



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.: 141463
Address: 3514 W. National Ave.

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 the following charges:

Vacant Building Fees	\$1,875.90
Litter Cleanup Fees	\$ 192.66
<u>Projecting Sign Invoice</u>	<u>\$ 66.92</u>
Total	\$2,135.48

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 P. McKeown
Foreclosure Program Coordinator



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

**CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES**
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202



DEPARTMENT COPY

Serial #: 009092131
Inspection Date: October 17, 2011
District #: 322
CT: 160

mixd-fir

Recipients:
SEVDET ALUSEVSKI, 10561 S PEGGY DR, OAK CREEK WI 53154-0000

Re: **3514 W NATIONAL AV**

Taxkey #: 436-0026-000

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 within 5 days of service of this order 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.**

- 1. Conditions requiring building to be placarded:

Fire Prevention

- 2. 214-27
Provide, install and maintain approved smoke detector(s) at the top of every open stairway.
- 3. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector.
**PROVIDE ALL MISSING SMOKE DETECTORS.
REPLACE ALL DEFECTIVE SMOKE DETECTORS.**
- 4. 200-24
Permit required. Obtain proper permits for all alterations.
ALL PLUMBING VIOLATIONS.

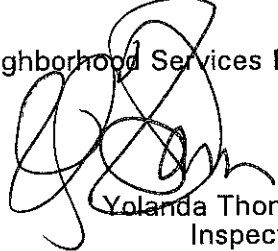
OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

5. 275-81
Unsanitary conditions. Restore building or dwelling unit to a clean and sanitary condition.
CLEAN SEWAGE FROM ALL SURFACES AT 1ST FLOOR COMMERCIAL SPACE AND BASEMENT.
CLEAN ALL COMMON AREAS
.CLEAN THE BASEMENT.
6. 275-55
Repair or replace defective sewage system. Every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. Restore sewage system to a proper working condition - Permit required.
PERMIT REQUIRED.
SEWAGE IS LEAKING FROM THE 2ND FLOOR UNIT AND ACCUMULATING AT THE FIRST FLOOR AND BASEMENT.
7. 214-7-2.b-3
Whenever an inspector finds in any building or structure, or upon any premises, combustible waste material or explosive matter which is so situated or used as to endanger life or property, or finds in any building or structure an obstruction of exits therefrom or the storage of material on fire escapes, stairs, passageways, doors or windows where such obstruction or storage would interfere with the operation of the Fire Department or with the safe egress of building occupants in case of an emergency, the inspector may order the owner of the building, structure or premises to remove the hazardous material or remedy the hazardous situation. Remove excessive combustible waste material from the building.
REMOVE TIRES AND OTHER COMBUSTIBLE WASTE AT HALLWAYS.
REMOVE ALL COMBUSTIBLE WASTE AT BASEMENT.

For any additional information, please phone Inspector Yolanda Thomas at [414]-286-3146 between the hours of 7:00am to 9:00am or 2:00pm to 3:00pm Monday through Friday.

Per Commissioner of Neighborhood Services By-



Yolanda Thomas
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 5 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received by the compliance date. If service of this order is made by mail, the appeal shall be received by the compliance date plus 5 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.

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, \$200 for the third, and \$350 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.

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 10/18/11 12:52

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Address: 3514- 3514 W NATIONAL AV

MPROP File Information

Owner
SEVDET ALUSEVSKI

Taxkey:436-0026-000

Land use:8899 Units: 1

Lot size: 4500 (0x 0)

10561 S PEGGY DR
OAK CREEK WI

Year Built:

53154-0000 Conveyance Date:10/01/2009 Type:QC

Name Change:01/27/2010

Zoning:LB2

Recording information

Application #: 161803 Type:Update previous application

Date Received:02/21/2011 Ownership Xfer Date:10/01/2009

Recording Owners/ Operators, etc

O Owner

T Titleholder

SEVDET ALUSEVSKI

Home:[414] 975-5849 () Work:[] - ()

----- Street Address ----- Mailing Address -----

10561 S PEGGY DRIVE 10561 S PEGGY DRIVE

OAK CREEK

WI 53154

OAK CREEK

WI 53154

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 City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. _____

ADDRESS

DATE OF INSPECTION

DATE	ACTIVITY AND REMARKS	INITIALS
10/14/11	ORDERS MAILED FIRST CLASS. CERTIFIED MAIL MAILED TO COMMUNITY ADVOCATE'S	[Signature]
	I received a call from _____ Phone # _____	
	OR	
	I called _____ Phone # _____	
	I Spoke to:	
	If contact is not owner, explain:	
	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 reinsp. fee policy Yes ___ No ___	
10/17/11	Posted signs @ property. Met with "Tiger" OWNERS FATHER WHO PROVIDED ENTRY. Has not made plans to complete necessary repairs.	YT.
10/19/11	Attempted contact @ recorded phone number. LEFT a voice mail to call me.	[Signature]
10/24/11	Spoke to Community advocate. She has made contact with tenants.	[Signature]
10/25/11	Visited property. Signs @ (S) front has been removed. REPOSTED WITH VACATION DATE OF 10/28/11 @ 11am. [Signature]	[Signature]
10/26/11	Called OWNER AND LEFT A VOICE- MAIL REQUESTING RETURN CALL & NOTIFYING VACATION DATE OF FRI.	YT.
10/28/11	Met with "Frank", owners father and his wife at the property. Property is now vacated. We clarified violations and the understandings that full compliance necessary before reoccupying.	[Signature]

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