



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

January 8, 2016

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No.: 151272
Address: 4540 N. Teutonia Ave.

Dear Alderman Hamilton:

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 return of this property provided the applicant pays Reinspection fees of **\$1,140.75**.

One unit in the building was placarded as unfit for human habitation on July 2, 2014. Therefore, if the Common Council approves the return of the property, this unit cannot be occupied until the placard has been removed, all of the violations causing the placard have been cured, and an Occupancy Permit has been issued by DNS.

In addition, 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 each order is attached.

Sincerely,

Emily McKeown
Foreclosure Program Coordinator



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 011789521
Inspection Date: October 29, 2015
District #: 786
CT: 43

mult-com

Recipients:
TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008

Re: 4540 N TEUTONIA AV

Taxkey #: 231-9957-000

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. (includes all wood trim, metal surfaces and previously painted masonry)

Exterior Sides

General

- 2. 275-81-5
Premises must be maintained in a dust free, erosion free condition by suitable landscaping with grass or other planted ground cover, or by paving with asphalt, concrete, or such other means that may be approved by the Commissioner of Neighborhood Services.
3. 275-32-11
Provide approved address numbers for building. (remove over-growth that is currently obstructing address numbers)
4. 275-32-8
Repair, replace, or remove the defective fence,
5. 275-32-3-f
Replace missing chimney cap.

6. 275-32-3
Replace all 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.

South Side

7. 275-32-3
Replace defective boards in roof eave.
8. 275-32-6
Connect downspout to receiver and seal connection.
9. 275-32-6
Repair or replace defective rain gutters.
10. 275-32-4-a
Repair or replace defective window screens.
11. 275-32-4-a
Repair or replace defective storm windows.

North Side

12. 275-32-3
Replace defective boards in roof eave.
13. 275-32-6
Repair or replace defective rain gutters.
14. 275-32-3
Replace defective trim boards on exterior walls.

East Side

15. 275-62-2
Repair or replace defective electrical fixture(s).
16. 275-32-3
Replace defective boards in roof eave.
17. 275-32-6
Connect downspout to receiver and seal connection.
18. 275-32-3
Replace defective trim boards on exterior walls.
19. 275-32-4-a
Replace broken window pane.
20. 275-32-4-a
Repair or replace defective window screens.

West Side

21. 275-32-3
Replace defective boards in roof eave.
22. 275-32-6
Connect downspout to receiver and seal connection.

For any additional information, please phone Inspector Kristen Reed at [414]-286-5542 between the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-



Kristen Reed
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.

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.

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 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.

4540 N TEUTONIA AV

Citation # - *Numero de Citacion*: DNS011789521
Citation Date - *Citacion Fecha*: October 29, 2015

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.

Wisconsin Department of Financial Institutions Strengthening Wisconsin's Financial Future

Search for:
tyn investments

Search Records

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Corporate Records

Result of lookup for **T042486** (at 10/31/2015 8:09 AM)

TYN INVESTMENTS, LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID T042486

Registered Effective Date 02/01/2007

Period of Existence PER

Status Administratively Dissolved [Request a Certificate of Status](#)

Status Date 03/15/2011

Entity Type Domestic Limited Liability Company

Annual Report Requirements Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

Addresses

Registered Agent Office JOHN T. NELSON
2951 NORTH 39TH STREET
MILWAUKEE , WI 53216

[File a Registered Agent/Office Update Form](#)

Principal Office

Historical Information

Annual Reports None

Certificates of Newly-elected Officers/Directors None

Old Names None

Chronology

Effective Date	Transaction	Filed Date	Description
02/01/2007	Organized	02/05/2007	E-Form
01/01/2009	Delinquent	01/01/2009	

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

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tyn investments

Search Records

[Search](#)
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Corporate Records

Result of lookup for **T042486** (at 10/31/2015 8:09 AM)

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Principal Office

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Effective Date	Transaction	Filed Date	Description
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Property Names Summary

Printed 11/01/15 20:23

Page 1

Address: 4540- 4540 N TEUTONIA AV

MPROP File Information

Owner
TYN INVESTMENTS LLC

5766 N 36TH ST
MILWAUKEE WI

53209-4008

Taxkey:231-9957-000
Land use:8830 Units: 4
Lot size: 9920 (62x160)
Year Built:1947
Conveyance Date:01/31/2007 Type:LC
Name Change:11/19/2013
Zoning:RM2

Recording information

Application #: 209459 Type:Change in ownership
Date Received:03/26/2014 Ownership Xfer Date:01/31/2007

Recording Owners/ Operators, etc

O Owner

TYN INVESTMENTS LLC

Home: [] - ()

T Titleholder

Work:[414] 406-5563 ()

----- Street Address -----

----- Mailing Address -----

JOHN T NELSON (RA)
2951 N 39TH ST

743 N 25TH ST

MILWAUKEE

WI 53216

MILWAUKEE

WI 53233-0000

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 011789531
Inspection Date: October 29, 2015
District #: 786
CT: 43

mult-com

Recipients:
TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008

Re: 4540 N TEUTONIA AV

Taxkey #: 231-9957-000

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 3 days of service of this order.**

- 79-12
Remove and properly dispose of all debris, junk, appliances, furniture, brush, etc. from the premises. Maintain the premises free of litter, refuse and debris in such a manner that it does not violate this section.
(mattresses, wood furniture, boat, etc at rear of property. And all other debris)

For any additional information, please phone Inspector Kristen Reed at [414]-286-5542 between the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

Kristen Reed
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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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.

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 file an appeal within 3 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received by the compliance date. If service of this order is made by mail, the appeal shall be received by the compliance date plus 5 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.

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.

Property Names Summary

Printed 11/01/15 20:22

Page 1

Address: 4540- 4540 N TEUTONIA AV

MPROP File Information

Owner
TYN INVESTMENTS LLC

5766 N 36TH ST
MILWAUKEE WI

53209-4008

Taxkey:231-9957-000
Land use:8830 Units: 4
Lot size: 9920 (62x160)
Year Built:1947
Conveyance Date:01/31/2007 Type:LC
Name Change:11/19/2013
Zoning:RM2

Recording information

Application #: 209459 Type:Change in ownership
Date Received:03/26/2014 Ownership Xfer Date:01/31/2007

Recording Owners/ Operators, etc

O Owner

TYN INVESTMENTS LLC

Home:[] - ()

----- Street Address -----
JOHN T NELSON (RA)
2951 N 39TH ST

T Titleholder

Work:[414] 406-5563 ()

----- Mailing Address -----
743 N 25TH ST

MILWAUKEE

WI 53216

MILWAUKEE

WI 53233-0000

Page 1
City of Milwaukee
Department of Neighborhood Services
CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 11789531

DATE OF INSPECTION 10/29/15

ADDRESS DATE 4520 N. Teutonia

DATE	ACTIVITY AND REMARKS	INITIALS
11/2/15	ORDERS MAILED FIRST CLASS.	jm

I received a call from _____ Phone # _____
OR
I called _____ Phone # _____
I Spoke to: _____
If contact is not owner, explain: _____

I Verified the following information:
A) Owners name Yes ___ No ___
B) Phone number Yes ___ No ___
C) Mailing Address Yes ___ No ___
If no, correct address is _____
Copy mailed to new address Yes ___ No ___
D) Receipt of orders Yes ___ No ___
E) Explained reinsp. fee policy Yes ___ No ___

If no compliance, rent withholding app. left with tenant(s)? YES/DATE _____ No _____
Info letter sent to tenant? Yes/Date _____ Unit(s) _____ No _____

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 011789661
Inspection Date: October 29, 2015
District #: 786
CT: 43

mult-fir

Recipients:
TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008

Re: 4540 N TEUTONIA AV

Taxkey #: 231-9957-000

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 5 days of service of this order.

Fire Prevention

- 1. 214-27
The owner shall provide any maintenance necessary to make a smoke detector functional within 5 days of a written notice that the smoke detector is defective.
2. 214-23
Every battery-operated smoke alarm shall be tested by the owner not less than once every calendar year. The owner shall provide a copy of the test results to the commissioner's designee upon request. Test results shall include the date on which the testing was performed and the name, telephone number and property relationship of the person who performed the test. Testing shall be performed in accordance with the manufacturer's specifications. Provide test records for battery-operated smoke alarms.
3. 214-7-2-b-1
Inspection required. The owner of each building or place of employment in the city, including each residential property with 3 or more dwelling units, shall have a fire inspection of the building, structure or premises conducted on an annual basis. Pursuant to s. 101.14(2), Wis. Stats., and sub. 1-c-1, the Commissioner shall be responsible for conducting such annual fire inspections.

You are responsible to have a fire inspection of the interior of your building on an annual basis. The Commissioner of the Department of Neighborhood Services or his/her designee is responsible to conduct this fire inspection. Please contact the inspector listed below and schedule an appointment for this inspection within the time allotted.

4. 214-3
IFC 907.20.5 The building owner shall be responsible to ensure that the fire and life safety systems are maintained in an operable condition at all times. A written record shall be maintained and shall be made available to the fire code official. TEST CARBON MONOXIDE ALARMS ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND MAINTAIN A WRITTEN RECORD ON THE PREMISES.

For any additional information, please phone Inspector Kristen Reed at [414]-286-5542 between the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-



Kristen Reed
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 file an appeal within 5 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received by the compliance date. If service of this order is made by mail, the appeal shall be received by the compliance date plus 5 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.

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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.

TRADUCCION EN ESPAÑOL

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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.

Property Names Summary

Printed 11/01/15 20:23

Page 1

Address: 4540- 4540 N TEUTONIA AV

MPROP File Information

Owner
TYN INVESTMENTS LLC

Taxkey:231-9957-000

Land use:8830 Units: 4

Lot size: 9920 (62x160)

Year Built:1947

5766 N 36TH ST
MILWAUKEE WI

53209-4008 Conveyance Date:01/31/2007 Type:LC

Name Change:11/19/2013

Zoning:RM2

Recording information

Application #: 209459 Type:Change in ownership

Date Received:03/26/2014 Ownership Xfer Date:01/31/2007

Recording Owners/ Operators, etc

O Owner

T Titleholder

TYN INVESTMENTS LLC

Home: [] - ()

Work:[414] 406-5563 ()

----- Street Address -----

----- Mailing Address -----

JOHN T NELSON (RA)
2951 N 39TH ST

743 N 25TH ST

MILWAUKEE

WI 53216

MILWAUKEE

WI 53233-0000

Page 1
 City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 117896601

ADDRESS

4540 N. Teutonia Ave

DATE OF INSPECTION

10/29/15

DATE	ACTIVITY AND REMARKS	INITIALS
<u>11/2/15</u>	ORDERS MAILED FIRST CLASS.	<u>JMV</u>
	I received a call from _____ Phone # _____	
	OR	
	I called _____ Phone # _____	
	I Spoke to:	
	If contact is not owner, explain:	
	I Verified the following information:	
	A) Owners name Yes <input type="checkbox"/> No <input type="checkbox"/>	
	B) Phone number Yes <input type="checkbox"/> No <input type="checkbox"/>	
	C) Mailing Address Yes <input type="checkbox"/> No <input type="checkbox"/>	
	If no, correct address is	
	Copy mailed to new address Yes <input type="checkbox"/> No <input type="checkbox"/>	
	D) Receipt of orders Yes <input type="checkbox"/> No <input type="checkbox"/>	
	E) Explained re insp. fee policy Yes <input type="checkbox"/> No <input type="checkbox"/>	

If no compliance, rent withholding app. left with tenant(s)? YES/DATE _____ No _____
 Info letter sent to tenant? Yes/Date _____ Unit/(s) _____ No _____

For any additional information, please phone **Inspector Kristen Reed at [414]-286-5542** between the hours of **8:00-9:00am and 3:00-4:30pm Monday through Friday.**

Per Commissioner of Neighborhood Services By-

Kristen Reed
Inspector

REINSPECTION FEES

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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

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Property Names Summary

Printed 07/08/14 09:12

Page 1

Address: 4540-4040 W BENTON AV

MILP File Information

OWNER
TYN INVESTMENTS LLC

Taxkey:231-9957-000

Land use: Units: 4

Lot size: 9920 (62x160)

Year Built:1947

5766 N 36TH ST

MILWAUKEE WI

93209-4008

Conveyance Date:01/31/2007 Type:LC

Name Change:11/19/2013

Zoning:

Recording information

Application #: 099459 Type:Change in ownership

Date received:03/11/2014 Ownership Xfer Date:01/31/2007

Recording: Owners/ Operators, etc

O Owner

T Titleholder

* TYN INVESTMENTS LLC

Home: [] - () Work:[414] 406-5563 ()

----- Street Address ----- Mailing Address -----

JOHN T NELSON (RA)

743 N 25TH ST

2951 N 39TH ST

MILWAUKEE

WI 53214

MILWAUKEE

WI 53233-0000

Date 7/2/14



City of Milwaukee

Address 4540 N. Tewtonia #3

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Hazards	Illegal Occupancy
<input checked="" type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable
<input type="checkbox"/> Storage/Obstruction	<input type="checkbox"/> Illegal Occupancy
<input type="checkbox"/> Combustible/Flammable	<input type="checkbox"/> Attic / Basement
<input type="checkbox"/> Unidentified Substances	<input type="checkbox"/> Rooming House
<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken

7014 0150 0000 8917 1406
 7014 0150 0000 8917 1413
 7014 0150 0000 8917 1390

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Send To
 Street, Apt. No., or PO Box No. TYN Investments LLC
 5766 N 36th St
 City, State, ZIP+4 Milwaukee, WI 53209

PS Form 3800, August 2005 See Reverse for Instructions

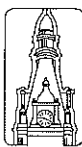
Defective Fire Prevention / Life Safety			
<input type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Combustible Waste	<input type="checkbox"/> Exposed Wiring	<input type="checkbox"/> Fire Extinguishers
<input type="checkbox"/> CO Detectors	<input type="checkbox"/> Hazardous Material	<input type="checkbox"/>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

Placard to Owner	Placard to Tenant	Contact Supervisor
<input checked="" type="checkbox"/> Immediate	<input type="checkbox"/> Commercial	Name <u>Erica Lewandowski</u>
<input type="checkbox"/> Scheduled	<input checked="" type="checkbox"/> Residential	Time <u>12:15pm</u> Approval <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

OWNER	<input checked="" 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>Tyrone Nelson</u>	Name
	Phone No.	Phone No.
	TIME <u>12:00 PM - on-site</u>	TIME
	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:	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

DEPARTMENTS	We Energies	City of Milwaukee Police Department
	Name <u>Carolyn</u> <input type="checkbox"/> On Scene	Name <input type="checkbox"/> On Scene
	Phone No. <u>414-221-3259</u> TIME	Phone No. TIME
	Notes: <u>No attempt to reconnect.</u>	<input type="checkbox"/> Cleared Property
	Community Advocates	DPW Board up Crew
	Name <u>Shawanna</u> <input type="checkbox"/> On Scene	Name
Phone No. TIME	Phone No.	
Notes: <u>Left voicemail</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 checked="" type="checkbox"/> Other	

Date 7/2/14 Serial No. 10958911



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

Address 4540 N. Teutonia - Unit 3

Investigation / Findings Complaint Police / CPU Investigation Self-Initiated

Occupants	Unit/ Address	No. Children / No Adults
Latasha Brown	3	3 / 2

DATE	ACTIVITY AND REMARKS	INITIALS
7/8/14	PLACARD ORDERS MAILED CERTIFIED	AB
7/1/14	PLACARD NOTICE <input checked="" type="checkbox"/> POSTED <input checked="" type="checkbox"/> PHOTOS TAKEN	KMR
	BOARD - UP ORDER ISSUED	
7/2/14	OCCUPANCY PERMIT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED (provide reasons)	KMR
7/2/14	FOLLOW - UP ORDERS <input checked="" type="checkbox"/> ISSUED SERIAL# <u>10958991</u>	KMR
	VBR Referral <input type="checkbox"/> YES <input type="checkbox"/> NO	
	I received a call from <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Operator	
	OR Phone No.	
	I called	
	I Spoke to: Phone No.	
	If contact is not owner, explain:	
	I VERIFIED THE FOLLOWING INFORMATION	
	A) Owners name <input type="checkbox"/> YES <input type="checkbox"/> NO	
	B) Phone number <input type="checkbox"/> YES <input type="checkbox"/> NO	
	C) Mailing Address <input 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 type="checkbox"/> YES <input type="checkbox"/> NO	
	F) Explained Occupancy Permit Procedure <input type="checkbox"/> YES <input type="checkbox"/> NO	
7/8/14	PLACARD FEE NOTIFICATION LETTER MAILED	AB

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 010949852
Inspection Date: June 27, 2014
District #: 786
CT: 43

mult-com

Recipients:

TYN INVESTMENTS LLC, JOHN T NELSON (RA), 2951 N 39TH ST, MILWAUKEE WI 53216
TYN INVESTMENTS LLC, 743 N 25TH ST, MILWAUKEE, WI 53233
TYN INVESTMENTS LLC, 5766 N 36TH ST, MILWAUKEE WI 53209-4008

Re: **4540 N TEUTONIA AV**
AKA:Unit 3

Taxkey #: 231-9957-000

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.**

Fire Prevention

1. 214-3
IFC 1027.1 Remove illegal door hardware. (padlock on Unit 3 east bedroom).

2. 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.**

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

3. 262-01
SPS 362.1200(2)a **Installation Requirements**

Listed and labeled carbon monoxide alarms or detectors shall be installed at specified locations.

1. In the basement of the building if the basement has a fuel-burning appliance.
2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.
3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.
4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this subdivision not more than 75 feet from the fuel-burning appliance.
5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit.

Interior

General

4. 275-82-2
Exterminate and eliminate all cimex lectularius (bed bugs).

Unit:3 Second Floor

General

5. 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.
6. 275-81-1-a
Restore dwelling unit to clean and sanitary condition.
7. 275-42-4
Provide at least one window screen for each habitable room.

Kitchen

8. 275-53
Replace defective faucet on kitchen sink (permit required for installation; call 286-3361 if you need permit information).
9. 200-20-1
Repair or replace the defective kitchen counter or cabinet.

Bathroom

10. 275-53-1
Properly seal all open drains and water pipes.

West Sleeping Room

11. 275-33-3-a
Repair defective plaster in closet to provide a cleanable surface. (bathtub access panel missing: replace).

For any additional information, please phone **Inspector Kristen Reed** at [414]-286-5542 between the hours of **8:00-9:00am** and **3:00-4:30pm** Monday through Friday.

Per Commissioner of Neighborhood Services By-


Kristen Reed
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 \$50.70 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.

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 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.

LEAD PAINT CAUTION

Defective painted surfaces were noted on this inspection. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings. For information regarding lead safe repair practices, contact the Milwaukee Health Department at 286-0387.

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.

Property Names Summary

Printed 06/27/14 13:52

Page 1

Address: 4540- 4540 N TEUTONIA AV

MPROP File Information

Owner
TYN INVESTMENTS LLC

Taxkey:231-9957-000

Land use:8830 Units: 4

Lot size: 9920 (62x160)

Year Built:1947

5766 N 36TH ST
MILWAUKEE WI

53209-4008

Conveyance Date:01/31/2007 Type:LC

Name Change:11/19/2013

Zoning:RM2

Recording information

Application #: 209459 Type:Change in ownership

Date Received:03/26/2014 Ownership Xfer Date:01/31/2007

Recording Owners/ Operators, etc

O Owner

T Titleholder

TYN INVESTMENTS LLC

Home: [] - ()

Work:[414] 406-5563 ()

Street Address

Mailing Address

JOHN T NELSON (RA)
2951 N 39TH ST

743 N 25TH ST

MILWAUKEE

WI 53216

MILWAUKEE

WI 53233-0000

Page 1
 City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 16949852

ADDRESS 4540 N. Teutonia Ave

DATE OF INSPECTION 6/27/14

DATE	ACTIVITY AND REMARKS	INITIALS	If no compliance, rent withholding app. left with tenant(s)? YES/DATE Info letter sent to tenant? Yes/Date Unit(s) No Unit(s) No
6/30/14	ORDERS MAILED FIRST CLASS.	AS	
	I received a call from _____ Phone # _____ OR I called _____ Phone # _____		
6/27/14	I Spoke to: Tyrone If contact is not owner, explain:	KMR	
6/27/14	I Verified the following information:		
	A) Owners name Yes <input checked="" type="checkbox"/> No _____	KMR	
	B) Phone number Yes <input checked="" type="checkbox"/> No _____	KMR	
	C) Mailing Address Yes <input checked="" type="checkbox"/> No _____ If no, correct address is _____ Copy mailed to new address Yes _____ No _____	KMR	
	D) Receipt of orders Yes <input checked="" type="checkbox"/> No _____	KMR	
	E) Explained reinsp. fee policy Yes <input checked="" type="checkbox"/> No _____	KMR	
6/27/14	Provided copy of order to Tyrone.	KMR	
11/18/14	RI-No entry to unit. RI fee letter sent. Refer to monthlies.	KMR	
11/20/14	MAILED REINSPECTION LETTER	KMR	
12/10/14	"APPROVED FOR MONTHLYS" 50 ²⁰	KK	
12/11/14	RI-Violations remain.	KMR	
12/22/14	Deceased Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by KMR	KK	
1-5-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS	
1-14-15	REINSPECTED VIOLATIONS REMAIN	Tom	
1-21-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS	
2-23-15	REINSPECTED VIOLATIONS REMAIN	Tom	
2-25-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS	
3-12-15	REINSPECTED VIOLATIONS REMAIN	Tom	
3-23-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS	
4/16/15	REINSPECTED VIOLATIONS REMAIN no entry into unit 3	KR	
4-24-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS	
5-14-15	REINSPECTED VIOLATIONS REMAIN no entry to unit 3 (PKP 2021)	GM	
5-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS	

Property Names Summary

Printed 11/19/14 09:04

Page 1

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O Owner

T Titleholder

TYN INVESTMENTS LLC

Home: [] - ()

Work:[414] 406-5563 ()

----- Street Address -----

----- Mailing Address -----

JOHN T NELSON (RA)

743 N 25TH ST

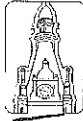
2951 N 39TH ST

MILWAUKEE

WI 53216

MILWAUKEE

WI 53233-0000



City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-38C

ADDRESS 4540 W Testonia Ave

SERIAL NO. 10949852
 DATE OF INSPECTION 6-27-14

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
6-18-15	REINSPECTED VIOLATIONS REMAIN			mm
6-26-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
7-21-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to #3 (PIC# 14-16)</u>			GOA
7-21-15	<u>called 406-5563, left voice mail message for a return call to me on KAMIM K REGARDING SCHEDULE FOR COMPANIES</u>			GOA
7-21-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
8-7-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to crack (PIC# 10-11)</u>			GOA
7-18-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9-23-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to crack (PIC# 48-49)</u>			GOA
10/6/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			mm
10-9-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to crack (PIC# 18-19)</u>			GOA
10/22/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
11-10-15	REINSPECTED VIOLATIONS REMAIN <u>no entry to crack (PIC# 9-10)</u>			GOA
12-0-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			ht
2-23-15	IN-REM-order <u>stump</u> extended to 6/1/16			KK