



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

Inspection Date  
02/19/2020  
ORD-20-03190

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

Re: 2424 W KILBOURN AV 1

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Taxkey #: 389-0721-000

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: 05/18/2020**

1 ) 275-32.4.a Replace broken window panes.

THIRD FLOOR WINDOWS ON SOUTH AND NORTH SIDES.

**Correct By Date: 05/18/2020**

2 ) 275-32.8 Maintain fence, repair, or remove fence. Every fence shall be kept in a reasonably good state of maintenance and repair or shall be removed.

FRONT AND REAR FENCES.

**Correct By Date: 05/18/2020**

3 ) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.

THIS INCLUDES WOOD, MASONRY, AND FERROUS METAL SURFACES ON BUILDING, PORCHES, AND FENCES.

**Correct By Date: 05/18/2020**

4 ) 275-32.3 Replace missing fascia boards.

THROUGHOUT BUILDING.

**Correct By Date: 05/18/2020**

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OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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**939 N 24<sup>th</sup> Street**

**2018**

RMH-18-00137 License inspection, orders issued.  
ORD-18-13046 License order abated.

**2019**

ENF-2019-17874 Exterior in disrepair, orders issued.  
ORD-19-10183 Interior and exterior orders abated.  
ENF-2019-31418 Exterior in disrepair, complaint closed as pending orders already issued.  
ORD-19-15911 Interior and exterior orders abated for compliance.

**943 N 24<sup>th</sup> Street**

**2018**

RMH-18-00157 License Inspection, orders issued.  
ORD-18-13137 License inspection, orders abated.

**2019**

ENF-2019-17868 Exterior of building in disrepair, orders issued.  
ORD-19-10018 Exterior orders abated for compliance.  
ENF-2019-31420 Exterior in disrepair, closed for pending orders interior orders already issued.  
ORD-19-15912 Interior orders abated for compliance.

**947 N 24<sup>th</sup> Street**

**2018**

RMH-2018-00139 License inspection, orders issued.  
ORD-18-12564 License Inspection, orders abated.

**2019**

ENF-2019-02866 Exterior foundation wall in disrepair, snow covered, no action.  
ENF-2019-17866 Exterior in disrepair, orders issued.  
ORD-19-10013 Exterior orders re-inspected, non-compliance fees assessed.  
ENF-2019-31421 Exterior in disrepair, closed pending orders.  
ORD-19-15914 Interior orders issued, closed compliance.





Below is a summary of the inspections and activities surrounding these properties for the last 2 years:

**2424 W Kilbourn Avenue**

**2018**

ENF-2018-18473 Environmental Issues related to construction dust. Not verified after testing.  
ORD-18-08528 Asbestos testing done on samples-results negative, order abated.  
RMH-18-00056 License inspection, interior orders issued.  
ORD-18-13048 License order, abated (compliance).  
ENF-2018-34135 Garbage complaint, closed (not verified).

**2019**

There are two sets of open orders pending and there is some progress being made based on re-inspections and reinspection fees are assessed as warranted.

ENF-2019-02864 Exterior roof complaint, Not verified (snow covered).  
ORD-19-15922 Interior orders, re-inspection fees issued.  
ENF-2019-31435 Roof in disrepair, orders issued.  
ORD-19-16867 Exterior orders including roof, re-inspection fees issued.

**933 N 24<sup>th</sup> Street.**

**2018**

ENF-2018-10894 Interior in disrepair, order issued.  
ORD-18-05202 Orders abated due to compliance.  
RMH-18-00136 License inspection, orders issued.  
ORD-18-13064 License orders abated for compliance.

**2019**

ENF-2019-04453 Side walk access, closed not actionable.  
ORD-19-15872 Interior orders issued and abated for compliance.  
ENF-2019-34045 Exterior in disrepair, orders issued.  
ORD-19-17211 Exterior orders, re-inspected fees assessed for non-compliance.

**2020**

ENF-2020-02232 Complaint of parking on unpaved surfaces, orders issued.  
ORD-20-01941 Parking on unpaved surfaces, re-inspection pending.



March 3<sup>rd</sup>, 2020

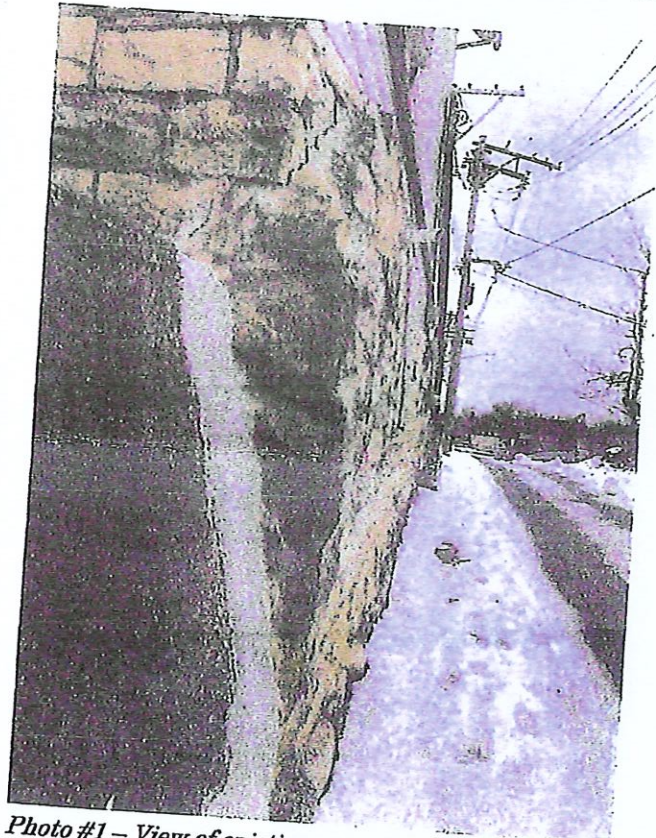


**BRIOHN** DESIGN GROUP, LLC  
A DIVISION OF BRIOHN BUILDING CORPORATION

Jim Dieder  
2432 W. Kilbourn Ave  
Milwaukee, WI. 53233

Dear Jim,

I performed an exterior inspection of the property located at 947 N. 24<sup>th</sup> Street in Milwaukee, Wisconsin on January 31<sup>st</sup>, 2020. The residence is approximately 122 years old according to public records. The purpose of the inspection was to investigate a report of an existing stone foundation wall that was of concern to an existing neighbor. The stone wall was directly adjacent to a public alleyway that, according to the owner, is used frequently. Please reference the photos included in this report taken during the inspection. The only component of the structure observed is the existing stone foundation wall indicated in this report – no other part of the structure was observed.



*Photo #1 – View of existing stone basement wall corner (NE)*





March 3rd, 2020



**BRIOHN** DESIGN GROUP, LLC  
A DIVISION OF BRIOHN BUILDING CORPORATION



*Photo #2 - Base of Basement Wall*



*Photo #3 - NW Corner of Basement Wall*

The existing stone basement wall is tipped outward significantly and there is cracking of old-tuck-pointed repairs that indicate that the wall is continuing to move laterally. The wall joints show significant deterioration especially at the base. In my opinion, the wall has functioned properly as a foundation wall for many years, however, the on-going movement and deterioration of the wall brings into question the overall stability of the wall as it exists in place. Typically walls of this construction that are in the process of failing and in the condition of this wall need to be re-built. In my opinion, to prescribe an



March 3rd, 2020



**BRIOHN** DESIGN GROUP, LLC  
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adequate repair, a licensed structural engineer should do a complete assessment of the wall from both the inside and outside. This must be done in order to determine the wall's overall condition and to determine how the wall currently supports the existing structure. At this time the wall may be a safety hazard for any people that are using the adjacent alley.

If you have any questions, or would like to discuss this letter, please call me. Please reference the attached photos taken during the inspection.

Sincerely,

Kevin Jankowski, P.E.  
Structural Engineer, Briohn Design Group, LLC

  
3/3/2020





**INSPECTION INVOICE - 1910.1002**

March 3, 2020

Jim Dieder  
1236 W. Pierce St. LLC  
2432 W. Kilbourne Ave.  
Milwaukee, WI 53233

Re: Exterior Inspection

Briohn Design Group provided inspection services at 947 N. 24<sup>th</sup> St., Milwaukee, WI.

Inspection

(Kevin Jankowski - 3 hrs @ \$150.00):	\$	450.00
(Chris Cline - 0 hrs @ \$50.00):	\$	0.00
Mileage and Service Fees:	\$	<u>0.00</u>
<b>Total:</b>	\$	<u><u>450.00</u></u>

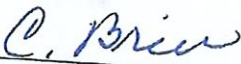
**PAID - Check 1814 - \$450.00**

**AMT DUE:**

\$ 0.00

The undersigned contractor hereby swears under penalty of perjury that (1) all previous progress payments under the contract referred to above have been applied by the undersigned to discharge in full all obligation of the undersigned incurred in connection with the work, and (2) all work incorporated in said project of otherwise in or covered by this application for payment are free and clear of all liens, claims, security interest and encumbrances.

**Briohn Design Group**

  
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Cynthia A. Brier  
Project Accountant  
U:\INVOICES\Engineering\1923.1BDG.doc

































































8/12/22, 2:40 PM

Yahoo Mail - No Subject

(No Subject)

From: Blackhawk Antiques (blackhawkantiques@yahoo.com)

To: blackhawkantiques@yahoo.com

Date: Tuesday, April 13, 2021 at 07:12 PM CDT



[Sent from Yahoo Mail on Android](#)



## Observations from drive-by viewing of the Clark Street Properties and around the corner on Kilbourn.

From: scot mclean (scot.mclean3@gmail.com)

To: blackhawkantiques@yahoo.com

Date: Thursday, August 25, 2022 at 06:55 PM CDT

Mr. James Dieter

During the day about 4:00 pm, I noticed most of the properties had a modern roofing layer applied to the roof system. I was unable to determine how many layers there may be, but certainly, the venting does not comply with manufacturer specifications and may void the warranty and lessen the functional life of the roof. Installation of the roof covering is a common re-insurance issue given how bad it was on the surfaces.

Consistent with last year the chimney[s] available to view did not have liners for use with modern gas hot water heaters or mid-or low efficient furnaces or boilers as commonly required with a City of Milwaukee building installation permit. As these buildings are appearing as SRO in use, they are construed as commercial it appears they all dwellings bo s are req observable chimneys need rebuilding, and as masonry tall typical and iler used uire a structures appear as unsafe as they did appeared last year.

State of Wisconsin Boiler Certification permit every 3 years, and any unsafe or incorrect venting would be required to be repaired now. Suggest verification and or status is needed for good function and safety. This observation, I offered last year, and at the City Hearing I noted the City was on Notice about this possible impending safety issue.

Entry and egress appeared in about the same condition as the older group of buildings. Uneven varying-riser heights, handrails with no ballisters on these residential rooming house/ SRO buildings.

Many/ most have older vintage-era windows in what appear in varying states of condition and need paint and general restoration. And no difference from last year. Most notable rear entrances.

Rear view from the alley, all the lot[s] are hugely overgrown, and what appears as Dead trees, possibly Ash. Many glass panes of the garden building appear broken out and generally engulfed with overgrowth. Cars were parked on the rear lawn, and muddy ruts have been created. Litter and plastic cups and debris are evident at the rear in general and adjacent to the garbage collection areas.

In short, from a street view, not much has changed, with the limited exception of a roofing layer applied.

I tried a year ago to voice these obvious concerns, as a former successful Executive Director of Neighborhood Housing Services/ Neighborhood Reinvestment, a Federal redevelopment program for targeted neighborhoods, and licensed Home Inspector. I was not allowed to have a conversation and was cut off.

“Blighted property” is the legal term for **land and dwellings that are in**

**a dilapidated, debilitated, unsafe, and unsightly condition.** Each state uses

different criteria to determine whether the property should be

classified as **blighted, but typically defer and follow Federal Mandates when Federal public money or programs are used.**

Common criteria include: The property is uninhabitable via health, hygiene, access, as well as fire, electrical and personal safety.

Neighborhood blight refers to **the deterioration and decay of neighborhoods in many cities across the country due to neglect usually by all stakeholders, active crime, graffiti, and/or lack of available economic support directed away, no will, - including local Federally Funded Government programs.** This can also be referred to as the promotion of urban decay and may violate the residents' personal rights when forced to live in a location like this without a choice. As the corrosion of solid old-stock homes or properties falls further into disrepair, it negatively affects other properties around them and personally the residents.



Blight encompasses **vacant lots, alleys, abandoned buildings, squatters, and houses in derelict or dangerous conditions where no one should call their home. Dangerous entries, damaged or misconstructured steps and landings, poor hand-railings, bad chimneys from the age of coal, and not designed to accommodate modern hot water heaters or furnaces and CO & Benzene flue gasses enter the basement and or living areas. Common Environmental contamination of all types of asbestos, lead paint and chips in the soil and window sills, buried or in basement oil tanks benzene odor/leaking, and piles of needles scattered.**

Blight can also refer to smaller property nuisances that are "allowed" to creep on cities with Government complacency as a form of active mendacity towards the common thread of the neighborhood's lack of constituency activity as owners, renters, "placed" residences' and voters. Overgrown lawns, uncollected litter, inadequate street or site safety lighting, and other signs of neglect. Residents are willfully encased by the government.

Commonly the residences of those who choose to live in this euphemistically known as "Historic Neighborhoods" and well as those compelled to reside there grew up in a different time where all these insults were openly allowed, speaking out met with great resistance and they were ever again and again reminded of their low place in society - as they don't exist as an issue, nor do any of their Federal, State and local legally mandated needs be ever met with the unending generational blind eye to this openly propagated neighborhood and personal degradation by government.

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**Scot W. McLean, B.S., ASHI Certified Inspector ACI, Est. 1996**

**Regional Metro Office: 414-228-6573**

**Towne & Country Building Inspection, Inc.** WI License # 83- 106

**Residential, Condos, Multi-family, Estate, Vintage & Architecturally Significant Properties**

**[Scot.McLean3@gmail.com](mailto:Scot.McLean3@gmail.com) <http://www.tandcinspection.com>**





August 26, 2022

Clark House, Indecent Exposure; The crime of showing one's sexual organs in public.

This happen at 9:00 o'clock in the morning when students are walking up 24 Street to attend school on Highland Blvd.

I placed a call to 911, due to the individual was walking in front of the Clark House and behind in the ally. Eventually placed another call at 9:19 since the individual continue to walk around nude. The male individual is a tenant at the Clark House theirs been over 4 calls for Indecent Exposure activities per police calls.

Call number 222380535











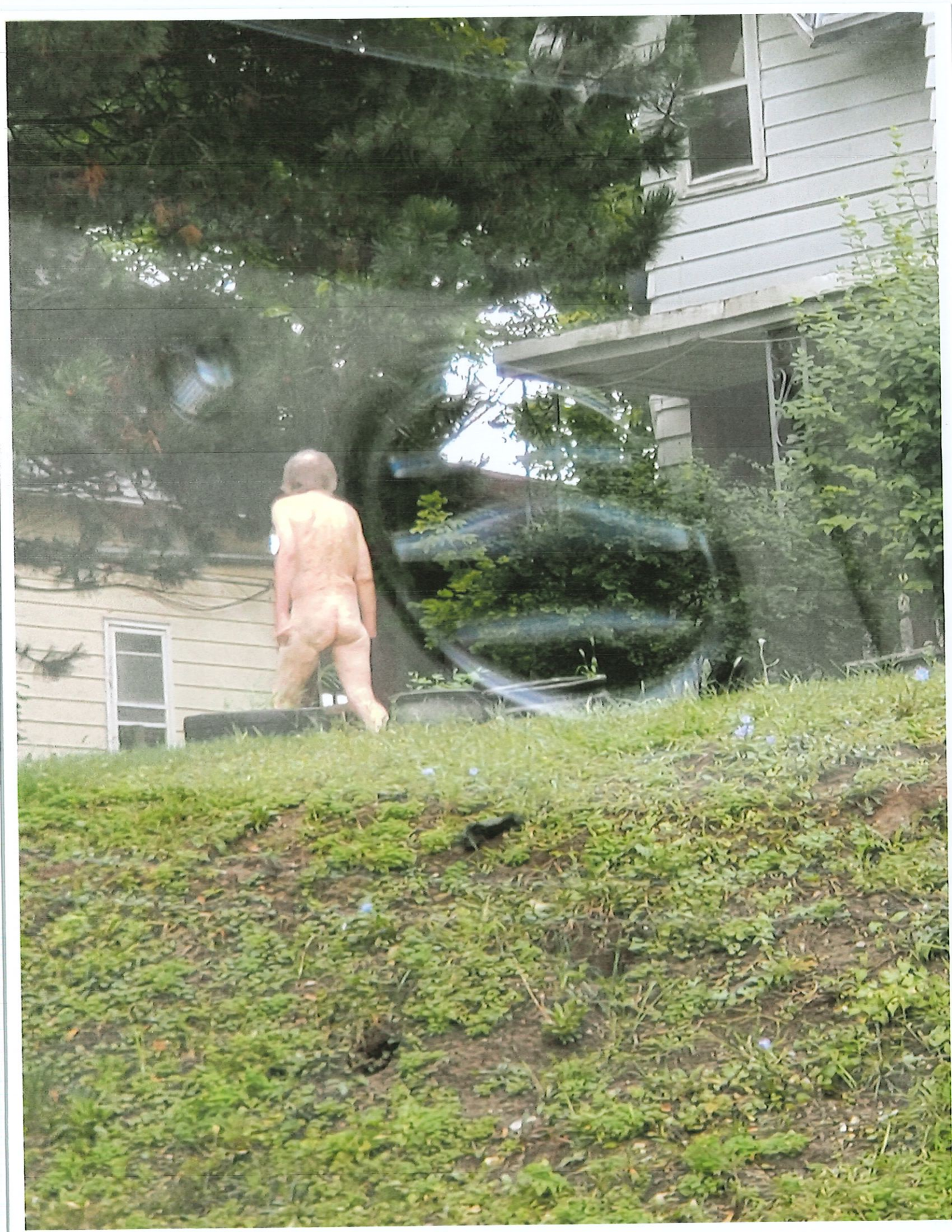








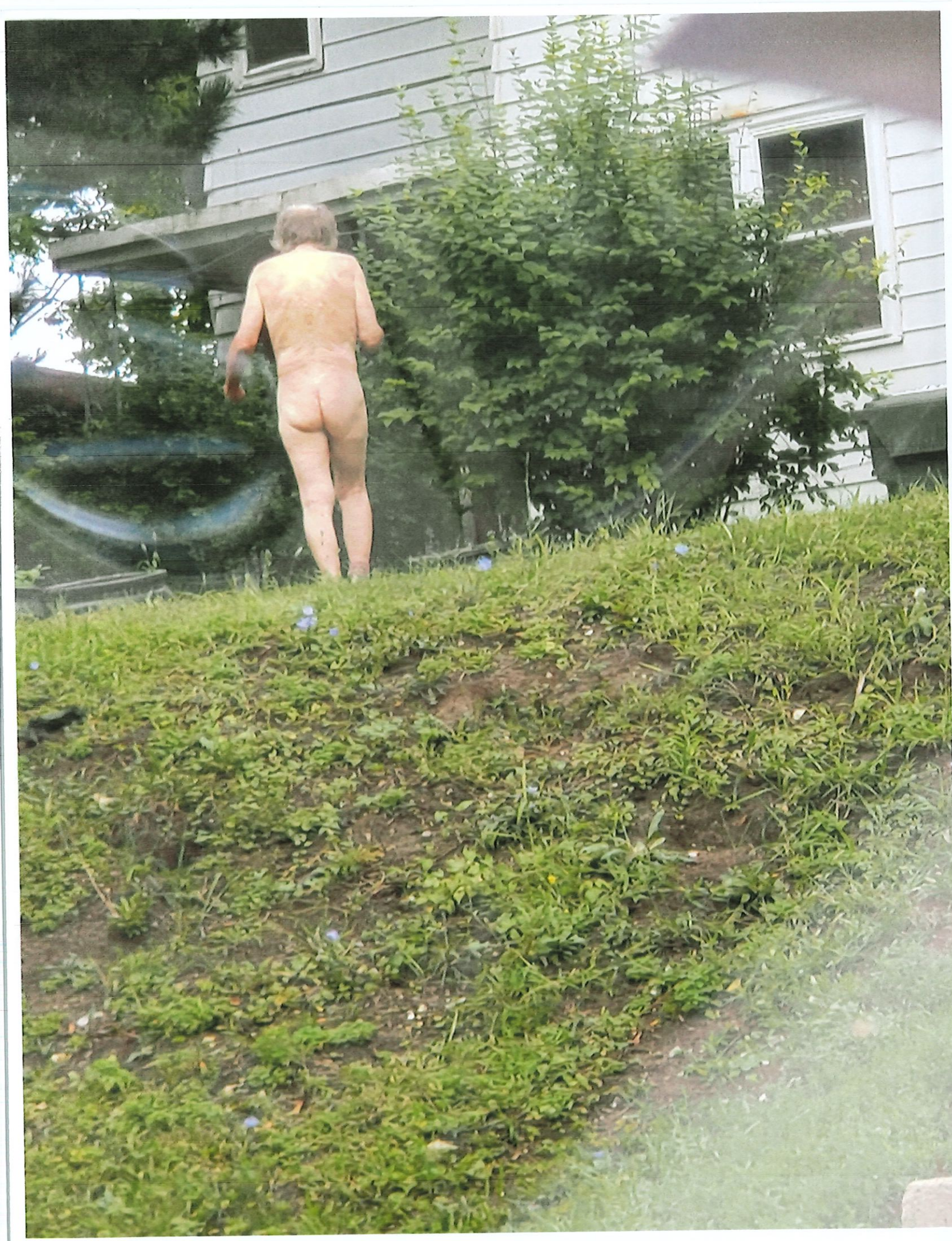






























## ProBuColls “Clark Rooming Houses”

### Outside Entrance conditions of buildings

1. Photos show the condition no explanation need.
2. Exterior stairs are not to code, dangerous for the tenants to maneuver up and down. (also notice no sidewalks.)





(No Subject)

From: Blackhawk Antiques (blackhawkantiques@yahoo.com)

To: blackhawkantiques@yahoo.com

Date: Tuesday, April 13, 2021 at 07:29 PM CDT



[Sent from Yahoo Mail on Android](#)





(No Subject)

From: Blackhawk Antiques (blackhawkantiques@yahoo.com)

To: blackhawkantiques@yahoo.com

Date: Tuesday, April 13, 2021 at 07:28 PM CDT



[Sent from Yahoo Mail on Android](#)



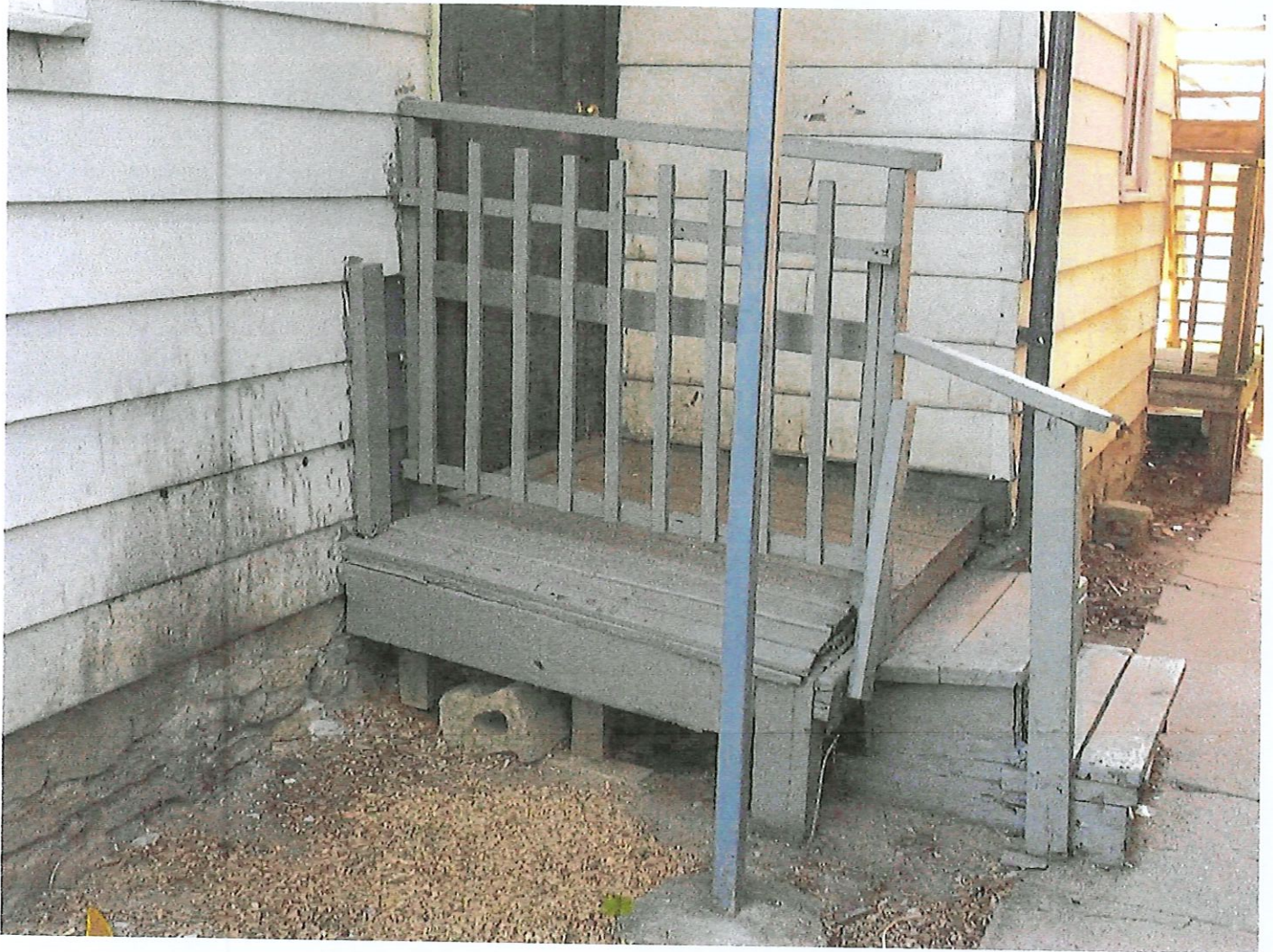


(No Subject)

From: Blackhawk Antiques (blackhawkantiques@yahoo.com)

To: blackhawkantiques@yahoo.com

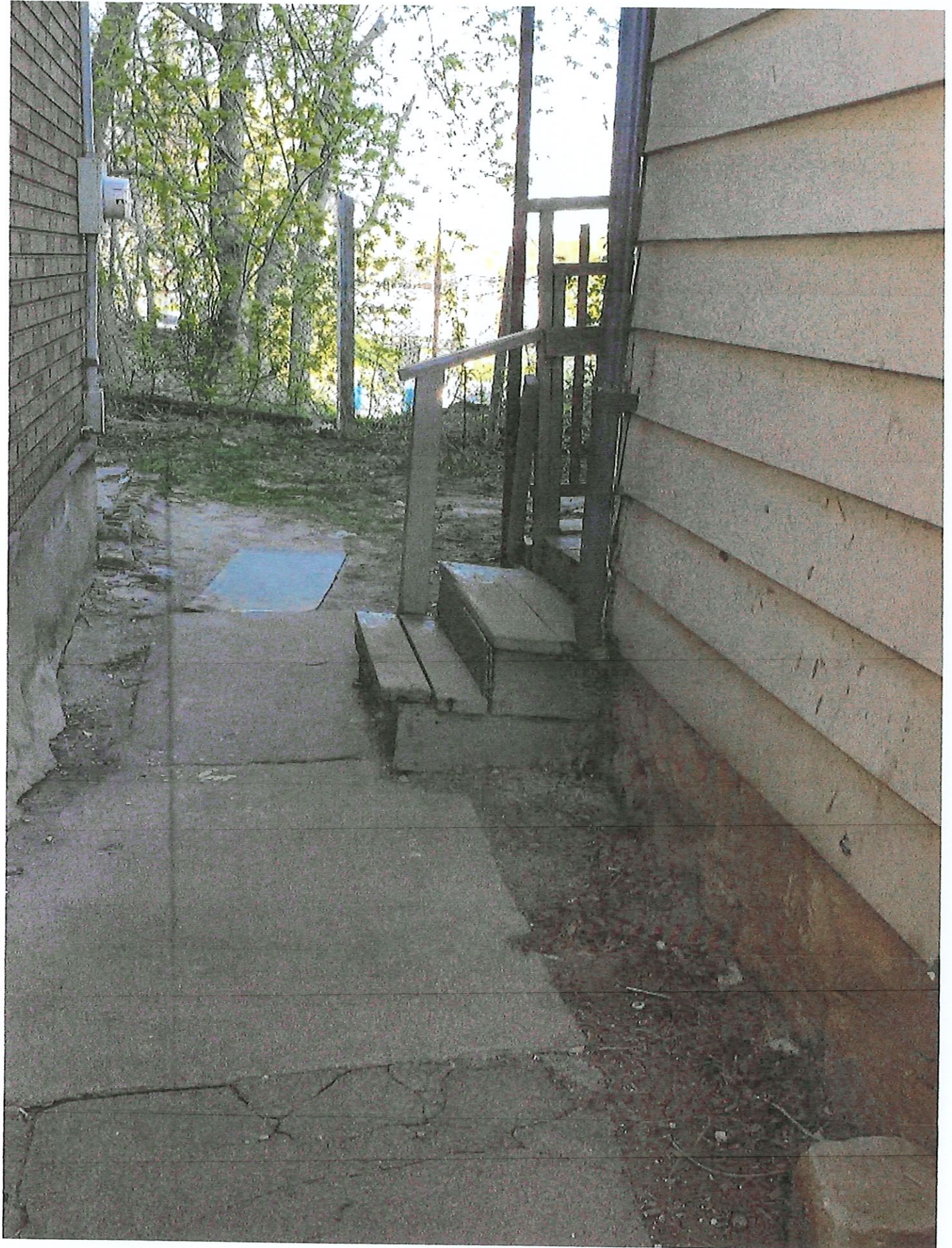
Date: Tuesday, April 13, 2021 at 07:32 PM CDT



[Sent from Yahoo Mail on Android](#)













(No Subject)

From: Blackhawk Antiques (blackhawkantiques@yahoo.com)

To: blackhawkantiques@yahoo.com

Date: Tuesday, April 13, 2021 at 07:31 PM CDT



[Sent from Yahoo Mail on Android](#)



















(No Subject)

From: Blackhawk Antiques (blackhawkantiques@yahoo.com)

To: blackhawkantiques@yahoo.com

Date: Tuesday, April 13, 2021 at 07:34 PM CDT



[Sent from Yahoo Mail on Android](#)





## 939 North 24<sup>th</sup> Street & 933 North 24<sup>th</sup> Street

### Conditions behind 939 and 933 North 24<sup>th</sup> Street, Town & Country Building Inspect Report

1. Shows the condition of the greenhouse big parts of the roof missing, the rear wall has been shifting for years, leaning towards the area used for parking. Which isn't a parking lot.
2. Shows the condition of the rear of the buildings 933 and 939 North 24<sup>th</sup> Street.
3. Dirt area is what's used for parking, the condition of the area changes per season or weather.
4. Adjacent to my property line these conditions, it's view I see every day of the year.

