

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

Art Dahlberg Commissioner Thomas G. Mishefske Operations Manager

November 9, 2015

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

Re: File No.:

150905

Address:

4142-4144 W. McKinley Ct.

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 \$3,903.90.

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 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 #: 006629851

Inspection Date: February 05, 2008

District #: 42

CT: 124

dupl-ref

Recipients:

SYED IHTHESHAMUDDIN, 4144 W MCKINLEY CT, MILWAUKEE WI 53208-0000

Re: 4142-4144 W MC KINLEY CT

Taxkey #: 366-0701-000 -

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

General

275-32-3-a
 Protect all wood trim with paint or other approved coating applied in a workmanlike manner.

South Side

275-32-3-h

Replace missing handrail on service walk steps.

East Side

3. 275-32-3 Replace defective fascia boards.

West Side

275-32-3
 Replace defective trim boards on exterior walls. (CENTER, BELOW 1ST FLOOR WINDOW)

5. 275-32-3
Restore exterior wall to a watertight condition. (CENTER, ABOVE 2ND FLOOR WINDOW)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

6. 275-32-4-a
Repair or replace defective window sills. (2ND FLOOR, NORTH END)

South First Floor Porch

275-32-3-9 NOTOK - SWIST FILE PORCH NOT RESPICIO

Repair or replace defective handrail on porch steps.

East First Floor Porch

8. 275-32-3-g
Repair or replace defective porch support column. (REPLACE DEFECTIVE BRICKS AND MORTAR)

For any additional information, please phone Jason Golec at [414]-286-8816 between the hours of 7:30am-9:30am or 3:00pm-4:00pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

Jason Golec

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.

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 02/05/08 13:48

Address: 4142- 4144

W MC KINLEY CT

MPROP File Information

Owner

SYED INTHESHAMUDDIN

Taxkey:366-0701-000

Land use:8820 Units: 2

Lot size: 4440 (37x120)

4144 W MCKINLEY CT

MILWAUKEE WI

Year Built:1928

Conveyance Date: 07/01/1987 Type: WD 53208-0000

Name Change: 12/23/1999

Zoning:RT3

______ Recording information ==== PROPERTY NOT RECORDED ====

Page 1 City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT 32-72164

DATE	ACTIVITY AND REMARKS		CTION 3/5/6	
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	I Verified the following information: A) Owners name Yes No			Yes/Date
	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			
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City of Milwaukee
Department of Neighborhood Services
CHRONOLOGICAL RECORD OF ENFORCEMENT

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City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT

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City of Milwaukee

Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

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City of Milwaukee

Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

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City of Milwankee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT SERIAL NO. 429851

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DNS-36C

City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS	4142-44 W Makinley Co. DA	SERIAL NO. E OF INSPE	6629 CTION 2	1851 5.8
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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 #: 010456101 Inspection Date: September 17, 2013

District #: 127 CT: 124

dupl-cmp

Recipients:

SYED IHTHESHAMUDDIN, 4144 W MCKINLEY CT, MILWAUKEE WI 53208-0000

Re: 4142-4144 W MC KINLEY CT

Taxkey #: 366-0701-000

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 April 15, 2014.

Exterior Sides

General

- 1. 275-32-3-b
 All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration. (GUTTERS)
- 2. 275-32-3-c
 Paint previously painted masonry surfaces or remove all paint from masonry surfaces in a workmanlike manner. (STUCCO)
- 275-32-3-a
 Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.
- 4. 275-32-3-b
 All ferrous metal surfaces shall be properly surface-coated to prevent deterioration. Properly surface-coat all ferrous metal surfaces of garage. (GUTTERS)

For any additional information, please phone Inspector Joseph Tillmann at [414]-286-5461 between the hours of 7:00am-9:30 am Tuesday through Friday.

Per Commissioner of Neighborhood Services By-

Joseph Tillmann Inspector

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Serial #: 010456101 Inspection Date: September 17, 2013

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.

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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 09/18/13 07:27

Page

Address: 4142- 4144

W MC KINLEY CT

emple market services of the ex-

MPROP File Information

Owner

SYED IHTHESHAMUDDIN

Taxkey:366-0701-000 Land use:8820 Units:

Lot size: 4440 (37x120)

Year Built:1928

4144 W MCKINLEY CT

MILWAUKEE WI

Conveyance Date: 07/01/1987 Type: WD 53208-0000

Name Change: 12/23/1999

Zoning:RT3

Recording information

==== PROPERTY NOT RECORDED ====

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

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	B) Phone number Yes No		
	C) Mailing Address Yes No If no, correct address is		
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DNS-36C

City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT SERIAL NO. 10456101

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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 #: 010456102 Inspection Date: September 17, 2013 District #: 127 CT: 124

dupl-cmp

Recipients:

SYED IHTHESHAMUDDIN, 4144 W MCKINLEY CT, MILWAUKEE WI 53208-0000

Re: 4142-4144 W MC KINLEY CT

Taxkey #: 366-0701-000

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 December 23, 2013.

Exterior Sides

East Side

- 1. 275-32-6 Replace defective rain gutters.
- 2. 275-32-3 Replace defective trim boards on exterior walls.

East First Floor Porch

3. 275-32-3-g
Repair or replace defective porch guardrail.

Garage

- 4. 275-32-3
 Repair or replace defective eave boards on garage.
- 275-32-6
 Repair or replace defective rain gutter(s) on garage or remove entire gutter system.
- 6. 275-32-6
 Remove obstructions from garage gutter or remove entire gutter system.

Serial #: 010456102 Inspection Date: September 17, 2013

For any additional information, please phone Inspector Joseph Tillmann at [414]-286-5461 between the hours of 7:00am-9:30 am Tuesday through Friday.

Per Commissioner of Neighborhood Services By-

Joseph Tillmann 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 malled 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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Property Names Summary

Printed 09/18/13 07:27

Page 1

Address: 4142- 4144

W MC KINLEY CT

MPROP File Information

Owner

SYED IHTHESHAMUDDIN

Taxkey:366-0701-000 Land use:8820 Units: 2 Lot size: 4440 (37x120)

4144 W MCKINLEY CT

MILWAUKEE WI

53208-0000 Conveyance Date: 07/01/1987 Type: WD

Name Change: 12/23/1999

Year Built:1928

Zoning: RT3

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

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Page 1

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W MC KINLEY CT

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SYED IHTHESHAMUDDIN

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4144 W MCKINLEY CT MILWAUKEE WI

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Year Built:1928 08-0000 Conveyance Date:07/01/1987 Type:WD

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Recording information ==== PROPERTY NOT RECORDED ====

DNS-36C

City of Milwaukee Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

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