



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

April 29, 2015

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

Re: File No.: 141913  
Address: 2623 – 2625 W. Fond du Lac Ave.

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 Reinspection fees of \$1,470.30 and Vacant Building fees of \$1,318.20 for a total of **\$2,788.50**.

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



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202



DEPARTMENT COPY

Serial #: 011173611
Inspection Date: October 30, 2014
District #: 303
CT: 88

vbrb-vbr

Recipients:
MARY CHOUDRY, 2842 S 49TH ST, MILWAUKEE, WI 53219
MARY CHOUDRY, 7410 E SUTTON DR, SCOTTSDALE, AZ 85266

Re: 2623-2625 W FOND DU LAC AV

Taxkey #: 325-1004-000

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 December 09, 2014.

Exterior

North Side

- 1. 200-51.7.7.b-3
Replace broken window pane.

For any additional information, please phone Inspector Matthew Pittman at [414]-286-2592 between the hours of 7:00am-9:30am or 2:30pm-4:30pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-

Matthew Pittman
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.

**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 \$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.

**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.



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DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202



DEPARTMENT COPY

Serial #: 010110061
Inspection Date: April 01, 2013
District #: 303
CT: 88

fact-com

Recipients:
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Taxkey #: 325-1004-000

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Some or all of the violations in this letter have been reissued from a previous order.

Exterior

General

- 1. 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).
2. 275-32-3-b All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration.
3. 275-32-3-c Paint previously painted masonry surfaces or remove all paint from masonry surfaces of garage in a workmanlike manner.

West Side

- 4. 275-32-6 Replace missing downspout and connect to gutter system.
5. 275-32-6 Repair or replace defective rain gutters.
6. 275-32-4-a Replace missing window panes and putty. 2ND FLOOR.

Exterior

7. 275-32-3  
Replace mortar missing from exterior wall (tuckpoint).

For any additional information, please phone **Inspector Matthew Pittman** at **[414]-286-2592** between the hours of **8:00am-10:00am** or **3:45pm-4:45pm** Monday through Friday.

Per Commissioner of Neighborhood Services By-

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Inspector

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