



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

Preston D. Cole
Commissioner

Thomas G. Mishefske
Operations Manager

October 25, 2017

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

RE: File No.: 170958
Address: 2723 N. 5th 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 **\$2,741.60**.

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



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Enforcement Section
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 010878171
Inspection Date: May 15, 2014
District #: 572
CT: 1857

sing-com

Recipients:
ADEDARA ATANDARE, 2723 N 5TH ST, MILWAUKEE WI 53212-0000
ADEDARA ATANDARE, 1834 N 18TH ST., MILWAUKEE WI 53205

Re: 2723 N 5TH ST

Taxkey #: 313-0909-100

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 60 days of service of this order.

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

OK
11-17-16
WJW

- ~~1. 275-32-3~~
Protect surfaces with paint or other approved coating applied in a workmanlike manner. [Siding, eaves, fascia, gutters, downspouts and porches.]

Exterior Sides

South Side

OK
5/19/14
DJC

- ~~2. 275-32-3~~
Replace defective siding on exterior walls. [Bottom row]
- ~~3. 275-32-3~~
Replace trim boards missing from exterior walls. [Watertable drip cap]
- ~~4. 275-32-2~~
Replace defective bricks in foundation wall.
- 5. 275-32-2
Replace mortar missing from foundation wall-tuckpoint.

North Side

OK
10/19/16
WJW

- ~~6. 275-32-0~~
Connect downspout to receiver and seal connection.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

OK
8/19/14
DL

- ~~7. 275-32-3~~
Replace defective trim boards on exterior walls. [Watertable drip cap]
- 8. 275-32-2
Replace defective bricks in foundation wall.
- 9. 275-32-2
Replace mortar missing from foundation wall-tuckpoint.

East Side.

OK
8/19/14
DL

- ~~10. 275-32-8~~
Repair, replace, or remove the defective fence.
- ~~11. 275-32-3~~
Replace defective siding on exterior walls.

OK
6/12/17
DL

- ~~12. 275-32-4-a~~
Replace missing attic window pane(s).

West Side

- 13. 275-32-6
Connect downspout to receiver and seal connection.

OK
8/19/14
DL

- ~~14. 275-32-3~~
Replace missing siding on exterior walls.
- ~~15. 275-32-3~~
Replace trim boards missing from exterior walls. [Watertable drip cap]

West First Floor Porch

OK
3/16/15
DL

- ~~16. 275-32-3-g~~
Repair or replace defective porch guardrail.
- 17. 275-32-3-g
Replace defective balusters in porch guardrail.

East Porch

- 18. 275-32-3-g
Repair or replace defective concrete or masonry porch steps.
- ~~19. 275-32-3-g~~
Replace defective porch floor boards and secure to supporting structure.
- ~~20. 275-32-2~~
Replace mortar missing from foundation wall-tuckpoint. [Support columns]
- ~~21. 275-32-3~~
Replace defective siding on exterior walls. [South wall above opening]

OK
8/19/14
DL

OK
6/12/17
DL

OK
8/19/14
DL

For any additional information, please phone Inspector David Kagel at [414]-286-3132 between the hours of 7:00am-9:00am AND 3:30pm-5:00pm Tuesday through Friday.

Per Commissioner of Neighborhood Services By-



David Kagel
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.

Property Names Summary

Printed 05/16/14 09:10

Page 1

Address: 2723- 2723 N 5TH ST

=====
MPROP File Information

Owner
ADEDARA ATANDARE

2723 N 5TH ST
MILWAUKEE WI

Taxkey:313-0909-100
Land use:8810 Units: 1
Lot size: 5655 (39x145)
Year Built:1910
53212-0000 Conveyance Date:04/04/2012 Type:PR
Name Change:06/21/2012
Zoning:RT4

=====
Recording information

==== PROPERTY NOT RECORDED ====

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

SERIAL NO. 10878171

ADDRESS 2723 N 5TH ST

DATE OF INSPECTION 5/15/14

DATE	ACTIVITY AND REMARKS	INITIALS
5/15/14	ORDERS MAILED FIRST CLASS.	OK
1/30/14	CC# 13086339 (30) VIO REMAINED (SENT) ADEBARA ATANDARE 801-8714 CONTACT # FROM COURT CASE FILE	OK
	I received a call from _____ Phone # _____	
	OR	
	I called _____ Phone # _____	
	I Spoke to: _____	
	If contact is not owner, explain: _____	
7/31/14	MAILED REINSPECTION LETTER	OK
	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 re insp. fee policy Yes _____ No _____	
8/19/14	Call @ 414-801-8714 REGARDING ORDER & RE PROCESS	OK
8/19/14	RE (I) VIOLATIONS REMAIN. \$50.20 FEE	OK
8/19/14	REINSPECTION FEE NOTIFICATION LETTER MAILED	OK
8/20/14	TOTAL REINSPECTION FEE \$ 50.20	
	ENTERED IN NSS <i>J</i>	
9/4/14	RE WITH COURT CASE PRO. NO FEE - RE FEE ASSESSED ON COURT CASE.	OK
10/14/14	RE. (II) VIOLATIONS REMAIN. \$76.05 FEE REFER TO MONTHLIES	OK
10/14/14	REINSPECTION FEE NOTIFICATION LETTER MAILED	OK
10/20/14	TOTAL REINSPECTION FEE \$ 76.05 / 12/075 Refer to monthlies	
	ENTERED IN NSS <i>J</i>	
11-18-14	REINSPECTED VIOLATIONS REMAIN	OK

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

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
July 31 , 2014

DEPARTMENT COPY



RE: 2723-2723 N 5TH ST

The property you own at the above address has outstanding code violations. Order # 10878171 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 \$50.70 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.

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]-286-3132 during the hours of **7:00am-9:00am AND 3:30pm-5:00pm Tuesday through Friday** if you have any questions and to arrange for an inspection.

David Kagel
Inspector

Recipients:
ADEDARA ATANDARE, 2723 N 5TH ST, MILWAUKEE WI 53212-0000
ADEDARA ATANDARE, 1834 N 18TH ST, MILWAUKEE WI 53205

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
August 19 , 2014

DEPARTMENT COPY



RE: 2723-2723 N 5TH ST

Order #: 10878171

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

First reinspection \$50.70
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 08/19/2014, we imposed a \$50.70 reinspection fee, which includes a 1.4% training and technology surcharge.**

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 \$50.70 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] 286-3132 during the hours of 7:00am-9:00am AND 3:30pm-5:00pm Tuesday through Friday for information on which violations remain uncorrected or if you have any questions.

Violations 1,5,6,8,9,12,13,16-18 and 20 remain. This order will be re-inspected monthly.

David Kagel
Inspector

Recipients:
ADEDARA ATANDARE, 2723 N 5TH ST, MILWAUKEE WI 53212-0000
ADEDARA ATANDARE, 1834 N 18TH ST, MILWAUKEE WI 53205

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
October 14 , 2014

DEPARTMENT COPY



RE: 2723-2723 N 5TH ST

Order #: 10878171

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

First reinspection \$50.70
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 10/14/2014, we imposed a \$76.05 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 \$76.05 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] 286-3132 during the hours of 7:00am-9:00am AND 3:30pm-5:00pm Tuesday through Friday for information on which violations remain uncorrected or if you have any questions.

Violations 1,5,6,8,9,12,13,16-18 and 20 remain.

David Kagel
Inspector

Recipients:
ADEDARA ATANDARE, 2723 N 5TH ST, MILWAUKEE WI 53212-0000
ADEDARA ATANDARE, 1834 N 18TH ST, MILWAUKEE WI 53205



Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 10878171
DATE OF INSPECTION 5/13/14

ADDRESS 2723 N 5th ST

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
11-25-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CR
12-16-14	REINSPECTED VIOLATIONS REMAIN			CR
1-21-15	ltd. ret'd from 2723 N 5th St			Ki
2-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
1-20-15	REINSPECTED VIOLATIONS REMAIN			CR
1-27-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CR
2-11-15	REINSPECTED VIOLATIONS REMAIN			CR
2-16-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
3-16-15	REINSPECTED VIOLATIONS REMAIN			CR
2-24-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
1-14-15	REINSPECTED VIOLATIONS REMAIN			CR
1-20-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
5-12-15	REINSPECTED VIOLATIONS REMAIN			CR
5-15-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
5-17-15	REINSPECTED VIOLATIONS REMAIN			CR
5-18-15	CANED FOR - 8714. LEFT WORKMAN.			CR
5-23-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
5-23-15	RECEIVED WORKMAN FORM #01-8714. RETURNED CAN & LETTER WORKMAN.			CR
7-15-15	REINSPECTED VIOLATIONS REMAIN left bus canal			CR
7-20-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
8-6-15	REINSPECTED VIOLATIONS REMAIN left contact canal			CR
8-14-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9-29-15	REINSPECTED VIOLATIONS REMAIN . VISANT / Seamus (Pic # 16-18)			GA
10-9-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
10-19-15	REINSPECTED VIOLATIONS REMAIN			CR
11-27-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			SSV
1-19-15	REINSPECTED VIOLATIONS REMAIN			CR
2-18-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
2-21-15 @ 2:19	REINSPECTED VIOLATIONS REMAIN 10-19		33	AS
1-12-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
1-20-16	REINSPECTED VIOLATIONS REMAIN			CR
1-24-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			CR
2-10-16	REINSPECTED VIOLATIONS REMAIN			CR
2-11-16	CANED 801-8714. LEFT WORKMAN. ADEYANA CANED BACK. COPY OF ORDER MAILED TO HER.			CR



City of Milwaukee
Department of Neighborhood Services

DNS-36C

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS

2783 N. 5TH ST.

SERIAL NO. 10878171
DATE OF INSPECTION 5.15.14

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
1-25-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			RM
3-7-16	REINSPECTED VIOLATIONS REMAIN			JM
3/23/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
1-15-16	REINSPECTED VIOLATIONS REMAIN			JM
4/29/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
5-17-16	REINSPECTED VIOLATIONS REMAIN			JM
7-25-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
8-7-16	REINSPECTED VIOLATIONS REMAIN			JM
8-8-16	CAUSE #01-8714. Left voicemail			JM
6/13/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
7-25-16	REINSPECTED VIOLATIONS REMAIN			JM
8/3/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
8/5/16	CAUSE #01-58 REINSPECTED VIOLATIONS REMAIN	31-34	33	JK
8/16/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
9-19-16	REINSPECTED VIOLATIONS REMAIN			JM
7-29-16	CAUSE #01-8714. Left voicemail			JM
10/20/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
9-27-16	REINSPECTED VIOLATIONS REMAIN			JM
11/4/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
11-17-16	(64-68) REINSPECTED VIOLATIONS REMAIN			W.N.
11/21/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
12-19-16	REINSPECTED VIOLATIONS REMAIN			JM
1/6/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
1/25/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
1-18-17	REINSPECTED VIOLATIONS REMAIN			JM
1-14-17	REINSPECTED VIOLATIONS REMAIN. CAUSE #01-8714. Left voicemail			JM
2/16/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
3-27-17	REINSPECTED VIOLATIONS REMAIN			JM
3/28/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
4-19-17	REINSPECTED VIOLATIONS REMAIN			JM
4/20/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			S.K.
5-24-17	REINSPECTED VIOLATIONS REMAIN			JM
5/4/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
6-12-17	REINSPECTED VIOLATIONS REMAIN			JM
6-13-17	CAUSE #01-8714. Left voicemail			JM
6/14/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK



Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS 2723 N. 5th St.

SERIAL NO. 010876171
DATE OF INSPECTION 5/15/14

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
7/21/17	REINSPECTED VIOLATIONS REMAIN			SK
7/25/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
5/10/17	Spoke to property owner's wife regarding Order to Comply and Current outstanding Orders on the property.			SK
8/10/17	REINSPECTED VIOLATIONS REMAIN			SK
8/14/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
9.12.17	REINSPECTED VIOLATIONS REMAIN			SK
7/15/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
10.2.17	spoke to owner's wife re 484-2312, will review order & pending fees for TAO Bus			SK
10/16/17	prop. IN-REM order extended to 4/1/18			KK