REMAIN			AGG
1-6-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			Jan
1/8/14	REINSPECTED VIOLATIONS REMAIN			AGG
2-5-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			Jan
2/7/14	REINSPECTED VIOLATIONS REMAIN			AGG
3-10-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			Jan
3/18/14	ltr. rec'd from 7009 W Silver Spring Dr Apt 2- Account shows same (most likely) 3/14 312-8162 -also shows 1020 Stone Shoals Ter, Watkinsville GA 30677-2766 (2/13) (706) 769-2260			Kk KP
3-18-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			Jan
3-19-14	CAUSE 793. 0585 d spoke to Jennifer RE: REMAINING VIOLATIONS & MONITORING PROCESS			Jan
4-3-14	REINSPECTED VIOLATIONS REMAIN			KP
4-10-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			Jan
5-7-14	REINSPECTED VIOLATIONS REMAIN			
5/8/14	Jennifer LM 5/5 2:56P 706-461-0304 - keep getting bills for prop, but never lived in Mt. W. - tried # 5/8 10:15A - LM that I may have the wrong person, but SS# associates her w/ this prop. - please call back - removed GA address from file - we request prop-address			Kk



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 Department of Neighborhood Services  
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DNS-36C

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SERIAL NO. 10000031  
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DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
5.8.13	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
6.12.14	REINSPECTED VIOLATIONS REMAIN			JA
6.19.14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
7.10.14	REINSPECTED VIOLATIONS REMAIN			JA
7.14.14	REINSPECTION FEE NOTIFICATION LETTER MAILED <i>w/ Resource Info</i>			CS
8.17.14	REINSPECTED VIOLATIONS REMAIN			JA
8.26.14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9.11.14	REINSPECTED VIOLATIONS REMAIN			JA
9.17.14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
10.6.14	REINSPECTED VIOLATIONS REMAIN			JA
10.13.14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
11.10.14	REINSPECTED VIOLATIONS REMAIN			JA
11.11.14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
12/3/14	spoke w/ Jennifer (722-7410) - trying to get work done - asked for time - advised no extensions once on monthlies, but can review fees for possible reduction once work complete			KK
12.4.14	checked ass for permit REINSPECTED VIOLATIONS REMAIN			JA
12.9.14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
1-5-15	checked ass for permit REINSPECTED VIOLATIONS REMAIN			JA
1-20-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
2.3.15	checked ass for permit REINSPECTED VIOLATIONS REMAIN			JA
2.5.15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
3-5-15	checked ass for permit REINSPECTED VIOLATIONS REMAIN			JA
3-12-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
3-17-15	RECEIVED A MESSAGE FROM TO CALL JENNIFER RHODES (793-0545)			CS
3-19-15	CALLED JENNIFER RHODES - EXPLAINED MONTHLY POLICY AND TOLD HER NO FEE REDUCTIONS IS POSSIBLE UNTIL WORK IS COMPLETED. SHE WANTED TO SPEAK TO THE PERSON ABOVE ME - I GAVE HER ERICA'S NUMBER			
4.6.15	REINSPECTED VIOLATIONS REMAIN			JA
4/15/15	ltr. ret'd from PO Box 18184 - Account shows 1020 Stone Spools Ter, Watkinsville GA 30677-2766 (715) 706-769-2260			KK
				KK



City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 3004 N 30<sup>th</sup> Street

SERIAL NO. 10000031  
 DATE OF INSPECTION 2/5/13

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
4-16-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
5-4-15	REINSPECTED VIOLATIONS REMAIN			JW
5-6-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
5/19/15	Jennifer Rhodes LM 5/12 9:37A 706-461-0304 met my prop - live in GA - never lived in WI - tried #511 9 8:20A - LM that address removed from file - Accurant printout 4/15/15 shows 7009 W Silver Spring Dr Apt 2 as most likely ) no more current in Au.			Kh
6-4-15	REINSPECTED VIOLATIONS REMAIN			JW
6-24-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
7-10-15	REINSPECTED VIOLATIONS REMAIN			JW
7-16-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
8-7-15	REINSPECTED VIOLATIONS REMAIN			JW
8-17-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9-21-15	REINSPECTED VIOLATIONS REMAIN			JW
9-29-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
10-5-15	REINSPECTED VIOLATIONS REMAIN			JW
10/5/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			Kh
11/4/15	LM @ 793-0545 REINSPECTED VIOLATIONS REMAIN			JM
11-17-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
12-9-15	REINSPECTED VIOLATIONS REMAIN			JW
12/23/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
1-7-16	REINSPECTED VIOLATIONS REMAIN			JW
1/5/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
2-8-16	REINSPECTED VIOLATIONS REMAIN			JW
2-10-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JM
3-2-16	REINSPECTED VIOLATIONS REMAIN			JW
3-3-16	CAUSED 793-0545 woman who answered stated "wrong #"			JW
3/9/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
4-7-16	REINSPECTED VIOLATIONS REMAIN			JM
4/19/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			Kh
5-25-16	posted contact card on property; REINSPECTED VIOLATIONS REMAIN			JM
6/2/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JW

