



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

January 28, 2015

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

Re: File No.: 141476  
Address: 2347 S. 16<sup>th</sup> Street

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 **\$1,774.50**.

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. Copies of the orders are attached.

Sincerely,

Emily P. McKeown  
Foreclosure Program Coordinator



**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Code Enforcement - Residential  
4001 S. 6th St.  
Milwaukee, WI 53221

DEPARTMENT COPY

Serial #: 006430641  
Inspection Date: September 14, 2007  
District #: 48  
CT: 188

dupl-com

Recipients:  
JOSE DELGADO, 2347 S 16TH ST, MILWAUKEE, WI 53215 *213-81*

Re: **2347 -A S 16TH ST**

Taxkey #: 496-0014-000

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 90 days of service of this order.**

Exterior Sides

General

*OK*  
~~1. 275-32-11~~  
*7-75* Provide approved address numbers for the rear of the building.

2. 275-32-3-a  
Protect all wood trim with paint or other approved coating applied in a workmanlike manner.
3. 275-32-3-b  
All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration.

South Side

*OK*  
*2/22/13*  
*AWH*  
~~1. 275-32-10~~  
Repair or replace defective service walk.

5. 275-34-3  
Remove flexible film from the exterior of windows.
6. 275-32-4-a  
Replace defective exterior door.

North Side

7. 275-32-3  
Replace defective trim boards on exterior walls.

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**OFFICIAL NOTICE OF VIOLATION**  
*The City of Milwaukee - Department of Neighborhood Services*  
\*\*\*\*\*

East Side

*Handwritten initials and scribbles*

- ~~8. 275-34-3  
Remove flexible film from the exterior of windows.~~
- 9. 275-32-4-a  
Repair or replace defective window frame.
- 10. 275-32-4-a  
Repair, replace or remove defective screen/storm door.

For any additional information, please phone Anthony Schwegel at [414]-286-3854 between the hours of 7:30am-9:30am Monday through Friday.

Per Commissioner of Neighborhood Services By-

Anthony Schwegel

**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 414-286-2503.

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, \$150 for the third, and \$300 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.

**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.

**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.

**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

Printed 09/14/07 15:35

Page 1

Address: 2347- 2347 -A S 16TH ST

MPROP File Information

Owner

JOSE DELGADO

Taxkey:496-0014-000

Land use:8820 Units: 2

Lot size: 4773 ( 30x159)

Year Built:1901

2347 S 16TH ST

MILWAUKEE, WI

53215-0000

Conveyance Date:11/14/2000 Type:WD

Name Change:02/16/2001

Zoning:RT4

Recording information

Application #: 70848 Type: Seller notification

Date Received:10/29/2003 Ownership Xfer Date:11/01/2000

Recording Owners/ Operators, etc

O Owner

JOSE DELGADO

Home: [ ] - ( )

Work: [ ] - ( )

Street Address

Mailing Address

2347 S 16TH ST

2347 S 16TH ST

MILWAUKEE

WI 53215-0000

MILWAUKEE

WI 53215-0000

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

ADDRESS *2317-A 16th St*

*Serial 64306A*  
 DATE OF INSPECTION *7/19/07*

DATE	ACTIVITY AND REMARKS	INITIALS	If no compliance, rent withholding app. left with tenant(s)? YES/DATE Info letter sent to tenant? Yes/Date _____ Unit(s) _____ No _____ Unit(s) _____
<i>07/18/07</i>	<b>ORDERS MAILED FIRST CLASS.</b>	<i>GJ</i>	
<i>12/13/07</i>	<i>DNS 72 LEFT.</i>	<i>AS</i>	
	I received a call from _____ Phone # _____		
	<b>OR</b>		
<i>12/11/07</i>	I called <i>Joan (owner)</i> Phone # <i>645-0969</i>	<i>AK</i>	
	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"/>		
<i>12/11/07</i>	<i>Called Joan and left voice message</i>	<i>AK</i>	
<i>12/11/07</i>	<b>MAILED PRE-INSPECTION LETTER</b>	<i>gm</i>	
<i>12/14/07</i>	<i>No Reply Back From DNS 72</i>	<i>MS</i>	
<i>12/14/07</i>	<i>RT Notices from</i>	<i>AS</i>	
<i>12/17/07</i>	<b>MAILED REINSPECTION LETTER</b>	<i>RW</i>	
<i>12/19</i>	<i>Dismiss fee letter from 17th backpump done lastly</i>	<i>AK</i>	
<i>12/19/07</i>	<i>RT Notices from</i>	<i>AS</i>	
<i>12/19/07</i>	<b>MAILED REINSPECTION LETTER</b>	<i>gm</i>	
	SECTION REINSPECTION FEE		
<i>12/20/07</i>	<b>REC COURT GREYLAK</b> \$ <i>0</i>		
<i>1/16/08</i>	<b>"APPROVED FOR MONTHLY'S"</b>	<i>GJ</i>	
	<b>Deceased</b>		
<i>3-3-08</i>	<b>Out of State Letter</b>	<i>MS</i>	
	<b>Unenforceable Letter</b>		
	<b>Previously Litigated Letter</b>		
	<b>Mailed by KMK</b>		
<i>03-25-08</i>	<b>REINSPECTED VIOLATIONS REMAIN</b>	<i>LS</i>	

**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE  
DEPARTMENT OF NEIGHBORHOOD SERVICES  
Construction Section  
841 N. Broadway  
Milwaukee, WI 53202**



DEPARTMENT COPY

Serial #: 010357561  
Inspection Date: July 29, 2013  
District #: 609  
CT: 188

dupl-com

Recipients:  
JOSE DELGADO, 2347 S 16TH ST, MILWAUKEE WI 53215-0000

Re: 2347 -A S 16TH ST  
AKA:2347 S 16TH ST

Taxkey #: 496-0014-000

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.**

1. 240-01  
Comm 21.04(1) The stairs on this building are not code compliant. The maximum stair rise is 8 inches. The risers may not vary in height more than 3/8 of an inch. Correct riser variations.
2. 240-01  
Comm 21.04(3) Handrails are not code compliant. Handrails must be provided for the full length of the stairs at a height of 30 to 38 inches above the thread nosing, the cross section of the gripping surface may not exceed 2-7/8 inches. Install code compliant handrails on east and south stairs.
3. 240-01  
Comm 21.04(3) Guardrails are not code compliant. Guardrails must be installed on the open side of porches and platforms more than 24 inches above grade or floor level. The height of the guardrail must be at least 36 inches with spindle openings that do not exceed 4 inches. Install code compliant guardrails on both east and south stairs.
4. 200-32-3-a  
Work has been done on the property without obtaining a permit. You must obtain a quadruple fee permit for the installation of siding.
5. 200-32-3  
Exterior siding has been improperly installed around all exterior openings including windows, doors and where the siding intersects with other building elements. Properly install all exterior siding.

\*\*\*\*\*  
**OFFICIAL NOTICE OF VIOLATION**  
*The City of Milwaukee - Department of Neighborhood Services*  
 \*\*\*\*\*

6. 232-32-3  
The block facade on the east side has been improperly installed around windows. Properly install the facade.
7. 200-16  
Concrete porch decks on east and south sides of the property have been poured, stairs and columns have been constructed and block facade added to the east side of the building without inspections and verification that they are structurally sound and adequate footings were installed. You are hereby ordered to provide an independent examination by a Wisconsin registered architect or structural engineer of the porch, decks, columns, facade and footings to verify that they meet the minimum structural code requirements and provide a written report of the examination to the Department of Neighborhood Services.

For any additional information, please phone **Inspector Michael R. Niedermann** at **[414]-286-2560** between the hours of **7:00am-9:00am Monday through Friday**.

Per Commissioner of Neighborhood Services By-

Michael R. Niedermann  
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.

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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.



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**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.

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

SERIAL NO. 10357561

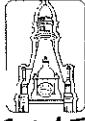
ADDRESS 2347 - 2347A S. 16TH ST.

DATE OF INSPECTION

DATE	ACTIVITY AND REMARKS	INITIALS
	<b>ORDERS MAILED FIRST CLASS.</b>	
	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"/>	
7-29-13	RECEIVED COMPLAINT # 687714 - SHE VISITED, VIOLATIONS REMAIN.	MRN
7-30-13	REISSUED ORDERS AND MAILED	MRN.
8-14-13	MAILED PRE REINSPECTION FEE LETTER	MRN
9-5-13	SITE VISIT - NO CHANGE	MRN
9-25-13	MONTHLY REINSPECTION - NO CORRECTION / NO CHANGE	MRN
9-24	CHARGED 1st FEE \$50.70	MRN
10/1	SENT LETTER	MRN
10/23	MONTHLY REINSPECTION - NO CHANGE	MRN
10/29/13	Sent Reinspection Letter 76.05 / 126.75 Pdn ASS	MRN
12-4-13	MONTHLY REINSPECTION - NO CHANGE	MRN
12/5/13	Sent Reinspection Letter 207.80 / 329.55 Pdn ASS	MRN
1-13-14	MONTHLY REINSPECTION - NO CHANGE	MRN
1/15/14	Sent Reinspection Letter 354.90 / 104.45 Pdn ASS	MRN
2-24-14	MONTHLY REINSPECTION - COSMETIC FIXES TO MASONRY WORK PERFORMED - DOES NOT ADDRESS NON CODE COMPLIANCE PORTION OF ORDER	MRN
2/25/14	Sent Reinspection Letter 354.90 / 1039.35 Pdn ASS	MRN
4/11/14	MONTHLY REINSPECTION - NO CHANGE	MRN
4/16/14	Sent Reinspection Letter 354.90 / 1394.25 Pdn ASS	MRN

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) \_\_\_\_\_

2347 / S. 16TH ST.



City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS

2347-2347A S. 16th ST.

SERIAL NO. 10357561  
 DATE OF INSPECTION 6/5/14

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
6/5/14	MONTHLY REINSPECTION - NO CHANGE			MMW
6/9/14	SENT REINSPECTION FEE LETTER 354.90/1,749.15 Put on NSS			Ph
8/13/14	MONTHLY REINSPECTION - NO CHANGE			MMW
8-20-14	SENT REINSPECTION FEE LETTER 354.90/2104.05 Put on NSS			Ph
10-30-14	MONTHLY REINSPECTION - NO CHANGE -			MMW
11-4-14	SENT REINSPECTION FEE LETTER \$354.90 354.90/2458.95 Put on NSS			Ph
12-1-14	MONTHLY REINSPECTION - NO CHANGE -			MMW
12-2-14	SENT REINSPECTION FEE LETTER \$354.90 \$354.90/2813.85 Put on NSS			Ph