



Jezamli Arroyo-Vega
Commissioner

Kristen M. Reed
Operations Director

Department of Neighborhood Services

January 29, 2024

Alderman Mark Borkowski, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 301-B, City Hall

RE: File No.: 231351
Address: 5038 N. 19th Place
Tax key: 205-0429-000

Dear Alderman Borkowski:

The owner of the above-referenced property has applied for a vacation of In Rem judgment. The Department of Neighborhood Services has no outstanding orders or charges and does not object to the request.

Sincerely,

Tanz Rome
Finance and Administration Manager
Dept. Of Neighborhood Services
841 Broadway Room 105
Milwaukee, WI 53202



Record #	Record ID	Status	Record Type	Opened	Status Date	Street Dir	Street Na Type	Application Name	Created By	Related Rec	Taxkey	Balance
PLAC-23-00070	23CAP-00000-0AXOH	Closed	Placard Violation	12/11/2023	12/12/2023	5038 N	19TH PL	Placard	JMAZUR		2050429000	0
MNIP-23-00317	23CAP-00000-0AEAS	In Progress	Miscellaneous Neighborhood Improvement	11/15/2023	11/15/2023	5038 N	19TH PL		MPELZE		2050429000	0
DPW22-89517	22CAP-00000-0ACCU	Completed	CRM DPW	9/22/2022	9/23/2022	5038 N	19TH PL	Missed Collection: Re:	CRMADMIN		2050429000	0
CRM22-167298	22CAP-00000-0ACCT	Completed	CRM	9/22/2022	9/23/2022	5038 N	19TH PL		CRMADMIN		2050429000	0
PWEC-17-03013	17CAP-00000-0272J	Closed	ROW Excavation City Contract	10/31/2017	5/24/2018	5038 N	19TH PL		PUBLICUSER208601		2050429000	0
HVAC-GEN-16-0111	16CAP-00000-00Y1G	Closed	HVAC General Permit	12/27/2016	5/18/2017	5038 N	19TH PL		PUBLICUSER267378		2050429000	0
ELEC-16-02054	16CAP-00000-00XP9	Expired	Electrical Permit	12/21/2016	4/24/2020	5038 N	19TH PL		PUBLICUSER267652		2050429000	0
PWCD-16-02293	16CAP-00000-00UJJ	Open	Debris Violation	12/10/2016	12/10/2016	5038 N	19TH PL	Violation	ADMIN		2050429000	0
ORD-16-12170131	16VIO-00000-0K3C8	Closed	Order Violation	7/6/2016	7/24/2019			Violation			2050429000	0
ORD-16-11919591	16VIO-00000-0J72W	Closed	Order Violation	1/27/2016	4/16/2018	5038 N	19TH PL	Violation			2050429000	0
ORD-15-11686301	15VIO-00000-0J38Z	Closed	Order Violation	9/8/2015	7/24/2019			Violation			2050429000	0
PWCD-SR-2014-711	13DPP-00000-00DLU	Closed	Debris Violation	11/21/2013		5038	N 19TH PL	Skid Referrals	999804		2050429000	0
PWCD-SW-2014-13	13DPP-00000-00Y8B	In Process	Debris Violation	11/6/2013		5038	N 19TH PL	Cart Returns	8941		2050429000	37.01
PWCD-SR-2013-15	13DPP-00000-00AE7	Closed	Debris Violation	1/17/2013		5038	N 19TH PL	Skid Referrals	999804		2050429000	0
PWCD-SW-2012-29	11DPP-00000-005CQ	In Process	Cart Violation	7/15/2011		5038	N 19TH PL	Cart Returns	7472		2050429000	35
PWCD-SR-2011-965	10DPP-00000-006LK	In Process	Debris Violation	12/22/2010		5038	N 19TH PL	Skid Referrals	999845		2050429000	0
ORD-10-08473941	10VIO-00000-0C7V7	Withdrawn	Order Violation	12/9/2010				Violation			2050429000	0
ORD-10-08471842	10VIO-00000-0C5FM	Withdrawn	Order Violation	12/9/2010				Violation			2050429000	0
ORD-10-08471841	10VIO-00000-0C5FL	Withdrawn	Order Violation	12/9/2010				Violation			2050429000	0
ENF-2010-583483-I	10COW-00000-04NJC	Active - Closed	Residential Case	12/7/2010		5038 N	19TH PL	Garbage	VELEZ, SAN JUANITA		2050429000	0
ORD-10-08388941	10VIO-00000-0C06M	Active - Closed	Order Violation	10/29/2010				Violation			2050429000	0
PWCF-SN-2010-602	10DPP-00000-01KEV	In Process	Enforcement/Complaint/Forestry/NA	3/1/2010		5038	N 19TH PL	Snow Removal	14695		2050429000	173
ELEC-09-0832327-H	09NSS-00000-03FSG	Closed	Electrical Permit	8/19/2009		5038 N	19TH PL	Electrical			2050429000	0
HVAC-GEN-09-0831	09NSS-00000-07D1Q	Closed	HVAC General Permit	8/13/2009		5038 N	19TH PL	HVAC			2050429000	0
MREC-07-128686-H	07RCD-00000-00VZZ	Closed	Property Registration	10/29/2007		5038 N	19TH PL	Master			2050429000	0
ORD-07-06454911	07VIO-00000-084UW	Active - Closed	Order Violation	10/2/2007				Violation			2050429000	0
ELEC-97-0343314-H	97NSS-00000-0565D	Closed	Electrical Permit	9/5/1997		5038 N	19TH PL	Electrical			2050429000	0
HVAC-GEN-97-0342	97NSS-00000-08A7A	Closed	HVAC General Permit	8/27/1997		5038 N	19TH PL	HVAC			2050429000	0



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

Jezamili Arroyo-Vega
Commissioner
Kristen Reed
Operations Manager

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Dwight Leachmon And all Other Occupants
5038 N 19th Pl
MILWAUKEE, WI 53209

Re: 5038 N 19TH PL
Taxkey #: 2050429000

Inspection Date: 12/07/2023
Record ID: PLAC-23-00070

Emergency order. The Commissioner of the Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.

Inspection of the above premises revealed conditions that violate the Milwaukee Code of Ordinances which cause this premises to be considered a hazard to the safety and welfare of the occupants or the public and is hereby placarded as unfit for human habitation, occupancy and use as is regulated by Section 200-11(5) and 218.01 (S.S.66.0413).

You are hereby ordered to vacate the premises by 12/12/2023 at 12:00 PM and to keep the premises vacated until such time as the following conditions have been corrected and approved in writing by this Department.

Note: Pursuant to 200-42-2-d, any building, structure or premise placarded and found unfit for human habitation or use under any order issued in accordance with this code **shall not be occupied unless and until a certificate of occupancy has been obtained.**

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

2 275-61

Repair or replace defective heating system. Restore heating system to a safe and operable condition capable of adequately heating all habitable rooms, bathrooms and toilet rooms to a temperature of at least 67 degrees Fahrenheit continuously during periods of occupancy. (Permit required if replacing heating system; call 286-2513 if you need permit information.)

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out."

For any additional information, please phone Inspector JOSHUA MAZUR at 414-286-2917 between the hours of 8:00 a.m. to 4:30 p.m. or check online at
at <http://milwaukee.gov/lms>.

Per Commissioner of Neighborhood Services By -
JOSHUA MAZUR
Inspector

Recipients:

City of Milwaukee DCD - In Rem, Attn: Deborah McCollum-Gathing 809 N Broadway/2nd Floor,
MILWAUKEE, WI 53202

Dwight Leachmon And all Other Occupants, 5038 N 19th Pl, MILWAUKEE, WI 53209

Brenda Leachmon And all Other Occupants, 5038 N 19th Pl, MILWAUKEE, WI 53209

CITY OF MILWAUKEE, 809 N BROADWAY, MILWAUKEE, WI 53202

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 appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414 286-2543 in order to file 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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

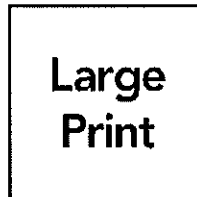
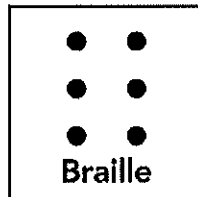
REINSPECTION FEES

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 \$203.20 for the first reinspection, \$406.40 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) 286-2231. 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) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog 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.

This material is available in alternative formats for individuals with disabilities upon request. Please contact ADA Coordinator, ADACoordinator@milwaukee.gov, 414-286-3475, TTY: 711. Provide a 72 hour advance notice, 7 days for Braille, to ensure accommodation of request.



OFFICIAL NOTICE OF VIOLATION

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