



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

**Preston D. Cole**  
Commissioner

**Thomas G. Mishefske**  
Operations Manager

December 28, 2017

Alderman Mark A. Borkowski, Chair  
Judiciary and Legislation Committee  
Office of the City Clerk  
Room 205, City Hall

RE: File No.: 171340  
Address: 2455-2457 N. 45<sup>th</sup> Street

Dear Alderman Borkowski:

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 **\$2,640.00**.

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 order is attached.

Sincerely,

Emily McKeown  
Business Operations Manager





6. 275-32-3  
Repair or replace defective eave boards on garage.
7. 275-32-3  
Replace missing fascia boards on garage.
8. 275-32-3  
Repair or replace defective fascia boards on garage.
9. 275-32-2  
Replace defective or missing garage roof shingles. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

For any additional information, please phone Inspector Karen Boswell at [414]-286-2330 between the hours of 7:00-8:30am Monday through Friday or 3:00-4:00pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-



Karen Boswell  
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 for the first reinspection, \$75 for the second, \$200 for the third, and \$350 for the fourth and all subsequent reinspections. 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.



**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.

Property Names Summary

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Page 1

Address: 2455- 2457 N 45TH ST

=====  
MPROP File Information

Owner  
JEROME T ROGGE

2455 N 45TH ST  
MILWAUKEE WI

Taxkey:328-1433-000  
Land use:8820 Units: 2  
Lot size: 4625 (.37x125)  
Year Built:1914  
53210-2913 Conveyance Date:05/01/1979 Type:WD  
Name Change:06/24/1992  
Zoning:RT3

=====  
Recording information

==== PROPERTY NOT RECORDED ====

449-0334



City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 9103281

ADDRESS 2455-57 N 45th St.

DATE OF INSPECTION 10/18/11

DATE	ACTIVITY AND REMARKS	INITIALS
10-25-11	ORDERS MAILED FIRST CLASS.	sla
	I received a call from _____ Phone # _____	
	<b>OR</b>	
	I called _____ Phone # _____	
	I Spoke to:	
	If contact is not owner, explain:	
	<b>I Verified the following information:</b>	
	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"/>	
1/30/12	called owner Jerome Rogge #449-0334 LEFT message	J.S.
2/1/12	pre-reinspection letter issued	J.S.
2/2/12	MAILED PRE-INSPECTION LETTER	M.M.
2/10/12	reinspection completed, violations still remain, snow covered at time of inspection	J.S.
	reinspection fee letter issued \$50	J.S.
2/13/12	MAILED REINSPECTION LETTER	mg
2/20/12	called owner LEFT message	J.S.
2/21/12	inspection completed, violations still remain present.	J.S.
2/21/12	reinspection fee letter issued \$75	J.S.
2/21/12	referred to court	J.S.
2/22/12	MAILED REINSPECTION LETTER	RW

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 \_\_\_\_\_



Property Names Summary

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Page 1

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MPROP File Information

Owner  
JEROME T ROGGE

2455 N 45TH ST  
MILWAUKEE WI

53210-2913

Taxkey:328-1433-000

Land use:8820 Units: 2

Lot size: 4625 ( 37x125)

Year Built:1914

Conveyance Date:05/01/1979 Type:WD

Name Change:06/24/1992

Zoning:RT3

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Recording information

==== PROPERTY NOT RECORDED ====





City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

2455-57 N 45th Street

SERIAL NO. \_\_\_\_\_  
 DATE OF INSPECTION \_\_\_\_\_

ADDRESS	DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
	3/27/12	Referred to MONTHLYS, due to previously litigated			J-S
	2/29/12	"APPROVED FOR MONTHLYS" 50 <sup>00</sup> Deceased			Kk
	3/5/12	Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by KMK			Kk
	3/7/12	REINSPECTED VIOLATIONS REMAIN	46-47		Tmm
	3/9/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			RW
	6/23/12	REINSPECTED VIOLATIONS REMAIN			SK
	11/24/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS.
	5/17/12	REINSPECTED VIOLATIONS REMAIN			SK
	7/23/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKP
	3/5/12	REINSPECTED VIOLATIONS REMAIN			SK
	1/4/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			mg
	7.10.12	REINSPECTED VIOLATIONS REMAIN			SK
	1/2/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
	8/5/12	REINSPECTED VIOLATIONS REMAIN			SK
	7/15/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKP
	8/18/12	REINSPECTED VIOLATIONS REMAIN			SK
	1/19/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
	08-12	REINSPECTED VIOLATIONS REMAIN			SK
	2-8-12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
	11-6-12	REINSPECTED VIOLATIONS REMAIN			SK
	1/14/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			mg
	12-8-12	REINSPECTED VIOLATIONS REMAIN			SK
	1/14/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
	1/17/13	REINSPECTED VIOLATIONS REMAIN	8-9		Tmm
	1/1/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
	2/1/13	REINSPECTED VIOLATIONS REMAIN			SK





Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 9103281

ADDRESS 2455-57 N 45 St

DATE OF INSPECTION

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
2/15/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			RP
5-12-13	REINSPECTED VIOLATIONS REMAIN			RM
1/20/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
5-5-13	REINSPECTED VIOLATIONS REMAIN			M
1/11/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
5-14-13	REINSPECTED VIOLATIONS REMAIN			RM
7-22/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
6-13	REINSPECTED VIOLATIONS REMAIN			ML
1/18/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
5-22-13	REINSPECTED VIOLATIONS REMAIN			RM
7/31/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			WH
8-23	REINSPECTED VIOLATIONS REMAIN			M
8/27/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			RW
9-11-13	REINSPECTED VIOLATIONS REMAIN			ML
2/18/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
09-13	REINSPECTED VIOLATIONS REMAIN			M
9/15/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
1-1-13	REINSPECTED VIOLATIONS REMAIN			ML
1/18/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
12-5-13	REINSPECTED VIOLATIONS REMAIN			M
2/11/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
1-7-14	REINSPECTED VIOLATIONS REMAIN			M
1/9/14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
2/7/14	REINSPECTED VIOLATIONS REMAIN			LG
2/14/14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
3-4-14	REINSPECTED VIOLATIONS REMAIN			R
3-17-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			KP
1-1-14	REINSPECTED VIOLATIONS REMAIN			A
1-7-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			14P
1-8-14	REINSPECTED VIOLATIONS REMAIN			M
1-16-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CG
1-16-14	REINSPECTED VIOLATIONS REMAIN			n
2-23-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CG
2-14-14	REINSPECTED VIOLATIONS REMAIN			M
2-23-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
6/25/14	REINSPECTED VIOLATIONS REMAIN			

Resource Info





City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 2455-57 N 45th St.

SERIAL NO. 9103281  
 DATE OF INSPECTION

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
3-6-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
3/29/14	REINSPECTED VIOLATIONS REMAIN			
	Suzanna Photos Taken 19-21			
4-2-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-7-14	REINSPECTED VIOLATIONS REMAIN			m
4-13-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-3-14	REINSPECTED VIOLATIONS REMAIN			m
4-4-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-9-14	REINSPECTED VIOLATIONS REMAIN			m
4-15-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-17-15	REINSPECTED VIOLATIONS REMAIN			m
4-22-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-21-15	REINSPECTED VIOLATIONS REMAIN			m
4-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-28-15	called 449-0334 will not take calls at this time.			m
	REINSPECTED VIOLATIONS REMAIN left card			m
4-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-28-15	called 449-0334 will not take calls			m
	REINSPECTED VIOLATIONS REMAIN			m
4-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-28-15	REINSPECTED VIOLATIONS REMAIN knock at door			m
	no answer			
4-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-28-15	REINSPECTED VIOLATIONS REMAIN			KH
4-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-28-15	REINSPECTED VIOLATIONS REMAIN no answer at door			m
4-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
4-28-15	REINSPECTED VIOLATIONS REMAIN			m





City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-360

SERIAL NO. 9103281  
 DATE OF INSPECTION

ADDRESS 2455-57 N. 45<sup>th</sup> St

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
1.16.15	REINSPECTION FEE NOTIFICATION LETTER MAILED			ht
11-19-15	Spoke w/ stepdaughter of owner Joanne Anderson, expl violations and work plan. she stated owner is recovering from recent surgery			TM
12/03/15	No # in NSS. REINSPECTED VIOLATIONS REMAIN 23-25			ty
12/16/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AJ
01/02/16	No # in NSS. REINSPECTED VIOLATIONS REMAIN 33-36			ty
22.16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
3-16	REINSPECTED VIOLATIONS REMAIN NO # in NSS			m
2/17/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			RW
6-16	REINSPECTED VIOLATIONS REMAIN			m
6-16	called 732-0982 wrong number			mc
7-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
1-16	REINSPECTED VIOLATIONS REMAIN no answer at door			JK
4/22/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
7-16	REINSPECTED VIOLATIONS REMAIN			m
7/16/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
06/03/16	No # in NSS. REINSPECTED VIOLATIONS REMAIN			ty
6/9/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
07/13/16	REINSPECTED VIOLATIONS REMAIN			ty
7/27/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
8-16	REINSPECTED VIOLATIONS REMAIN no answer at door			m
8/12/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
7-16	REINSPECTED VIOLATIONS REMAIN no answer at door			m
10-17-16	REINSPECTED VIOLATIONS REMAIN (Per # 59-62)			ColA
10/25/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
11/23/16	(19-27) REINSPECTED VIOLATIONS REMAIN			m
12/1/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
12/20/16	(19-27) REINSPECTED VIOLATIONS REMAIN			m
12/29/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
1-16	REINSPECTED VIOLATIONS REMAIN			m
1/19/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
2-17	REINSPECTED VIOLATIONS REMAIN			m
2/17/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
3-17	REINSPECTED VIOLATIONS REMAIN			m





City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 2455-57 N. 45<sup>th</sup> St.

SERIAL NO. 009103281  
 DATE OF INSPECTION 10/18/2011

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
	RT. violations remain; no entry into rear yard; left contact card @ 2455 door			RL
4/20/17 5-170	REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN			JK
5/22/17 6-217	REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN			JK
6/14/17 7-230	REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN			JK
7/18/17 8-747	REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN			JK
	at door			JK
8/9/17 9-110	REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN			JK
9/15/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
10/12/17	prop. IN-REM-order extended to 4/1/18			JK