



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

Preston D. Cole
Commissioner

Thomas G. Mishefske
Operations Manager

January 5, 2017

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

RE: File No.: 160979
Address: 2862 N. 51st 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 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 #: 011912831
Inspection Date: January 22, 2016
District #: 121
CT: 60

sing-ref

Recipients:
JERRY VANG, 2339 N 54TH ST, MILWAUKEE WI 53210-0000

Re: **2862 N 51ST ST**

Taxkey #: 307-0376-000

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. 275-32-11
Provide approved address numbers for the rear of the building.
- 2. 275-32-8
Repair, replace, or remove the defective fence.
- 3. 275-32-3-f
Replace mortar missing in chimney (tuckpoint).
- 4. 275-32-3-f
Replace defective chimney cap.

South Side

- 5. 275-32-3
Replace defective fascia boards.
- 6. 275-32-3
Replace defective boards in roof eave.
- 7. 275-32-6
Replace and properly install missing rain gutters.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

West First Floor Porch

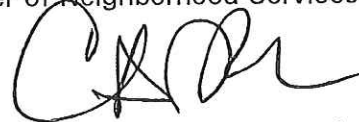
- 8. 275-32-3-g
Repair or replace defective concrete or masonry porch steps.
- 9. 275-32-1
Repair defective concrete porch.

Garage

- 10. 275-32-11
Provide approved address numbers for the alley side of the garage.
- 11. 275-32-3
Replace defective siding on exterior walls.
- 12. 275-32-4
Replace defective service door on garage.
- 13. 275-32-3
Repair or replace defective trim boards on garage.

For any additional information, please phone **Carmen Plummer-Johnson** at [414]-286-8615 between the hours of 7:30am-9:00am and 3:00pm-4:00pm, Monday through Friday.

Per Commissioner of Neighborhood Services By-



Carmen Plummer-Johnson

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.

2862 N 51ST ST

Citation # - *Numero de Citacion*: DNS011912831
Citation Date - *Citacion Fecha*: January 22, 2016

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.

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

Printed 01/25/16 11:39

Page 1

Address: 2862- 2862 N 51ST ST

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MPROP File Information

Owner
JERRY VANG

Taxkey:307-0376-000

Land use:8810 Units: 1

Lot size: 5160 (40x129)

Year Built:1926

2339 N 54TH ST
MILWAUKEE WI

53210-0000 Conveyance Date:03/19/2010 Type:WD

Name Change:08/19/2015

Zoning:RT2

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Recording information

==== PROPERTY NOT RECORDED ====

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

SERIAL NO. 011912832

2862 N. 51st.
 ACTIVITY AND REMARKS

DATE OF INSPECTION 1.22.16

ADDRESS

DATE	ACTIVITY AND REMARKS	INITIALS
<u>1/26/16</u>	ORDERS MAILED FIRST CLASS.	<u>[Signature]</u>
	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 <input type="checkbox"/> No <input type="checkbox"/>	
	B) Phone number Yes <input type="checkbox"/> No <input type="checkbox"/>	
	C) Mailing Address Yes <input type="checkbox"/> No <input type="checkbox"/>	
	If no, correct address is _____	
	Copy mailed to new address Yes <input type="checkbox"/> No <input type="checkbox"/>	
	D) Receipt of orders Yes <input type="checkbox"/> No <input type="checkbox"/>	
	E) Explained reinsp. fee policy Yes <input type="checkbox"/> No <input type="checkbox"/>	
<u>2/8/16</u>	MAILED PRE-INSPECTION LETTER	<u>RW</u>
<u>2/12/16</u>	Check NSS and WBO for phone numbers none found	<u>CPS</u>
<u>2/25/16</u>	Recognize All violations remain open to monthly program	<u>CPS</u>
<u>3-2-16</u>	MAILED REINSPECTION LETTER	<u>[Signature]</u>
<u>3-7-16</u>	Previously litigated. Remand monthly payments	<u>[Signature]</u>
	REINSPECTION FEE	
	\$ <u>60.00</u>	
	Deceased entered in N.S.S. <u>[Signature]</u>	<u>[Signature]</u>
<u>6/14/16</u>	Out of State Letter	
	Unenforceable Letter	
	Previously Litigated Letter	<u>KH</u>
	Mailed by KMK	
<u>6-28-16</u>	RT - violations remain	<u>[Signature]</u>
<u>6/30/16</u>	REINSPECTION FEE NOTIFICATION LETTER MAILED	<u>[Signature]</u>
<u>7/21/16</u>	REINSPECTED VIOLATIONS REMAIN <u>PROS Roman.</u>	<u>[Signature]</u>
	<u>No contact. 5.7</u>	
<u>7/31/16</u>	REINSPECTION FEE NOTIFICATION LETTER MAILED	<u>KH</u>

Info letter sent to tenant? Yes/Date _____ Unit(s) _____ YES/DATE _____ No _____ Unit(s) _____ No _____

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
February 8 , 2016

DEPARTMENT COPY



RE: 2862-2862 N 51ST ST

The property you own at the above address has outstanding code violations. Order # 11912831 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of \$60.84 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection is \$76.05, the 3rd is \$202.80 and the 4th is \$354.90. All subsequent reinspections are \$354.90 each. These fees include a 1.4% training and technology surcharge.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Your compliance date is/was February 24, 2016. The fee for non-compliance is \$60.84 and the order will be referred to the court section for litigation.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations. Please get the corrections made as soon as possible.

Please call me at [414] 286-8615 during the hours of 7:30am-9:00am and 3:00pm-4:00pm, Monday through Friday if you have any questions and to arrange for an inspection.

Carmen Plummer-Johnson

Recipients:
JERRY VANG, 2339 N 54TH ST, MILWAUKEE WI 53210-0000

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
February 29 , 2016

DEPARTMENT COPY



RE: **2862-2862 N 51ST ST**

Order #: 11912831

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$60.84
Second reinspection \$76.05

Third reinspection \$202.80
All subsequent reinspections \$354.90

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 02/29/16, we imposed a \$60.84 reinspection fee, which includes a 1.4% training and technology surcharge. This fee is in addition to any reinspection fees previously accrued for this order.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, I will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this \$60.84 charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Please call me at [414] 286-8615 during the hours of 7:30am-9:00am and 3:00pm-4:00pm, Monday through Friday for information on which violations remain uncorrected or if you have any questions.

Carmen Plummer-Johnson

Recipients:
JERRY VANG, 2339 N 54TH ST, MILWAUKEE WI 53210-0000

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 #: 011912832
Inspection Date: January 22, 2016
District #: 121
CT: 60

sing-ref

Recipients:
JERRY VANG, 2339 N 54TH ST, MILWAUKEE WI 53210-0000

Re: **2862 N 51ST ST**

Taxkey #: 307-0376-000

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 **June 30, 2016**.

Exterior Sides

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).

Garage

2. 275-32-3-a
Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.

Exterior


3. 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).

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone **Carmen Plummer-Johnson** at [414]-286-8615 between the hours of 7:30am-9:00am and 3:00pm-4:00pm, Monday through Friday.

Per Commissioner of Neighborhood Services By-



Carmen Plummer-Johnson

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.

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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.

LEAD PAINT CAUTION

Defective painted surfaces were noted on this inspection. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings. For information regarding lead safe repair practices, contact the Milwaukee Health Department at 286-0387.

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

Printed 01/25/16 11:39

Page 1

Address: 2862- 2862 N 51ST ST

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MPROP File Information

Owner
JERRY VANG

Taxkey:307-0376-000

Land use:8810 Units: 1

Lot size: 5160 (40x129)

Year Built:1926

2339 N 54TH ST
MILWAUKEE WI

53210-0000 Conveyance Date:03/19/2010 Type:WD

Name Change:08/19/2015

Zoning:RT2

=====
Recording information

==== PROPERTY NOT RECORDED ====

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

SERIAL NO 011912832

2862 N. 51st.

ADDRESS

DATE OF INSPECTION

DATE	ACTIVITY AND REMARKS	INITIALS
7/26/16	ORDERS MAILED FIRST CLASS.	DM
	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 ___	
7-1-16	MAILED PRE-INSPECTION LETTER	DM
7/6/16	Reinspection violation remain fee/court CP	CP
7-11-16	MAILED REINSPECTION LETTER MAILED PRE-INSPECTION LETTER	DM
7/14/16	101.4 "APPROVED FOR MONTHLY'S"	JK
8/2/16	REINSPECTED VIOLATIONS REMAIN No Courtwork	DM
	Photos Taken. 10-13	JK
8/9/16	REINSPECTION FEE NOTIFICATION LETTER MAILED	DM
9/15/16	REINSPECTED VIOLATIONS REMAIN Violations remain. Photos Taken	DM
	Photos Taken. 21-25	DM
9/16/16	Photos in progress 2 years. \$ 9,913.79	DM
10/18/16	REINSPECTION FEE NOTIFICATION LETTER MAILED	SR
10-19-16	REINSPECTED VIOLATIONS REMAIN Unknown	DM
	Second Photos Done 15-18	JK
10/27/16	REINSPECTION FEE NOTIFICATION LETTER MAILED	JK
11/18/16	REINSPECTED VIOLATIONS REMAIN Unknown	DM
	Second Photos Taken. 9-11	DM
11/23/16	REINSPECTION FEE NOTIFICATION LETTER MAILED	JK
12/15/16	REINSPECTED VIOLATIONS REMAIN Unknown	DM
	Second Photos Taken. 10-12	DM
12/20/16	REINSPECTION FEE NOTIFICATION LETTER MAILED	JK

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
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
July 1 , 2016

DEPARTMENT COPY



RE: 2862-2862 N 51ST ST

The property you own at the above address has outstanding code violations. Order # 11912832 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of \$101.40 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection is \$202.80. All subsequent reinspections are \$202.80 each. These fees include a 1.4% training and technology surcharge.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Your compliance date is/was June 30, 2016. The fee for non-compliance is \$60.84 and the order will be referred to the court section for litigation.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations. Please get the corrections made as soon as possible.

Please call me at [414] 286-8615 during the hours of 7:30am-9:00am and 3:00pm-4:00pm, Monday through Friday if you have any questions and to arrange for an inspection.

Carmen Plummer-Johnson

Recipients:
JERRY VANG, 2339 N 54TH ST, MILWAUKEE WI 53210-0000

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
July 8 , 2016

DEPARTMENT COPY



RE: 2862-2862 N 51ST ST

Order #: 11912832

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$101.40
Second reinspection \$202.80

All subsequent reinspections \$202.80

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 07/06/16, we imposed a \$101.40 reinspection fee, which includes a 1.4% training and technology surcharge. This fee is in addition to any reinspection fees previously accrued for this order.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, I will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this \$101.40 charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Please call me at [414] 286-8615 during the hours of **7:30am-9:00am and 3:00pm-4:00pm, Monday through Friday** for information on which violations remain uncorrected or if you have any questions.

Carmen Plummer-Johnson

Recipients:
JERRY VANG, 2339 N 54TH ST, MILWAUKEE WI 53210-0000