



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.: 161422
Address: 6302 W. Richmond Ave

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 each 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
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 011599551
Inspection Date: July 20, 2015
District #: 121
CT: 59

sing-com

Recipients:
THOMAS A DREES, 6302 W RICHMOND AV, MILWAUKEE WI 53210-0000

Re: **6302 W RICHMOND AV**

Taxkey #: 305-1115-000

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

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

Exterior Sides

General

1. 200-24
PERMITS REQUIRED. Obtain proper permits for all NORTH SECOND FLOOR alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.
2. 275-61-5-a
Repair or replace defective chimney flue.
3. 275-32-3
Repair or replace defective flashing to restore roof to watertight condition.

East Side

*all
9/8/15*

- ~~4. 275-32-10
Repair or replace defective service walk.~~
- ~~5. 275-32-6
Repair or replace defective downspout.~~
- ~~6. 275-32-6
Reconnect downspout to gutter system.~~

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

OK
1/20/16
m

~~275-32-6~~
Remove obstruction from rain gutters.

North Second Floor Porch

- 8. 275-32-3-g
Porch support structure has failed. Restore the porch to a safe condition. (Call 286-8211 for information regarding the required permit.)

For any additional information, please phone **Inspector Matthew Jenrich** at **[414]-286-8615** between the hours of **6:30am-9:00am Monday through Thursday.**

Per Commissioner of Neighborhood Services By-



Matthew Jenrich
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 \$60.84 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.

6302 W RICHMOND AV

Citation # - *Numero de Citacion*: DNS011599551
Citation Date - *Citacion Fecha*: July 20, 2015

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.

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

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Address: 6302- 6302 W RICHMOND AV

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MPROP File Information

Owner
THOMAS A DREES

Taxkey:305-1115-000

Land use:8820 Units: 2

Lot size: 5760 (45x128)

Year Built:1929

6302 W RICHMOND AV
MILWAUKEE WI

53210-0000 Conveyance Date:12/01/1991 Type:WD

Name Change:02/26/1992

Zoning:RT3

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Recording information

==== PROPERTY NOT RECORDED ====

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

SERIAL NO. 011599551

ADDRESS
DATE

6307 W. Richwood Ave

DATE OF INSPECTION 7/20/15

ADDRESS DATE	ACTIVITY AND REMARKS	INITIALS
7/23/15	ORDERS MAILED FIRST CLASS.	RW
	I received a call from _____ Phone # _____	
	OR	
	I called _____ Phone # _____	
	I Spoke to: _____	
	If contact is not owner, explain: _____	
	I Verified the following information:	
	A) Owners name Yes ___ No ___	
	B) Phone number Yes ___ No ___	
	C) Mailing Address Yes ___ No ___	
	If no, correct address is _____	
	Copy mailed to new address Yes ___ No ___	
	D) Receipt of orders Yes ___ No ___	
	E) Explained reinsp. fee policy Yes ___ No ___	
7/20/15	Litigated non-compliant complaint conducted in the past. Order correct issued for violations.	(C)
9-2-15	MAILED PRE-INSPECTION LETTER	DM
9/9/15	Violator remain fee issued paper to monthly insp. previously litigated.	CP
9-15-15	MAILED REINSPECTION LETTER	DM
9/21/15	Call numbers (414) 526-9780 no answer (414) 447-6005 answering machine which states his name. as Drees Fleary left message.	CP
9/28/15	"APPROVED FOR MONTHLY'S" Deceased	DM
3/1/16	Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by KMK	KH
3/17/16	REINSPECTED VIOLATIONS REMAIN Dual Photos Mailed. Case. No Answer 2 25-26	DM
3/18/16	OPEN PLAN # 1192304. This NOT BEING INSPECTED.	DM

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



City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 6302 W. Wisconsin Ave SERIAL NO. 11599351
 DATE OF INSPECTION 7/20/15

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSR. NUMBER	INITIALS
3/16/16	Taxes 3 years in arrears			TMM
4/1/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			MM
4/26/16	(50-53) REINSPECTED VIOLATIONS REMAIN			M
4/23/16	Left message at 447-6005, advised of order & fee.			M
4/22/16	Spoke w/ Mr. Davis at 447-6005, explained order and monthly pro cess and fees. He will send in a letter of a work plan and contact w/ contractor for patch repairs.			M
5/4/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
5/19/16	REINSPECTED VIOLATIONS REMAIN No Answer @ Door Pistas Truss 20-21			TMM
5/27/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
6/9/16	REINSPECTED VIOLATIONS REMAIN No Answer @ Door Pistas Truss Taxes 3 years \$10,945.76. A			TMM
6/17/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
7-14-16	RI-violations remain; did NSS for permit			JK
7/21/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
8/3/16	REINSPECTED VIOLATIONS REMAIN No Answer @ Door Pistas Truss 13-14			TMM
8/11/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
9/2/16	REINSPECTED VIOLATIONS REMAIN No Answer @ Door Pistas Truss. Com. 13-14			TMM
9/24/16	Taxes 3 years in arrears. \$ 11,436.57			TMM
10/19/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
10-20-16	REINSPECTED VIOLATIONS REMAIN No Answer @ Door Com. Pistas Truss. 33-34			TMM
10/28/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
11/4/16	REINSPECTED VIOLATIONS REMAIN No Answer Pistas Truss 23-24			TMM
11/8/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
12/8/16	REINSPECTED VIOLATIONS REMAIN No Answer @ Door Pistas Truss 15-16			TMM
12/13/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
1/24/17	prop. IN-REM-order extended to 6/1/17			Kh