



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

Preston D. Cole
Commissioner

Thomas G. Mishefske
Operations Manager

September 12, 2017

Alderman Michael Murphy, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

RE: File No.: 170650
Address: 1937 N. 36th Street

Dear Alderman Murphy:

The owner of the above-referenced property has applied for a vacation of In Rem judgment. The Department of Neighborhood Services does not object provided the applicant works to correct outstanding building code violations. This property was placarded as unfit for human habitation on May 19, 2015. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until all the violations causing the placard have been cured, the placard has been removed, and an Occupancy Permit has been issued by DNS.

The applicant has also indicated an ownership interest in additional properties with outstanding charges. That property and the outstanding charges are as follows:

2931 N. 19 th Street	\$254.51
---------------------------------	----------

Sincerely,

Emily McKeown
Business Operations Manager



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

41114
Vt B
VBR

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement Section
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 011499661
Inspection Date: May 19, 2015
District #: 184
CT: 96

287

sing-ref

Recipients:
TINA ROCHELL ALLEN AND ALL OCCUPANTS OF:, 1937 N 36TH ST, MILWAUKEE, WI 53208
BANK OF NEW YORK MELLON, SPEC LOAN SERVICES, SERVICER, ATTN: HUNTER ROBINSON, 8742
LUCENT BL., SUITE 300, HIGHLANDS RANCH CO 80129
COPY TO POST AT PROPERTY:, ALL OCCUPANTS OF:, 1937 N 36TH ST, MILWAUKEE, WI 53208

Re: 1937 N 36TH ST

Taxkey #: 348-0336-000

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 immediately 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. 214-3
IFC 313.1 Remove fuel-fired equipment from the building, place in an approved room or drain the fuel.
- 3. 214-3
IFC 605.5 Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Discontinue the use of illegal extension cords to alleviate fire hazard.

1937 N 36th St

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

4. 214-27 SMOKE DETECTOR
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.
5. 275-81
Unsanitary conditions. Restore building or dwelling unit to a clean and sanitary condition.
6. 275-62
Repair or replace defective electrical system. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. Restore electrical system to a proper working condition - Permit required.
7. 275-53
Repair or replace defective plumbing system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in a good, sanitary, working condition. Restore plumbing system to an operable condition - Permit required.
8. 275-54
Repair or replace defective water supply system. Water supply systems shall be installed and maintained to provide at all times a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at a pressure adequate to enable them to function satisfactorily. Restore an adequate supply of water to the premises.
9. 275-32-2
Structural failure. All supporting structural members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the dead and live loads imposed upon them. Repair or replace defective structural members - Permit required.
10. 275-34-5
Restore water service.
11. 200-02
SPS 362.1200(2)(a)(1) Listed and labeled carbon monoxide alarms shall be installed at locations specified in s.101.149(2), Stats., and maintained in accordance with s. 101.149 (3), Stats., in buildings which are residential buildings or include residential buildings, and contain fuel burning appliances, except as provided in subd. 4. PROVIDE REQUIRED CARBON MONOXIDE ALARMS.

12. 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.

For any additional information, please phone Inspector Lorie Gallup at [414]-286-8815 between the hours of 8:00am-10:00am or 3:30pm-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-


Lorie Gallup
Inspector

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.

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.

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.

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.

Date 5/19/15 Serial No. 11499661



City of Milwaukee
 Department of Neighborhood Services
 PLACARD CHRONOLOGICAL OF
 PLACARD ENFORCEMENT

Address 1937 N 36TH ST

Investigation / Findings Complaint Police / CPU Investigation Self Initiated

Occupants	Unit/ Address	No. Children / No Adults
<u>TINA ALLEN - OWNER AND 4 CHILDREN - TEENAGERS</u>		

DATE	ACTIVITY AND REMARKS	INITIALS
<u>5-20-15</u>	PLACARD ORDERS MAILED CERTIFIED	<u>RM</u>
	PLACARD NOTICE <input type="checkbox"/> POSTED <input type="checkbox"/> PHOTOS TAKEN	
	BOARD - UP ORDER ISSUED	
	OCCUPANCY PERMIT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED (provide reasons)	
	FOLLOW - UP ORDERS <input checked="" type="checkbox"/> ISSUED SERIAL# <u>11499781</u>	<u>UG</u>
	I received a call from <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Operator	
	OR Phone No.	
	I called	
<u>5/19/15</u>	I Spoke to: <u>TINA (OWNER)</u> Phone No. <u>899-3158</u>	
	If contact is not owner, explain:	
	I VERIFIED THE FOLLOWING INFORMATION	
	A) Owners name <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	B) Phone number <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	C) Mailing Address <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	If No, correct address is:	
	Copy mailed to new address <input type="checkbox"/> YES <input type="checkbox"/> NO	
	D) Receipt of orders <input type="checkbox"/> YES <input type="checkbox"/> NO	
	E) Explained Placard Procedure <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	F) Explained Occupancy Permit Procedure <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	<u>*NO TENANT COPY OF PLACARD - OWNER OCCUPIED.</u>	<u>UG</u>
<u>5/20/15</u>	<u>SET FOR 4PM 5/20/15 TO EXPLAIN AND POSSIBLE SECURE</u>	<u>UG</u>

Date 5/19/15



City of Milwaukee
Department of Neighborhood Services
PLACARD INVESTIGATION WORKSHEET

Address 1937 N 36TH ST

Electrical	Plumbing	Water Supply	Heating
<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Lacking Service	<input type="checkbox"/> Lacking System	<input checked="" type="checkbox"/> Lacking Service	<input type="checkbox"/> Lacking Service
<input checked="" type="checkbox"/> Defective Electrical	<input checked="" type="checkbox"/> Defective System	<input checked="" type="checkbox"/> Defective Service	<input checked="" type="checkbox"/> Defective Service
<input type="checkbox"/> Tampered Electric Meter	<input type="checkbox"/> Obstructed System	<input type="checkbox"/> Tampered Water Meter	<input type="checkbox"/> Tampered Gas Meter
<input checked="" type="checkbox"/> Photos taken	<input checked="" type="checkbox"/> Photos taken	<input checked="" type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken

Hazards	Illegal Occupancy	Structural Failure	Conditions
<input type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/> Storage/Obstruction	<input type="checkbox"/> Illegal Occupancy	<input type="checkbox"/> Foundation	<input checked="" type="checkbox"/> Unsanitary/Infestation
<input type="checkbox"/> Combustible/Flammable	<input type="checkbox"/> Attic / Basement	<input checked="" type="checkbox"/> Structure	<input type="checkbox"/> Unsafe
<input type="checkbox"/> Unidentified Substances	<input type="checkbox"/> Rooming House	<input type="checkbox"/> Weather Tight	<input type="checkbox"/> Non Habitable
<input checked="" type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input checked="" type="checkbox"/> Photos taken	<input checked="" type="checkbox"/> Photos taken

Defective Fire Prevention / Life Safety			
<input checked="" type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Combustible Waste	<input checked="" type="checkbox"/> Exposed Wiring	<input type="checkbox"/> Fire Extinguishers
<input checked="" type="checkbox"/> CO Detectors	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/> Exposed Electric Panel	<input type="checkbox"/> Obstructed Egress
<input type="checkbox"/> Fire Alarm	<input type="checkbox"/> Excessive Fire Load	<input checked="" type="checkbox"/> Extension Cords	<input type="checkbox"/> Exit Door Defective

Placard to Owner	Placard to Tenant	Contact Supervisor	
<input type="checkbox"/> Immediate	<input type="checkbox"/> Commercial	Name <u>ERICA</u>	
<input type="checkbox"/> Scheduled	<input type="checkbox"/> Residential	Time <u>6:45PM</u>	Approval <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

OWNER	<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Agent <input type="checkbox"/> Not Recorded	<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Agent <input type="checkbox"/> Not Recorded
	Name <u>TINA ROCHELL ALLEN</u>	Name ERICA <u>LL</u>
	Phone No. <u>899-3158</u>	Phone No.
	TIME	TIME <u>6:45PAA LL</u>
	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input checked="" type="checkbox"/> Advised	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input type="checkbox"/> Advised
	Notes: <u>OWNER OCCUPIED @ PROPERTY DURING INSPECTION</u>	Permits <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A
		Violations <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A
	Complaints <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A	

DEPARTMENT	We Energies	City of Milwaukee Police Department
	Name <input type="checkbox"/> On Scene	Name <u>CPU #3</u> <input checked="" type="checkbox"/> On Scene
	Phone No. <u>N/A</u> TIME	Phone No. TIME
	Notes:	<input checked="" type="checkbox"/> Cleared Property
MENTS	Community Advocates	DPW Board up Crew
	Name <input type="checkbox"/> On Scene	Name <u>*OWNER TO MAINTAIN SECURE</u>
	Phone No. TIME	Phone No.
	Notes: <u>CONTACTED SHAWANIA - GAVE # FOR TINA TO CONTACT.</u>	PROPERTY SECURED <input checked="" type="checkbox"/> By Owner <input type="checkbox"/> By DPW
		<input type="checkbox"/> Full Wrap <input type="checkbox"/> Hasp & Lock <input type="checkbox"/> Other

OWNER UNSURE ABOUT WANTING ASSISTANCE - WANTS CASH FOR KEYS IF CAN'T GET PROPERTY BACK FROM BANK.

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
May 20 , 2015

DEPARTMENT COPY



RE: 1937-1937 N 36TH ST
Taxkey#: 348-0336-000

Order #: 11499661

An inspection of the above premises revealed conditions that required a placard of the premise. In accordance with section 200-33-43.5 of the Milwaukee Code of Ordinances a placard posting fee may be charged to obtain compensation for inspectional, administrative and equipment costs.

The placard posting fee for this premise is \$60.84, which includes a 1.4% training and technology surcharge. As indicated in the original order, this charge, if unpaid, will be placed on the property tax bill. If you wish to pay this amount rather than to have it appear on your tax bill, you may do so before September 15, 2015 at this address:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Room 105
Milwaukee, WI 53202

Checks should be made payable to the **City of Milwaukee** for the amount listed above. Please enclose a copy of this notice with your payment.

If you wish to formally appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review And appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

If you feel this letter was issued in error, please call 414-286-3869 to have this matter reviewed. A review does not extend the time of appeal.

Recipients:
TINA ROCHELL ALLEN AND ALL OCCUPANTS OF: 1937 N 36TH ST, MILWAUKEE, WI 53208
BANK OF NEW YORK MELLON, SPEC LOAN SERVICES, SERVICER, ATTN: HUNTER ROBINSON, 8742
LUCENT BL., SUITE 300, HIGHLANDS RANCH CO 80129