



Department of Neighborhood Services

**Preston D. Cole**  
Commissioner

**Thomas Mishefske**  
Operations Director

**Michael Mazmanian**  
Operations Director

April 4, 2019

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

RE: File No.: 181892  
Address: 1905 S. 9<sup>th</sup> 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 \$1,219.20, Garbage Cleanup fees of \$172.82, and Board-up fees of \$305.00 for a total of **\$1,697.02**.

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



**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Residential Code Enforcement  
4001 S. 6th St.  
Milwaukee, WI 53221



DEPARTMENT COPY

*Serial #:* 011795011  
*Inspection Date:* November 03, 2015  
*District #:* 134  
*CT:* 167

dupl-com

Recipients:  
ALEXIS R SOTO-CESPEDES, 442 N 30TH ST, MILWAUKEE WI 53208-0000  
ALEXIS R SOTO-CESPEDES, 1905 S 9TH ST, MILWAUKEE, WI 53204

Re: **1905-1907 S 9TH ST**

Taxkey #: 468-0064-000

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 **within 30 days of service of this order.**

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

- 1. 275-32-3  
Protect surfaces with paint or other approved coating applied in a workmanlike manner. Paint fences, siding of house, masonry surface, and garage.

**Exterior Sides**

**General**

- 2. 275-32-8  
Repair, replace, or remove the defective fence.

**South Side**

- 3. 275-32-3  
Structural failure in exterior wall(s) has been noted. Restore wall(s) to a safe and sound condition. (Call 286-2513 for information regarding the required permit.)

**North Side**

- 4. 275-32-3  
Replace mortar missing from exterior wall (tuckpoint). (AS NEEDED)

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

East Side

- 5. 275-32-4-a  
Repair or replace defective window screens. (2ND FLOOR)

West Side

- 6. 275-32-3  
Repair or replace defective metal trim on exterior wall. (ON RAKEBOARD)
- 7. 275-32-4-a  
Repair or replace defective window screens.

East First Floor Porch

- 8. 275-32-4-a  
Repair or replace defective window screens.

West Second Floor Porch

- 9. 275-32-2  
All supporting members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the live and dead loads imposed upon them. Repair or replace defective supporting members. (WEST JOIST)

Garage

- 10. 275-32-9  
Repair or replace defective garage door(s). (OVERHEAD DOOR BOARDED/UNABLE TO VERIFY CONDITION: MAY ISSUE VIOLATION(S) AT A LATER DATE)

For any additional information, please phone **Inspector Danae Lindsey** at **[414]-286-3052** between the hours of **8:00am-10:00am AND 3:00pm-4:00pm Monday through Friday.**

Per Commissioner of Neighborhood Services By-

Danae Lindsey  
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 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 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 \$60.84 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% 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.

**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.

**CITY OF MILWAUKEE FREE LANDLORD TRAINING PROGRAM**

Learn how to keep illegal and destructive activity out of rental property by taking the free award winning Landlord Training Program. Attendees receive a free 100 page comprehensive manual, certificate of completion and handouts on a variety of legal and business issues related to managing a property. The 5 hour session is either held in one day, or two 2-1/2 hour sessions over two nights. For further information, call the registration line (414) 286-2954. **Program funded through Community Development Block Grant Funds.**

**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.