



Department of Neighborhood Services

Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date

07/23/2021

ORD-21-09808

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 1325 N 28th ST

COPY

Taxkey #: 365-1310-000

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 date indicated.

Correct By Date:

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

Correct By Date: 09/01/2021

2) 214-23.3 Every battery-operated smoke alarm shall be tested by the owner not less than once every calendar year. The owner shall provide a copy of the test results to the commissioner's designee upon request. Test results shall include the date on which the testing was performed and the name, telephone number and property relationship of the person who performed the test. Testing shall be performed in accordance with the manufacturer's specifications. Provide test records for battery-operated smoke alarms. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

Correct By Date: 09/01/2021

3) 275-32.4.a Repair or replace defective exterior door. (REPAIR)

REAR COMMON LOWER

Correct By Date: 09/01/2021

4) 214-3 IFC 1028.3 Hallways must be kept free of all storage of material, trash, or any other obstruction that could hamper easy exiting in case of fire. Remove any obstruction immediately.

Correct By Date: 09/01/2021

5) 275-62.2 Replace defective electrical fixture(s). REAR PORCH

Correct By Date: 09/01/2021

6) 275-81.1 Restore the basement to a clean and sanitary condition.

Correct By Date: 09/01/2021

OK 5-6-22 BC

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

OK
15-22
3C

7) 200-24 Permit required. Obtain proper permits for all alterations. "Permits must be issued, inspections conducted, alteration approved and then closed out"
2 WESTERN WATER HEATERS HAVE BEEN INSTALLED WITHOUT A PERMIT OTAI A PERMAS ABOVE.. **PLB-21-04391**

Correct By Date: 09/01/2021

OK
15-22
3C

8) 200-24 Permit required. Obtain proper permits for all alterations. "Permits must be issued, inspections conducted, alteration approved and then closed out"
2 FURNACES HAVE BEEN INSTALLED WITHOUT PERMITS, OBTAIN AS ABOVE. **HVAC Ben 22-00265**
00264

Correct By Date: 09/01/2021

9) 214-3 IFC 1028.3 Remove any obstruction from stairways immediately. **00263**
00262

Correct By Date: 09/01/2021

10) 214-3 IFC 315.2.4 Discontinue the storage of all combustible material under interior staircase or provide a 1-hour fire-resistive enclosure. (Permit required)
"Permits must be issued, inspections conducted, alteration approved and then closed out"
REAR COMON STAIRS - BASEMENT

Correct By Date: 09/01/2021

11) 275-32-3-g Replace missing balusters in porch guardrail, with maximum spacing of four inches.
REAR EXTERIOR PORCH

Correct By Date: 09/01/2021

12) 275-32.3.h Repair or replace defective handrail on porch steps.
FRONT PORCH - ALL 4 HANDRAILS

COPY

Correct By Date: 09/01/2021

13) 275-32.3.g An inspection indicates that step stringers have failed. Restore steps to a safe and sound condition. (Call 286-8211 for information regarding the required permit.)

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"
FRONT PORCH SOUTH STEPS - BOTH STRINGER - PERMIT IS REQUIRED

Correct By Date: 09/01/2021

14) 275-32.2 Repair or replace defective retaining wall.
SOUTH SIDE - ALONG ALLEY

Correct By Date: 09/01/2021

15) 275-32.3. Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.
ALL PORCHES

Correct By Date: 09/01/2021

16) 275-32.3 Replace defective roofing material. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.
VALLEY FLASHING HAS BEEN NAILED ON TOP OF SHINGLES. PROPERLY INSTALL , SOUTH EAST ROOF

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Correct By Date: 09/01/2021

17) 275-32.3.g Repair defective stair stringer and replace any missing or defective stair treads and stair risers.
(Call
286-2513 for information regarding the required permit.)
SOUTH ENTRY EXTERIOR STAIRS

Correct By Date: 09/01/2021

18) 275-32.3 Repair or replace defective siding on exterior walls.
ALL SIDES OF STRUCTURE

Correct By Date: 09/01/2021

19) 275-32.3.g Repair or remove defective skirting around porches.
REAR PORCH

Correct By Date: 09/01/2021

20) 275-32.4 Replace defective service door on garage.
DOOR MUST FIT CORRECTLY

COPY

For any additional information, please phone Inspector **Robert Lannin** at **414-286-5150** or
RLANNI@milwaukee.gov between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.**
Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Robert Lannin
Inspector

Recipients:

G & S INVESTMENTS LLC, GARY KRUCKENBERG (RA) 2848 W WISCONSIN AVE # 102, MILWAUKEE, WI 53208
G & S INVESTMENTS LLC, 2848 W WISCONSIN AVE #102, MILWAUKEE, WI 53208

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
appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000
in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances
Volume II.

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
414 286-2543.**

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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 \$177.80 for the first reinspection, \$355.60 for the second and all subsequent reinspections. These fees include a 1.6% 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, necesite 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, 728 N. James Lovell St., Milwaukee WI, 53233, 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Erica R Roberts
Commissioner
Thomas Mishefske
Operations Manager

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

August 31, 2021

Department Copy

COPY

Re: 1325 N 28th ST

The property you own at the above address has outstanding code violations. Order #ORD-21-09808 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 \$177.80 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection as well as all subsequent reinspections are \$355.60 each. These fees include a 1.6% 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 contact me so that this Work Order is not referred to the Court Section. Please call Inspector Robert Lannin at 414-286-5150 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Robert Lannin

Recipients:

G & S INVESTMENTS LLC, GARY KRUCKENBERG (RA) 2848 W WISCONSIN AVE # 102, MILWAUKEE, WI 53208
G & S INVESTMENTS LLC, 2848 W WISCONSIN AVE #102, MILWAUKEE, WI 53208





Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

September 03, 2021
Order #: ORD-21-09808

Department Copy
MILWAUKEE, WI

Re: 1325 N 28th ST

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

First reinspection \$177.80
Second reinspection \$355.60
All subsequent reinspections \$355.60

COPY

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 09/03/2021, we imposed a \$177.80 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2022 tax bill.**

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, we 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 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 as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Robert Lannin at 414-286-5150 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions.

Violations can also be viewed on our website at www.milwaukee.gov/lms.

This order has been referred to the monthly program for additional enforcement.

Robert Lannin

Recipients

G & S INVESTMENTS LLC, 2848 W WISCONSIN AVE #102, MILWAUKEE WI 53208

G & S INVESTMENTS LLC, GARY KRUCKENBERG (RA), 2848 W WISCONSIN AVE # 102, MILWAUKEE WI 53208



CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 1325 N 28TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 10/14/2021

MPR-21-10098

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
10/12/2021	Previously Litigated Letter Mailed - 2022 fees transferred from ORD-21-09808 - KK	KKENDZ
10/18/2021	10/14/2021 Special Enforcement Inspector Todd Vandre completed the monthly inspection and some or all violations remain. See photos numbers 1 - 5. No contact on site.	TVANDR
10/22/2021	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
12/10/2021	On 12/10/21 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 18-30. There has been a fee accessed. Prior to inspecting was with Gary (RA) at another property. I told him I was coming here, he said it will fail. I told him to consider it contact made and fee amount.	RLANNI
12/20/2021	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
01/06/2022	On 1/06/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 31-47. There has been a fee accessed.	RLANNI
01/13/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
02/23/2022	On 2/23/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 1-13. There has been a fee accessed.	RLANNI
02/28/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
03/23/2022	On 3/22/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 80-87. There has been a fee accessed. I have scheduled a meeting with (RA) for this Thursday.	RLANNI
03/24/2022	3/24/22 Meeting to clarify with Gary K. (RA) 414-916-0060. Went over all items on this order (ORD-21-09808) as we walked the building. Item number 6 has been resolved (basement clean and sanitary). All other's remain.	RLANNI
03/28/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
04/25/2022	On 4/22/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 1-13. There has been a fee accessed.	RLANNI
04/29/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
05/05/2022	On 5/04/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 45-59. There has been a fee accessed. Gary K (RA) was present during inspection.	RLANNI
05/11/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
06/02/2022	On 6/01/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 29-39. There has been a fee accessed.	RLANNI
06/16/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
07/20/2022	On 7/19/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 50-59. There has been a fee accessed.	RLANNI
07/20/2022	7/20/22 Called Gary Kreckenbug (RA) 414-916-0060 left a voice message regarding this inspection and fee.	RLANNI
07/27/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
08/31/2022	On 8/31/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 3-17. There has been a fee accessed.	RLANNI
08/31/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
09/16/2022	On 9/15/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 5-19. There has been a	RLANNI

ADDRESS: 1325 N 28TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 10/14/2021

MPR-21-10098

	fee accessed. Met with Gary K (RA) at Wisconsin Ave property, I advised of this inspection.	
09/28/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
11/02/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
11/02/2022	On 10/28/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 43-55. There has been a fee accessed.	RLANNI
11/02/2022	11/01/22 Spoke with Gary K (RA) regarding inspection fee and monthly process.	RLANNI
11/30/2022	On 11/16/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 1-14. There has been a fee accessed.	RLANNI
11/30/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
12/15/2022	On 12/14/22 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 17-28. There has been a fee accessed.	RLANNI
12/16/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
01/26/2023	1/18/23 During inspection at 730 N 29th, Gary K advised on progress of this order. (south porch is removed). I reminded him of other violations.	RLANNI
01/26/2023	On 1/24/23 Special Enforcement Inspector R. Lannin conducted a monthly reinspection inspection. Some or all of the violations remain. See photo numbers 22-35. There has been a fee accessed.	RLANNI
01/26/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ



Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704

September 16, 2022
Record #: MPR-21-10098

G & S INVESTMENTS LLC
GARY KRUCKENBERG RA
2848 W WISCONSIN AVENUE #102
MILWAUKEE WI 53208

Re: 1325 N 28TH ST
ORD-21-09808

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

First reinspection \$177.80
Second reinspection \$355.60
All subsequent reinspections \$355.60

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 09/15/2022, we imposed a \$355.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2023 will automatically be assessed to your 2023 tax bill. There has been a total of \$355.60 in reinspection fees assessed on this order for 2023.**

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, we 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 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.

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. However, you may incur additional charges during the bankruptcy as long as the violations remain uncorrected.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

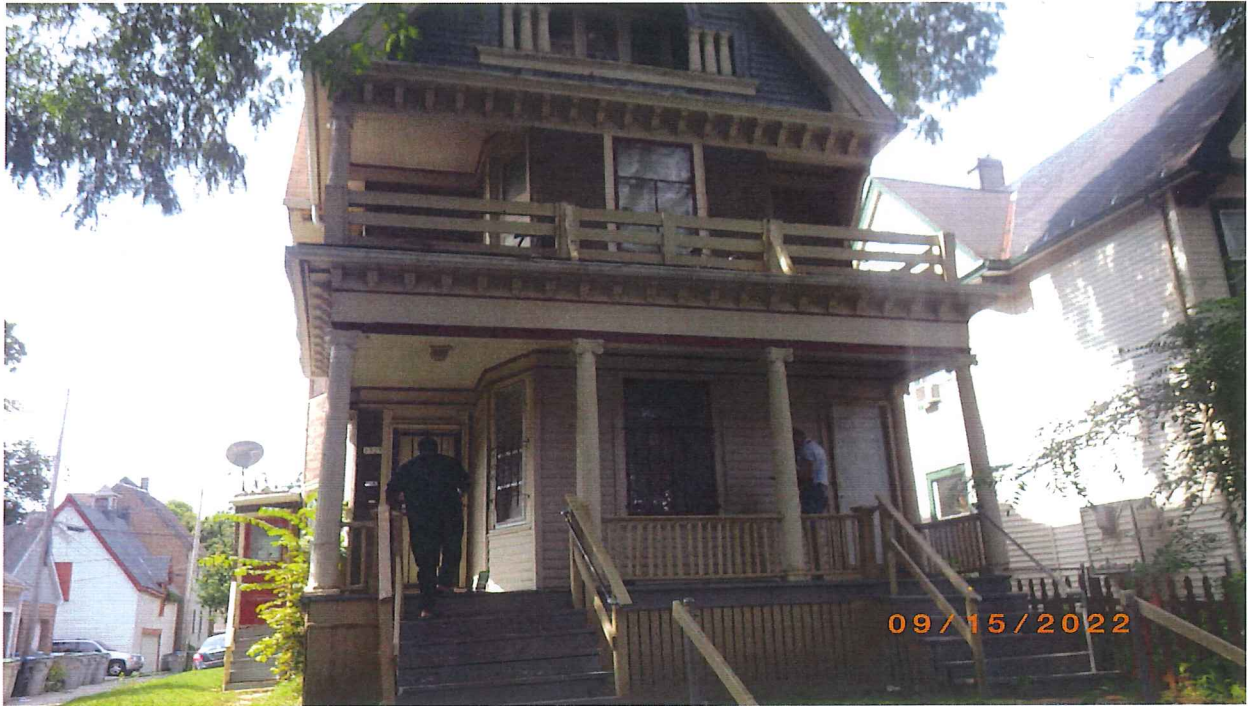
Please call Inspector Robert Lannin at 414-286-5150 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Robert Lannin

Recipients

G & S INVESTMENTS LLC, GARY KRUCKENBERG RA, 2848 W WISCONSIN AVENUE #102, MILWAUKEE WI 53208

1325 N 28th Street - Taken 9/15/22 (All)



Violation # 12 + 13

Viol. # 18



781 - R. Lannin

1325 N 28th Street - Taken 9/15/22 (All)



Violation # 12 + 13 + 15

Violation # 14



781 - R. Lannin

1325 N 28th Street - Taken 9/15/22 (All)

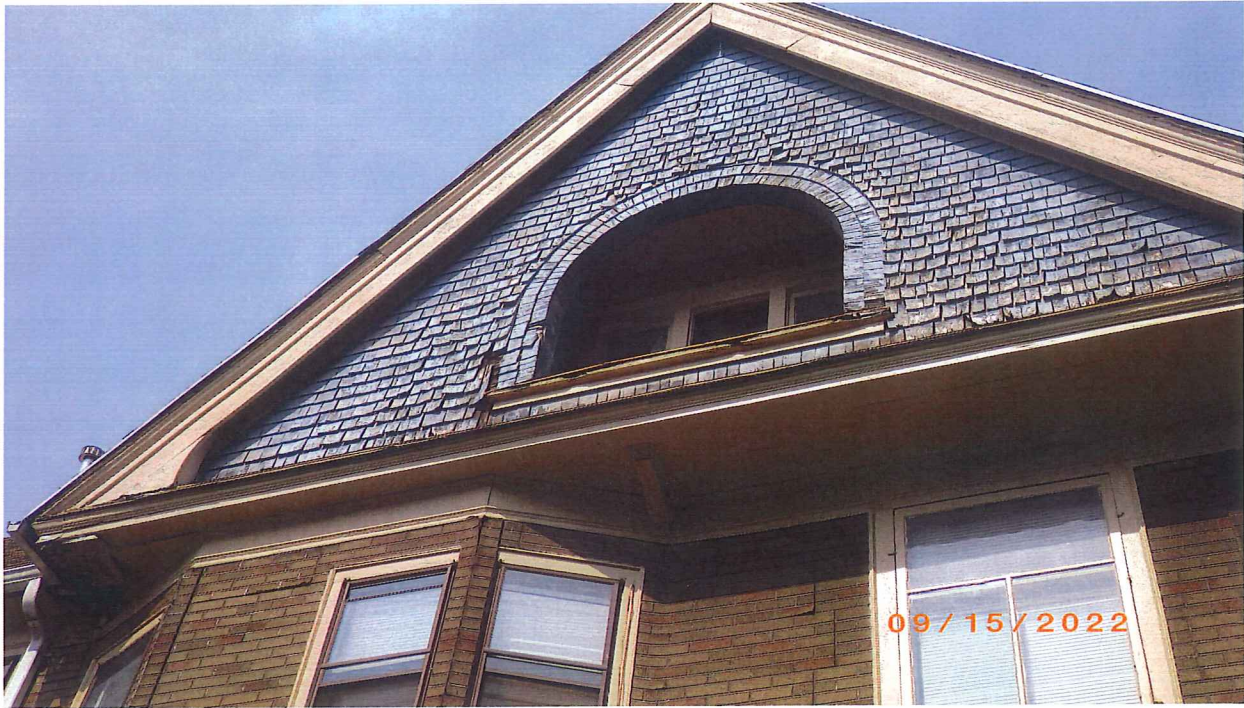


Viol. # 18 \updownarrow

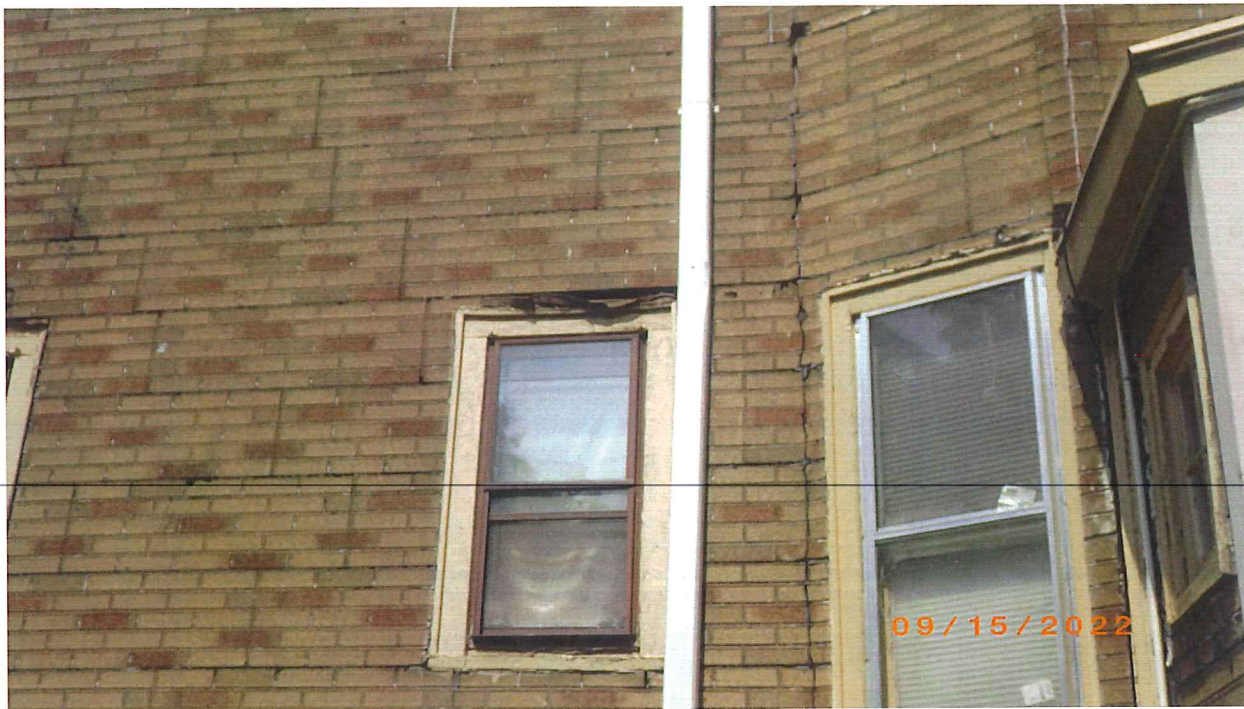


781 - R. Lannin

1325 N 28th Street - Taken 9/15/22 (All)



✓ 1.1. # 18 ↑↓



781 - R. Lannin

1325 N 28th Street - Taken 9/15/22 (All)

↓ Violation # 15



Violation # 5

Violation # 20



781 - R. Lannin

1325 N 28th Street - Taken 9/15/22 (All)



↑
Violation # 16
↓

↑
Viol-18

Viol-18 ↓



781 - R. Lannin



Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704

November 02, 2022
Record #: MPR-21-10098

G & S INVESTMENTS LLC
GARY KRUCKENBERG RA
2848 W WISCONSIN AVENUE #102
MILWAUKEE WI 53208

Re: 1325 N 28TH ST
ORD-21-09808

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

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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, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

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Please call Inspector Robert Lannin at 414-286-5150 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Robert Lannin

Recipients

G & S INVESTMENTS LLC, GARY KRUCKENBERG RA, 2848 W WISCONSIN AVENUE #102, MILWAUKEE WI 53208

1325 N 28th Street - Taken 10/28/22 (All)



↑
viol. 12



↑
viol. 12

781 - R. Lannin

1325 N 28th Street - Taken 10/28/22 (All)



VIOLATION #18

VIOLATION #14



781 - R. Lannin

1325 N 28th Street - Taken 10/28/22 (All)



✓ Col. #18



781 - R. Lannin

1325 N 28th Street - Taken 10/28/22 (All)



Viol. # 18

VIOLATION # 16



781 - R. Lannin

1325 N 28th Street - Taken 10/28/22 (All)



Violat. # 5

Violation # 20



781 - R. Lannin



Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704

November 30, 2022
Record #: MPR-21-10098

G & S INVESTMENTS LLC
GARY KRUCKENBERG RA
2848 W WISCONSIN AVENUE #102
MILWAUKEE WI 53208

Re: 1325 N 28TH ST
ORD-21-09808

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

First reinspection \$177.80
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All subsequent reinspections \$355.60

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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, we 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 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.

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Robert Lannin

Recipients

G & S INVESTMENTS LLC, GARY KRUCKENBERG RA, 2848 W WISCONSIN AVENUE #102, MILWAUKEE WI 53208

1325 N 28th Street - Taken 11/16/22 (All)



viol. 18



781 - R. Lannin

1325 N 28th Street - Taken 11/16/22 (All)



✓ Col. #18

✓ Col. #18



781 - R. Lannin

1325 N 28th Street - Taken 11/16/22 (All)



Viol. #14 ↑↓



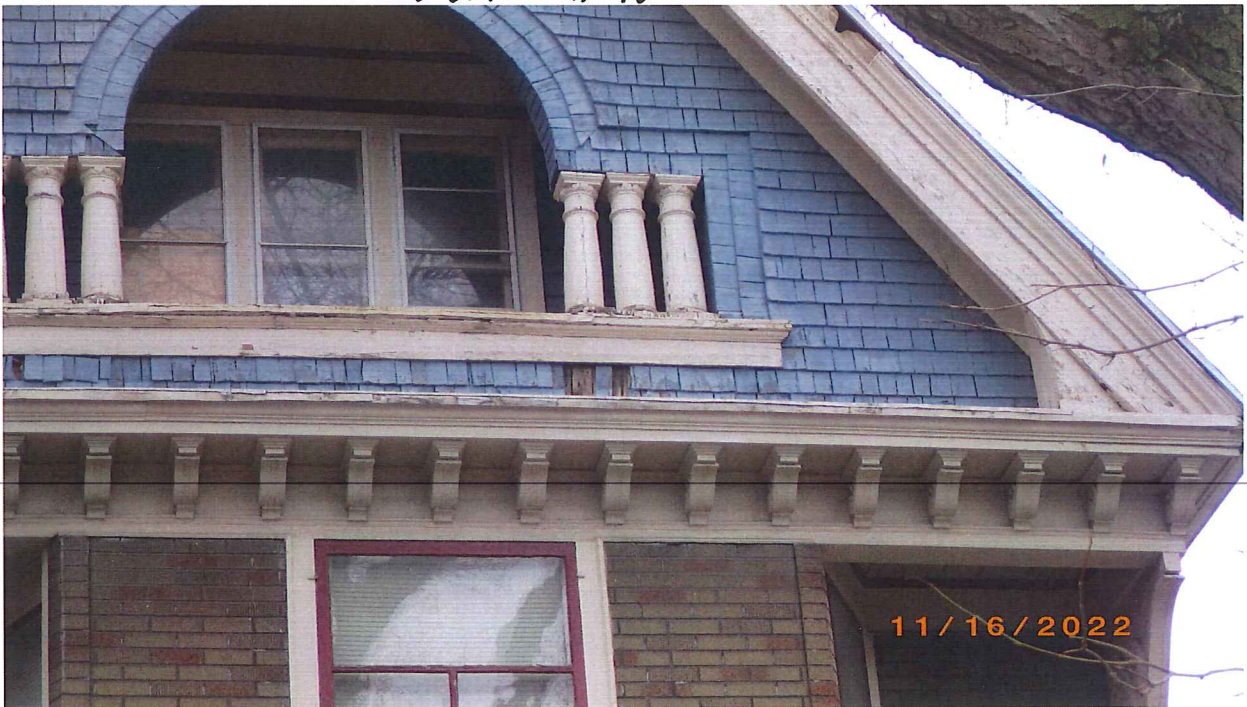
781 - R. Lannin

1325 N 28th Street - Taken 11/16/22 (All)



↑ Dist. #12 + 13 + 15

Dist. #8



781 - R. Lannin

1325 N 28th Street - Taken 11/16/22 (All)



Viol. #5

Viol. #20



781 - R. Lannin



Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704

December 15, 2022
Record #: MPR-21-10098

G & S INVESTMENTS LLC
GARY KRUCKENBERG RA
2848 W WISCONSIN AVENUE #102
MILWAUKEE WI 53208

Re: 1325 N 28TH ST
ORD-21-09808

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

First reinspection \$177.80
Second reinspection \$355.60
All subsequent reinspections \$355.60

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 12/14/2022, we imposed a \$355.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2023 will automatically be assessed to your 2023 tax bill. There has been a total of \$1,422.40 in reinspection fees assessed on this order for 2023.**

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, we 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 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.

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. However, you may incur additional charges during the bankruptcy as long as the violations remain uncorrected.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Robert Lannin at 414-286-5150 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Robert Lannin

Recipients

G & S INVESTMENTS LLC, GARY KRUCKENBERG RA, 2848 W WISCONSIN AVENUE #102, MILWAUKEE WI 53208

1325 N 28th Street - Taken 12/14/22 (All)



Violation #15
Violation #13 (Replaced w/d w/o permit)



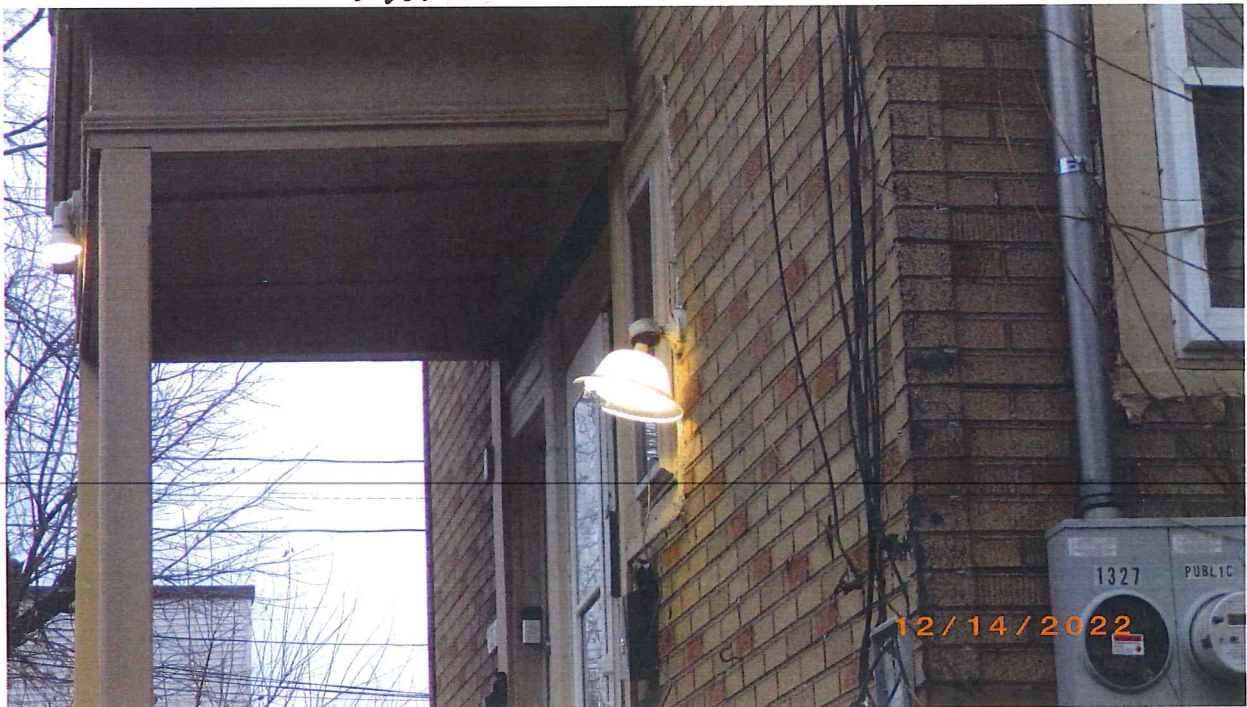
781 - R. Lannin

1325 N 28th Street - Taken 12/14/22 (All)



↑ violation # 48

violation # 5



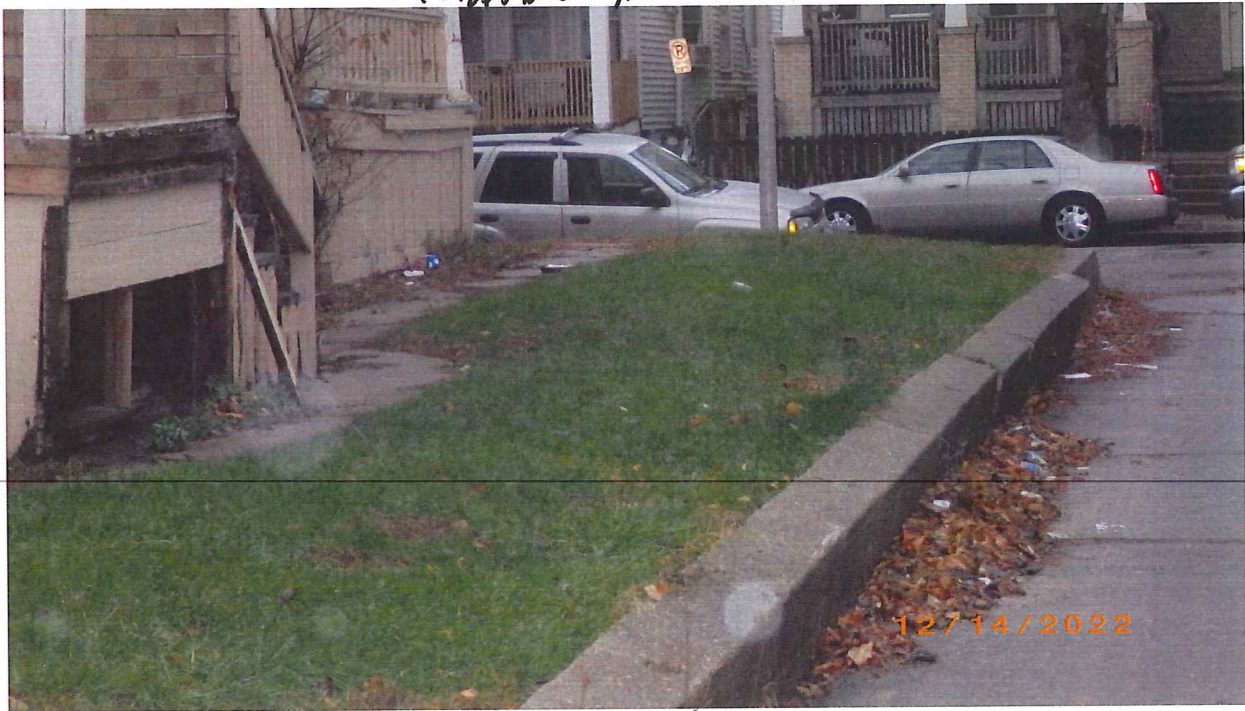
781 - R. Lannin

1325 N 28th Street - Taken 12/14/22 (All)



Violation #20

Violation # 14



781 - R. Lannin

1325 N 28th Street - Taken 12/14/22 (All)



Violation # 14

781 - R. Lannin



Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704

January 26, 2023
Record #: MPR-21-10098

G & S INVESTMENTS LLC
GARY KRUCKENBERG RA
2848 W WISCONSIN AVENUE #102
MILWAUKEE WI 53208

Re: 1325 N 28TH ST
ORD-21-09808

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

First reinspection \$177.80
Second reinspection \$355.60
All subsequent reinspections \$355.60

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 01/24/2023, we imposed a \$355.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2023 will automatically be assessed to your 2023 tax bill. There has been a total of \$1,778.00 in reinspection fees assessed on this order for 2023.**

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, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

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Please call Inspector Robert Lannin at 414-286-5150 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Robert Lannin

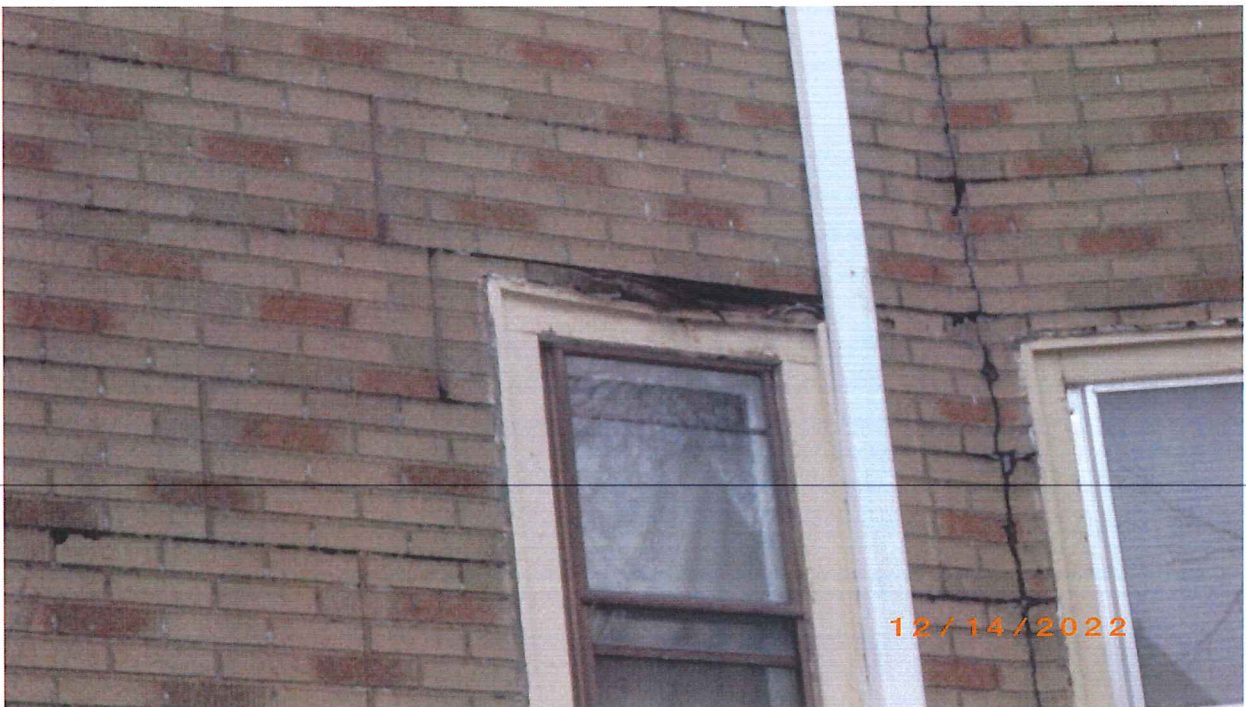
Recipients

G & S INVESTMENTS LLC, GARY KRUCKENBERG RA, 2848 W WISCONSIN AVENUE #102, MILWAUKEE WI 53208

1325 N 28th Street - Taken 12/14/22 (All)



Violation #18 ↑



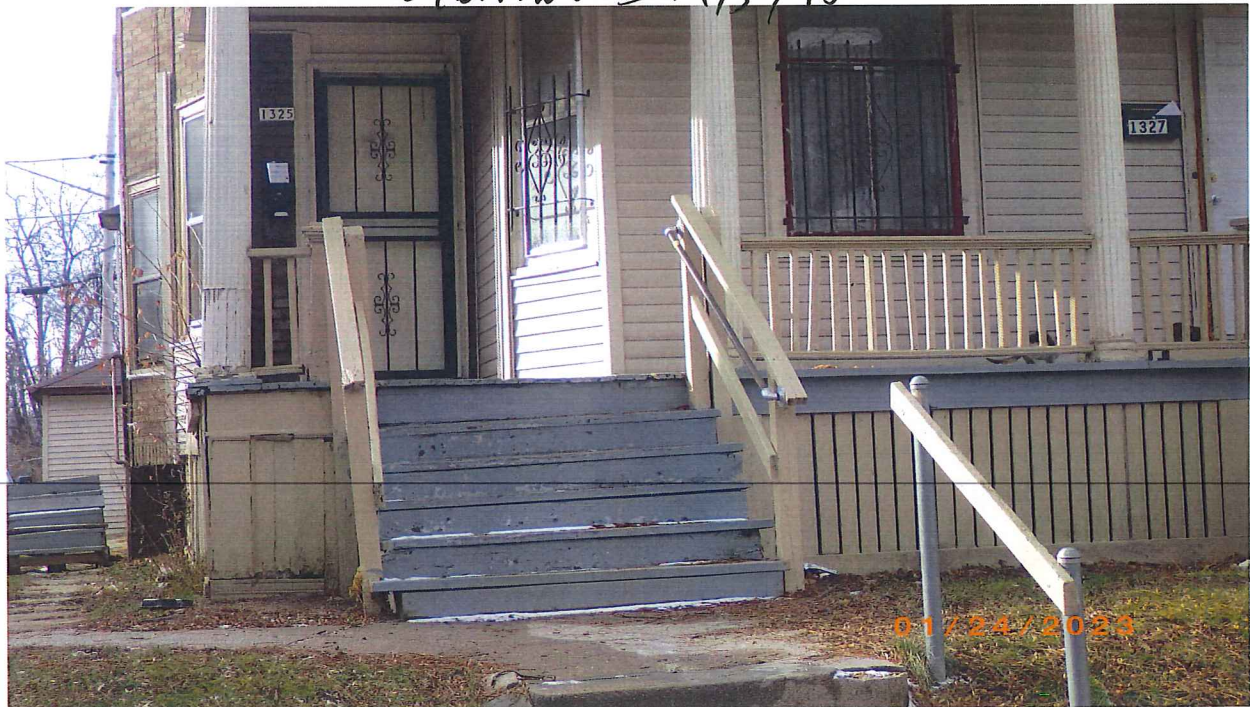
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1325 N 28th Street - Taken 1/24/23 (All)



Viol. 12, 13, 15

Violation # 12, 13, 15



781 - R. Lannin

1325 N 28th Street - Taken 1/24/23 (All)



VIOLATION #18

viol- 13.

cord

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Showing 1-25 of 113

Record #	Street #	Dir	Street Name	Type	Record
COM-ALT-22-00819	1325	N	28TH	ST	Com
ENF-2022-32778	1325	N	28TH	ST	Resi
CRM22-175517	1325	N	28TH	ST	CRM

01/24/2023

781 - R. Lannin

1325 N 28th Street - Taken 1/24/23 (All)



Violation #14 + 17

Violation #17.



781 - R. Lannin

1325 N 28th Street - Taken 1/24/23 (All)



Violation # 18



781 - R. Lannin

1325 N 28th Street - Taken 1/24/23 (All)



Viol. #5 & 15

Violation #20



781 - R. Lannin

1325 N 28th Street - Taken 1/24/23 (All)



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781 - R. Lannin