



Department of Neighborhood Services

**Preston D. Cole**  
Commissioner

**Thomas Mishefske**  
Operations Director

**Michael Mazmanian**  
Operations Director

December 27, 2018

Alderman Mark A. Borkowski, Chair  
Judiciary and Legislation Committee  
Office of the City Clerk  
Room 205, City Hall

RE: File No.: 181368  
Address: 2935 N. Richards Street

Dear Alderman Borkowski:

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 request provided the applicant pays Reinspection fees of \$508 and Litter Cleanup fees of \$295.35 for a total of **\$803.35**.

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 McKeown  
Business Operations Manager





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

Inspection Date  
07/17/2017  
ORD-17-11689

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

**Re: 2935 N RICHARDS ST**

Taxkey #: 313-1722-000

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.

**Violation Location: NA**

**Correct By Date: 10/25/2017**

**Correct By Time: 10:00 AM**

- 1) Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner). 275-32.3.a

**Violation Location: NA**

**Correct By Date: 10/25/2017**

**Correct By Time: 10:00 AM**

- 2) Protect all wood trim with paint or other approved coating applied in a workmanlike manner. 275-32.3.a

**Violation Location: NA**

**Correct By Date: 10/25/2017**

**Correct By Time: 10:00 AM**

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

**Violation Location: NA**

**Correct By Date: 10/25/2017**

**Correct By Time: 10:00 AM**

- 4) All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration. 275-32.3.b  
\* \* GUTTERS. \* \*

**Violation Location: West Side**

**Correct By Date: 10/25/2017**

**Correct By Time: 10:00 AM**

- 5) 275-32.8 Repair, replace, or remove the defective fence.

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**Violation Location:** NA

**Correct By Date:** 10/25/2017

**Correct By Time:** 10:00 AM

6) 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.

**Violation Location:** North Side

**Correct By Date:** 10/25/2017

**Correct By Time:** 10:00 AM

7) 225-4.2 Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.

For any additional information, please phone Inspector **Orlando Centeno at 414-286-5458 or** 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](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -

*Orlando Centeno*  
Inspector

**Recipients:**

PATRICK L HOLMES, 2946 N RICHARDS ST, MILWAUKEE, WI 53212

**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 appellat 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 414-286-3679.**

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

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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 \$101.60 for the first reinspection, \$203.20 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.

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