



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

Inspection Date
09/06/2019
ORD-19-16613

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 5269 N 38TH ST

Taxkey #: 192-0764-000

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: 12/09/2019

- 1) 275-32.3 Replace missing siding on exterior walls (GARAGE).

Correct By Date: 12/09/2019

- 2) 275-32.11 Provide approved address numbers for the alley side of the garage.

Correct By Date: 12/09/2019

- 3) 80-49.3 Remove the nuisance vehicle; or park in a fully enclosed structure; or repair, properly license, park on an approved surface, replace missing parts and repair/replace tires(REAR WEST YARD).

Correct By Date: 12/09/2019

- 4) 275-32.4 Repair or replace defective service door on garage (RODENT PROOF).

Correct By Date: 12/09/2019

- 5) 275-32.3.h Repair or replace defective handrail on porch steps(EAST 1ST FL).

Correct By Date: 12/09/2019

- 6) 275-32-3-g Replace defective stair treads (EAST 1ST FL).

Correct By Date: 12/09/2019

- 7) 275-32.3.g Replace defective stair riser (EAST).

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Correct By Date: 12/09/2019

- 8) 275-32.3.g Replace defective porch floor boards and secure to supporting structure (WEST 2ND FL).

Correct By Date: 12/09/2019

- 9) 275-32.3.g Repair or replace defective porch guardrail (WEST 2ND FL).

Correct By Date: 12/09/2019

- 10) 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(1ST AND 2ND FL PORCH).

"Permits must be issued, inspections conducted, alteration approved and then closed out"275-32.6
Remove obstruction from rain gutters.

Correct By Date: 12/09/2019

- 11) 275-32.3 Replace missing siding on exterior walls (ENTIRE HOUSE).

Correct By Date: 12/09/2019

- 12) 275-34.3 Provide storm windows for each habitable room(ENTIRE PROPERTY).

Correct By Date: 12/09/2019

- 13) 275-32.3 Repair or replace defective metal trim on exterior wall(GARAGE).

Correct By Date: 12/09/2019

- 14) 275-32.3 Replace missing 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.

Correct By Date: 12/09/2019

- 15) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner(ENTIRE
PROPERTY/GARAGE
AND PORCH).

For any additional information, please phone Inspector **Latanya Lindsey** at 414-286-3367 or
LLINDS@milwaukee.gov 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.

Per Commissioner of Neighborhood Services By -

Latanya Lindsey
Inspector

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Recipients:

BRIAN M THOMPSON, 5269A N 38TH ST, MILWAUKEE, WI 532099473

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 appellant 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.

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TENANT RENT WITHHOLDING

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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.

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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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MILWAUKEE WI 532099473

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OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 05/03/2024

ENF-2024-10684

DATE

COMMENT

Comment By

05/07/2024

Issue exterior garage order-Lindsey

LLINDS

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 01/22/2024

ORD-24-00680

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
01/22/2024	Order mailed 1st class	TBOLGE
02/12/2024	Pre inspection Report mailed 1st class	TBOLGE
02/26/2024	North side boarded; no other apparent repair activity	TBOLGE
02/26/2024	2022 & 2023 taxes delinquent	TBOLGE
03/11/2024	Returned call to owner Brian Thompson @ 414-462-5540; no answer	TBOLGE
03/14/2024	Spoke to owner Brian Thompson @ 414-462-5540; email contact is btprofile@aol.com	TBOLGE
04/03/2024	Returned call to owner Brian Thompson @ 414-552-0178; voice message?	TBOLGE
04/16/2024	Returned call to owner Brian Thompson @ 414-552-0178; voice message to return call	TBOLGE
05/22/2024	Returned call to owner Brian Thompson @ 414-552-0178; not available, unable to leave voice message	TBOLGE
07/05/2024	No apparent repair activity	TBOLGE
10/15/2024	No change	TBOLGE
12/05/2024	No change	TBOLGE
01/21/2025	No change	TBOLGE
04/25/2025	No change; no apparent repair activity	TBOLGE
05/08/2025	Pre inspection Report mailed 1st class; status of garage repair?	TBOLGE
07/14/2025	No apparent repair activity	TBOLGE
07/22/2025	Duplicate order	TBOLGE



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Correct By Date: 02/22/2024

- 1) A permit is required to repair, or raze and remove a structure that is fire damaged. You are required to obtain a permit to repair, or raze and remove, the residential accessory structure. 200-24-1

Violation Location: Garage

Correct By Date: 02/22/2024

- 2) A quadruple fee is charged for a permit when a building is repaired, or razed and removed, without a permit. If a permit is not applied for, a quadruple permit fee will be charged. 200-32-3-a

Correct By Date: 07/22/2024

- 3) You are hereby ordered to repair the fire damage to the interior of the structure. The interior of a structure and its equipment shall be maintained by the owner or operator so as not to pose a threat to the health and safety of the occupants and protect the occupants from the environment. No person shall occupy as owner occupant, or let another for occupancy or use any structure, dwelling, dwelling unit or portion thereof, which does not comply with the requirements of this section and subchapters 4 to 7. 275-33-1

Correct By Date: 07/22/2024

- 4) You are hereby ordered to repair the fire damage to the exterior of the structure. The general welfare of the residents of the city requires that the exterior of structures, whether vacant or occupied, shall be kept in a good state of repair and maintained by the owner or operator in such a way as to protect the safety, health and welfare of the occupants and public and to prevent the blighting of city neighborhoods. 275-32-1

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Per Commissioner of Neighborhood Services By -

Tim Bolger
Inspector

Recipients:

BRIAN M THOMPSON, 5269A N 38TH ST, MILWAUKEE, WI 53209-9473

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The City of Milwaukee - Department of Neighborhood Services



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

Inspection Date
01/22/2024
ORD-24-00680

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448 N 38th 8-4-25





524-8 4829 6925 74



54-4-8
4488 N 69th St
W 57249 N 3344



4802 N 6925 N 8-4-85



58-4-8 8-4-25
4482 N 6925 W



5269

LA 5269 N 38th 8-4-25



CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 06/04/2020

COM-RPR-19-00217

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
05/21/2020	Spoke to Brian Thompson via telephone 462-5540 or 552-0178; explained he needs to contact his construction inspector first and have an inspection. At that time discuss expanding scope of work. Inspector to make field determination if expanding scope needs to come back to plan examine for either revision or separate permit.	PSCHWA
05/27/2020	Brian Thompson left a message on the v/n. Said his voicemail was full and to email him. From: Gaworski, Heather Sent: Wednesday, May 27, 2020 4:03 PM To: btprofile@aol.com <btprofile@aol.com> Subject: Stairs Question Good afternoon, I received your message today regarding your permit. There is a note in the comments that you spoke to Peter Schwartz on 5/21 and he said to contact the construction inspector first and have an inspection. At that time discuss expanding scope of work. Inspector to make field determination if expanding scope needs to come back to plan examine for either revision or separate permit. Were you able to talk to the construction inspector?	HGAWO
12/17/2020	Heather Gaworski Permit Technician Per request of Owner: added scope of work to include repairs to rear balcony. Cost included in this permit does not exceed minimum permit fee threshold (\$5000). 414-462-5540	PSCHWA

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

Original Inspection Date: 06/16/2023

ORDER #

COM-RPR-22-00099

DATE

COMMENT

Comment By

06/15/2023

Applicant called and said he did not start work and was just about to start today and was wondering if his permit is still valid. Advised him that most likely he will have to apply for new permit since he did not start at all within 6 month but he can also ask his Inspector for advise. Provide him Construction Inspection Dept's number.

MEYANG

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

Original Inspection Date: 05/03/2024

ORDER #

ORD-24-05248

DATE

COMMENT

Comment By

05/07/2024

Mailed orders 1st class

SCASTR

05/17/2024

Orders and compliance loan program information mailed 1st class

BHULL

06/10/2024

DS EMAILED BRIAN - UPDATE ON MONTHLYS DUE TO PREVIOUSLY LITIGATED.

DSILVER

08/29/2024

Reinspection violations remain-Lindsey

LLINDS

09/05/2024

Mailed reinspection fee letter first class.

BRANER

02/25/2025

Received several voicemails from Brian Thompson, the owner. He said he is working on the garage, and was inquiring about the DNS-72 I posted on the property. When I called back I got a "wireless customer is not available" message. Twaddle

TTWADD

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 09/06/2019

ORD-19-16613

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
09/09/2019	9/6/19 Meet Brian 462-5540 walked exterior of property with owner when doing the yearly fire inspection on today-LL	LLINDS
09/09/2019	Mailed order first class.	BRANER
09/16/2019	called Mr Thompson back- 552-0178- voicemail box not set up yet	HWEED
09/17/2019	Called brian-owner- back again- explained to call plan exam for permit info. left voicemail	HWEED
10/15/2019	Mailed pre-reinspection fee letter 1st class.	KNIEVE
10/18/2019	brian Thompson 462-5540-needs extension- unable to reach Inspector Lindsey - voicemail is full. sent her an email	HWEED
10/18/2019	called brian Thompson back and left a vsmg - inspector lindsey emailed him since his calls are always so early in am b4 we work	HWEED
10/23/2019	9:24 am No answer at 462-5540 left message-LL	LLINDS
10/23/2019	9:36 am Sent email btprofile@aol.com making him aware to contact when all violations are corrected-LL	LLINDS
12/20/2019	12/19/19 Re-inspection all violations remain @ property issue 101.60 fee-LL	LLINDS
12/20/2019	This order is being referred to court for failure to correct-LL	LLINDS
12/20/2019	MAILED REINSPECTION LETTER	LBUEGE
12/20/2019	processed for adjudication	HWEED
01/03/2020	emailed owner back- advised no work was completed. he was told by myself and inspector lindsey an extension would be issued if some work was done- ie address numbers, removing the nuisance vehicle, minor ext violations- order referred to court	HWEED
01/03/2020	Received a voicemail from Brian Thompson 462-5540. wanted to discuss order/court action. Called back and left a message for Brian.	JKLOUD
01/07/2020	1/6/2020 Re-inspection on today violations remain no fee assessed and pictures taken-LL	LLINDS
01/07/2020	Ready for prep	JKLOUD
01/08/2020	Prepped for service.	NMPHILL
01/09/2020	Received a message from Brian-he indicated he would call me back around 12pm (his lunch break) or 2 pm	JKLOUD
01/09/2020	Spoke with Brian -discussed court process.	JKLOUD
01/22/2020	1/17/2020 - Court 4/23/20 Br 3 - service attempted	DKAGEL
01/22/2020	Exchanged VMs with Brian Thompson 414-462-5540, 414-552-0178 Cell - He stated ok to mail summons via VM - DK	DKAGEL
01/23/2020	ARR scheduled for 4/23/20. Mailed.	NMPHILL
03/19/2020	Court date rescheduled-Municipal Court shut down due to COVID-19-New court date 8/6/20	JKLOUD
07/29/2020	7/29/20 Received a message from Brian requesting a call back regarding court process. 552-0178-cell, and 462-5540. Attempted calling cell number-voicemail had not been set up. Called the home number and attempted to leave a message-got cut off by the machine-I called back and asked Brian to call if he had questions otherwise I would see him in court next week	JKLOUD
07/30/2020	Prepared a stip for plea and emailed to btprofile@aol.com per Brians request	JKLOUD
08/03/2020	Received stip in an email. placed in case file	JKLOUD
08/13/2020	SENT scheduled for 11/24/2020	RWISNI
10/27/2020	Talked with Brian Thompson, 552.0178, regarding the court process and re-inspection policy. I informed him that Inspector Kagel will be going out for a re-inspection a week ahead of his court date regardless, if he calls for a re-inspection. Mr. Thompson stated that he will contact Inspector Kagel to touch base with him.	KSURDY
11/19/2020	RI - Violations 1, 3 - 11, and 13 - 15 remain - \$177.80 fee charged	KSURDY
11/20/2020	Re-inspection fee letter mailed 1st Class.	KSURDY

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 09/06/2019

ORD-19-16613

11/25/2020

Litigated non-compliance, 11/24/2020 - 6 month referral

RWISNI

07/20/2021

Spoke with Brian-advised if he got the violations corrected he could file a MRO-he is over the 6 months but the Judge may be willing to reduce the fine, but he would need to file as soon as possible.

JKLOUD

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 06/20/2022

MPR-22-10108

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
06/16/2022	Previously Litigated Letter Mailed - 2022 fees transferred from ORD-21-08011 - KK	KKENDZ
06/21/2022	6/20/22 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. No answer at address - left contact information at door. See photos 1-6	KKENIT
06/27/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
07/27/2022	Monthly inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified that violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 35-42	KKENIT
08/01/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
08/10/2022	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. Se photos 9-16	KKENIT
08/18/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
09/26/2022	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations still remain. Re-inspection fee applied and submottd for first-class mailing.	KKENIT
09/26/2022	No answer. Left contact information at property. See photos 1-10.	KKENIT
10/04/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
10/25/2022	10/24/22 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 47-53	KKENIT
10/25/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
11/07/2022	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verifies violations remain. No answer at address - contact information left at door. Re-inspection fee applied and submitted for first-class mailing. See photos 40-48	KKENIT
11/09/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
12/14/2022	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified that violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 26-34	KKENIT
12/14/2022	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified that violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 35-38	KKENIT
12/16/2022	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
01/30/2023	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 23-30	KKENIT
01/31/2023	duplicate fees entered for December - 1 deleted and Jan. ltr. reprinted. KK	KKENDZ
01/31/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
02/08/2023	Monthly re-inspection conducted by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 21-28	KKENIT
02/13/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
03/14/2023	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. No answer at door. Left contact information. See photos 5-8	KKENIT
03/14/2023	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. No answer at door. Left contact information. See photos 19-25	KKENIT
03/16/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 06/20/2022

MPR-22-10108

04/20/2023	4/19/23 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 18-24	KKENIT
04/20/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
05/10/2023	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. Contact information left at address. See photos 19-27	KKENIT
05/11/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
06/07/2023	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 24-28	KKENIT
06/08/2023	Reinspection Fee Notification Letter Mailed w/CLP brochure - KK	KKENDZ
07/13/2023	7/11/23 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 27-31	KKENIT
07/13/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
08/16/2023	8/15/23 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 22-25	KKENIT
08/17/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
09/19/2023	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. No answer at address - left contact information at door. Re-inspection fee applied and submitted for first-class mailing. See photos 21-24	KKENIT
09/20/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
10/18/2023	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee submitted for first-class mailing. See photos 22-25	KKENIT
10/20/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
11/14/2023	On 11/13/2023 Special Enforcement Inspector WILLIS NEAL completed the monthly inspection and some or all violations remain. See photos numbers 82-87	WNEAL
11/16/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
12/13/2023	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. No answer at address - left contact information at door. Re-inspection fee applied and submitted for first-class mailing. See photos 17-21	KKENIT
12/15/2023	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
01/09/2024	1/8/24 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 6-9	KKENIT
01/10/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
02/21/2024	2/20/24 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee issued and submitted for first-class mailing. See photos 25-30	KKENIT
02/21/2024	Had a garage fire at the address.	KKENIT
03/01/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
03/07/2024	3/6/24 Monthly re-inspection verified violations remain. No contact. Left contact information. Re-inspection fee applied and submitted for first-class mailing. See photos 1-4	KKENIT
03/20/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
04/04/2024	4/3/24 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 6-9	KKENIT
04/09/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
05/14/2024	5/13/24 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. No contact at address - left contact information at door. See photos 17-20	KKENIT
05/16/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 06/20/2022

MPR-22-10108

06/11/2024	6/10/24 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 25-29	KKENIT
06/11/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
07/16/2024	7/15/24 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 37-40	KKENIT
07/16/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
08/07/2024	Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee applied and submitted for first-class mailing. See photos 32-36	KKENIT
08/12/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
09/26/2024	Special Enforcement Court Inspector Kurt Surdyk completed the monthly re-inspection and found that some or all violations remain. Refer to pictures 21 - 25.	KSURDY
09/27/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
10/08/2024	10/7/24 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations. Re-inspection fee applied and submitted for first-class mailing. See photos 6-13	KKENIT
10/14/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
11/12/2024	11/12/24 Monthly re-inspection by Special Enforcement inspector Ken Kenitz (414-286-5486) verified violations remain. Re-inspection fee issued and submitted for mailing. No contact at address - left contact card. See photos 1-5	KKENIT
11/14/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
12/12/2024	12/12/2024 - Special Enforcement Inspector Kagel completed the monthly inspection and some or all of the violations remain. See photos numbers 33-34	DKAGEL
12/23/2024	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
01/29/2025	Monthly reinspection conducted. Violations remain. Fee and reinspect. Left DNS-72.	TTWADD
02/04/2025	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
02/13/2025	02/10/25 Reinspection MPR exterior violations remain-Lindsey	LLINDS
02/19/2025	Reinspection Fee Notification Letter Mailed - KK	KKENDZ
02/24/2025	Spoke w/Brian 552-0178 - wanted to get his court date pushed back. Is trying to finish everything up before court. Got rid of all cars; garage is empty; garage door coming today. Last 2 years he's been sick and got hurt. Advised if orders are closed out by Aug., I would review pending charges. Transferred him to J. Kouda. KK	KKENDZ
02/25/2025	Received several voicemails from Brian Thompson, the owner. He said he is working on the garage, and was inquiring about the DNS-72 I posted on the property. When I called back I got a "wireless customer is not available" message. Twaddle	TTWADD
02/25/2025	Spoke with Owner, Brian Thompson. We discussed the progress on the property, and i informed him of the work plan. He asked me to send him the paperwork. I mailed it to his address of record. Twaddle	TTWADD
03/17/2025	3/13/25 MPR exterior violations remain-Lindsey	LLINDS
03/17/2025	Reinspection Fee Notification Letter Mailed.	JRANTA
03/26/2025	3/24/25 2:58pm Receive a call from Mr. Thompson stating that he is working on exterior violations and is asking that we not come there until all work is done and he would be appealing all fees-LL	LLINDS
03/26/2025	3/24/25 3:06pm Received a call from Mr. Thompson at 462-5540-LL	LLINDS
03/26/2025	3/25/25 9:19AM Left message about exterior violations-LL	LLINDS
03/26/2025	8:31am Called Mr. Thompson 462-5540 no voice mail-LL	LLINDS
04/17/2025	Monthly reinspection conducted. Violations remain at the time of inspection. Fee added to record.	TTWADD
04/21/2025	Reinspection Fee Notification Letter Mailed.	JRANTA
04/23/2025	Appeal filed - ARBA #25046	LBUEGE
05/20/2025	5/13/25 MPR exterior violations remain-Lindsey	LLINDS
05/20/2025	Reinspection Fee Notification Letter Mailed.	JRANTA

ADDRESS: 5269 N 38TH ST MILWAUKEE WI

Original Inspection Date: 06/20/2022

06/04/2025	MPR exterior violations remain-Lindsey
06/05/2025	Reinspection Fee Notification Letter Mailed.
07/18/2025	7/16/25 MPR exterior violations remain-Lindsey
07/21/2025	Reinspection Fee Notification Letter Mailed.

ORDER #

MPR-22-10108

LLINDS
JRANTA
LLINDS
JRANTA

CASE MANAGEMENT

Tax Key: 1920764000

Record ID: COM-RPR-24-00154

Address: 5269 - 5269 N 38TH ST, MILWAUKEE, WI 532094735

Record ID	File Date	Address	Complaint Text	Staff Name
COM-RPR-24-00154	08/05/2024	5269 - 5269 N 38TH ST, MILWAUKEE, WI 532094735	Scope is to include the repair of the exterior front porch and exterior rear deck. The repair is per ordinance ORD-19-16613/ORD-21-081011. Ordinance corrections to front and rear porch/deck is to bring the porch/deck up to code. The repairs to the porch/deck include but, not limited to deteriorated stair treads, broken steps and broken/missing handrails, and posts.	Veronica Chavez de Fernar
Date				
2024-08-15			Came in as a walk-in. He would like to start with repairing all the exterior porch and deck deficiencies.	
			note to self: s.200-33-2-c:	
			"Repairs which do not involve a structural part of an existing building or structure, room arrangement, fenestration, exits, stairways, electrical work, plumbing, equipment or fire protection can be made without permit provided the repairs are not in conflict with any regulation of the code."	

2024-08-15

Veronica Chavez de Fernar

- Deck/Porch and members shall be replaced in-kind and/or designed to withstand live load of the occupancy served.
- Field verify span and joist size with Inspector during inspection. Any deteriorated members shall be repaired or replaced.
- Framing within 18 or 8 inches of the earth to be naturally durable or preservative treated in accordance with IBC Sections 2304.12
- Lumber to be per IBC Section 2303.1.1
- Fasteners to be in accordance with IBC Section 2304.10
- Wood columns and posts shall be framed to provide full end bearing in accordance with IBC Section 2304.10.7
- Guards shall be adequate in strength per 2015 IBC Section 1607.8.
- Treads shall be a minimum of 11 inches & maximum riser height of 7 inches. (Tread minimum shall be 10 inches & Maximum riser height shall be 7.75 inches if the deck serves only a single unit)
- Provide district inspector with ledger board attachment specifications if applicable and lag bolt and carriage bolt size and specs.
- Provide handrail extensions.
- Provide skirting per district inspector. Provide a landing for the stairs.
- Soil load bearing capacity to be maintained in accordance with Table 1806.2.
- Inspector to field verify setback distances at site.
- All work in accordance with SPS 361.05, and CH 295, Milwaukee Code of Ordinances.
- Call inspector at (414) 286-2513 in advance to schedule rough-in, and final inspections. All conditions of approval shall be satisfied before or during construction, prior to close of permit or occupancy.
- Contact Diggers Hot line 1-800-242-8511

Record Workflow

Record Action (Task)	Record Status	Date
Application Submittal	Accepted - Plan Review Req	2024-08-05

File Distribution	Routed for Paper Review	2024-08-05
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DNS-Plan Exam Review	Approved w Comments	2024-08-15
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Inspection	Status	Date
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- Deck/Porch and members shall be replaced in-kind and/or designed to withstand live load of the occupancy served.
- Field verify span and joist size with Inspector during inspection. Any deteriorated members shall be repaired or replaced.
- Framing within 18 or 8 inches of the earth to be naturally durable or preservative treated in accordance with IBC Sections 2304.12
- Lumber to be per IBC Section 2303.1.1
- Fasteners to be in accordance with IBC Section 2304.10
- Wood columns and posts shall be framed to provide full end bearing in accordance with IBC Section 2304.10.7
- Guards shall be adequate in strength per 2015 IBC Section 1607.8.
- Treads shall be a minimum of 11 inches & maximum riser height of 7 inches. (Tread minimum shall be 10 inches & Maximum riser height shall be 7.75 inches if the deck serves only a single unit)
- Provide district inspector with ledger board attachment specifications if applicable and lag bolt and carriage bolt size and specs.
- Provide handrail extensions.
- Provide skirting per district inspector. Provide a landing for the stairs.
- Soil load bearing capacity to be maintained in accordance with Table 1806.2.
- Inspector to field verify setback distances at site.
- All work in accordance with SPS 361.05, and CH 295, Milwaukee Code of Ordinances.
- Call inspector at (414) 286-2513 in advance to schedule rough-in, and final inspections. All conditions of approval shall be satisfied before or during construction, prior to close of permit or occupancy.
- Contact Diggers Hot line 1-800-242-8511

Coordinated Report	Approved	2024-08-15
Permit Issuance	Pending Fees	2024-08-15
Permit Issuance	Issued	2024-09-25

COM-RPR-24-00154 - Exterior of Building Repair

Menu Reports Help

File Date: 08/05/2024

Application Status: Issued

Application Type: Commercial Repair Permit

Application Name: Exterior of Building Repair

Description of Work: Scope is to include the repair of the exterior front porch and exterior rear deck. The repair is per ordinance ORD-19-16613/ORD-21-081011. Ordinance corrections to front and rear porch/deck is to bring the porch/deck up to code. The rep porch/deck include but not limited to deteriorated stair treads, broken steps and broken/missing handrails, and posts.

Address: 5268 - 5268 N 38TH ST, MILWAUKEE, WI 532094735

Taxkey: 1920764000

Owner Name: BRIAN M THOMPSON

Contact Info: Name

Brian Thompson

Organization Name

Contact Type

Applicant

Relationship

Applicant

Address

MILWAUKEE, WI

Contact Primary Address

Status

Active

Contact Start Date

08/05/2024

Contact

Licensed Professionals Info:

Primary License Number

License Type

Name

Business Name

Business License #

Total Fee Assessed: \$111.60

Total Fee Invoiced: \$111.60

Balance: \$0.00

Custom Fields: GENERAL APPLICATION INFO

Inspection District

105

Use of Building

City Land Sale

Basis for Fee Exemption

Work Requires BOZA Approval

Building code in effect at time of submittal

Work Requires Historic Preservation Commission approval-COA

BID ARB approval granted

Food Service or Food Preparation

Will alterations increase the capacity of a licensed establishment? Hazardous materials storage tanks proposed

Right of way encroachment

Shoreland/wetlands disturbance (system display and note via GIS) Will the project be impacted by airport height restrictions?

Is parking provided as required by City zoning code?

Building or structure demolition required

Dwelling units impact

Plan Review Classification

ACA Temp Record #
COM-RPR-24-00154

Customer's Project Reference/Job #

Condemnation Orders

City Financing Involved

Patient care facility subject to State plan review

Plan Commission Zoning Approvals Required

City Home Improvement Contractor's license #

Historic COA Granted

Site plan overlay district review required?

City license sought or required

Alcoholic beverage license held or sought

Building is fire damaged

Property in a floodplain (system display and note via GIS)

Certified Survey Map required

Is code required landscaping or screening provided at parking or storage areas?

Does this project involve residential dwelling units

Work visible to:

Reason for Repair
Order Repairs (DNS Orders)
Construction Cost

Fee Exempt

Plan Reviews Requested

Building or Structure

Building Code Variances or Modifications Required

HCL License no.

BID Architectural Review Board approval required (system display and note via GIS)

Neighborhood Conservation District (system display and note via GIS)

Alcoholic beverage license held or sought

Building is fire damaged

Property in a floodplain (system display and note via GIS)

Certified Survey Map required

Is code required landscaping or screening provided at parking or storage areas?

Does this project involve residential dwelling units

Work visible to:

PERMIT TRACK

Event-Related?

No

DIMENSIONAL DESCRIPTION

Lot Dimensions	Lot Size	Lot Area
Building area	Number of Stories	Building Height
First Floor Area	Work location front porch	Total building volume > 50,000 cubic feet Yes
Project Work Area		

GENERAL CONSTRUCTION INFO

High-rise construction	Slab on grade construction?	Primary occupancy group
Construction Classification	Secondary Construction Classification	Unlimited area building?
Fire Command Center	Fire Sprinkler System Standard	Fire Alarm
Fire Sprinklers	Fire Detection	Fire Pumps
Smoke and Heat Vents	Fire Suppression	Smoke Control
	Standpipes	

DISPROPORTIONALITY WORKSHEET

Total Cost of Alteration of Primary Function Area	20% to Be Applied to Path of Travel Upgrades	Is primary function area 100% accessible to individuals with disabilities per current code
OCCUPANCY CLASS PER BUILD CODE		
Assembly Business Educational Factory & Industrial High Hazard Institutional Mercantile Residential Storage Utility & Miscellaneous		

ZONING USE

Use Group Specific Use Zoning Code Citation Use Classification Limited Use Standards

DIMENSIONAL CRITERIA

Code Section Design Standard Dimension Required or Allowed Proposed Variance

ZONING AND OVERLAYS

Feature ID	Layer	Name	Value
1920764000	Zoning	ZONING	RT3
1920764000	Area Plans	AREAPLAN	Near North

Workflow Status:

Task	Assigned To	Status	Status Date	Action By
Application Submittal		Accepted - P...	08/05/2024	Veronica Chavez...
Permit Issuance		Issued	09/25/2024	Alexandra DeYoung
Revisions				
File Distribution		Routed for P...	08/05/2024	Veronica Chavez...
DCD-Urban Design Review				
DCD-Real Estate Review				
BOZA Review				
Health Dept Review				
DPW-Planning and Permi...				
DNS-Plumbing Plan Exam...				
DPW-Stormwater Managem...				
DCD-Planning Admin Review				
Historic Preservation ...				
DNS-Plan Exam Review	Veronica Chavez...	Approved w C...	08/15/2024	Veronica Chavez...

Task	Assigned To	Status	Status Date	Action By
Coordinated Report		Approved	08/15/2024	Veronica Chavez...
Inspection				
Closure				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	View ID	Comment	Date
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VCHAVE		. Deck/Porch and members shall be replaced in k...	08/15/2024
VCHAVE		Came in as a walk-in. He would like to start w...	08/15/2024

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Violation:	Violation	Violation Text	Violation Type
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9-10-25, 5249 N38th - LL



9-10-25 526923847-LK



9-10-25 5269 N 38th



9-10-85 526943847-kh



9-10-85 5269N38W 94-42



9-10-25 52269 N 38th - CL



9-10-25 5269N 3847-22



9-10-85 5269N 38th-22



9-10-85 52492384 22



9-10-85 5269 N 38th St



9-10-85 5269 N 38th Ln



9-10-85 5269 N 38th - LK



9-10-85 5269 N 38th St



9-10-85 - 5269 N 38th Ave



9-10-25 572609 N 3847. n



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