

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 5751 N 38TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 11/08/2024

ORD-24-14577

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
11/11/2024	11/08/2024 Complaint verified; order issued. Twaddle	TTWADD
11/11/2024	Called 414-208-0798 and left a message for the authorized contact, David Lange. Called 414-933-2215 and left a message for the "Axe Homes Team". Twaddle	TTWADD
11/11/2024	Received a call from Craig Vermulin, VP of Acts Housing, 414-800-5351. He said they had already identified the violation and would have the work completed within 90 days. Twaddle	TTWADD
11/11/2024	supervisor reviewed and approved for mailing	HWEED
11/11/2024	Mailed order first class 11/12 due to federal holiday.	BRANER
12/17/2024	.	TTWADD
02/19/2025	02/18/2025 Re-inspected on 2/18/2025. No Compliance; violations remain. Referred to court.	TTWADD
02/19/2025	supervisor reviewed	HWEED
02/19/2025	Re-inspection fee letter mailed 1st class	BHULL
02/26/2025	Ready for prep	JKLOUD
02/26/2025	Ready for service	ANCOX
02/28/2025	Court 04/17/2025 - Branch #1 - Service Attempted	KSURDY
03/04/2025	Appeal filed - ARBA #25020	LBUEGE
03/06/2025	Court 04/17/2025 - Branch #1 - Service Attempted - Left Contact Card	KSURDY
03/10/2025	ARR scheduled for 04/17/25 Br. 1 mailed	GUVAZQU
03/17/2025	3/17/2025 - RI - Compliance	DKAGEL
03/17/2025	3/17/2025 - Spw Melissa w/ Axe Housing 414-800-5350 and informed compliance noted. I provided her J. Klouda's contact info to have the RA contact for possible stip.	DKAGEL
03/18/2025	I received an email from Michael Gosman -RA-he wanted the court date cancelled based on the compliance. I responded to his email indicating the court date does not get dismissed but if he wanted a stipulation, to let me know. Also explained the stipulation process in the email.	JKLOUD
03/19/2025	Received an email from Craig Vermeulen, VP of ACTS homes indicating they wanted to do the stipulation and pay the fine. He also stated he could fill out the stipulation. I responded to the email letting him know he could not sign, only the RA or an attorney. He responded with an email requesting the stipulation and asking that it be sent to him and that he would have Mike fill it out when he returned from out of the country. I responded to his email asking that he have Mike reach out to me when he returns and at least 10 days before the court date.	JKLOUD
03/31/2025	Emailed Stipulation to Michael Gosman at mgosman@actshousing.org	JKLOUD
04/17/2025	Litigated compliance on 4/17/25 BR. 1.	ANCOX

ORD-24-14577 - Order Violation

A notice was added to this record on 2024-12-05.
Condition: Severity: Notice
Total conditions: 2 (Notice: 2)
[View notice](#)

Menu Reports Help

File Date: 11/08/2024

Application Status: [Litigated Compliance](#)

Description of Work: [ORDER DISMISSED. PREVIOUS OWNER ON MONTHLY REINSPECTION. PLEASE REINSPECT AND REISSUE ORDERS TO NEW OWNER.](#)


Case Type: [Order Violation](#)

Address: [5751 - 5751 N 38TH ST. MILWAUKEE, WI 532094021](#)

Owner Name: [AHA 1 LLC](#)

Parcel No: [1710375100](#)

Application Name: [Order Violation](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary Address	Stat
			Complainant	Complainant	MILWAUKEE, WI		Acti
	DAVID LANGE		Authorized Cont...	Authorized Cont...	1850 W FON DU L...		Acti
	AHA 1 LLC	AHA 1 LLC	Registration Owner	Registration Owner	MICHAEL GOSSMAN...		Acti

Custom Fields: GENERAL

Lagan ID	MPROP Land Use	Priority
Priority Type	8810	Case Type
Complaint Information	Source	Confidential Status
ORDER DISMISSED. PREVIOUS OWNER ON MONTHLY REINSPECTION. PL	Lagan	Yes
EASE REINSPECT AND REISSUE ORDERS TO NEW OWNER.	Emergency	Inspection District
Rent Withholding Escrow	No	104
Fire District	Aldermanic District	Source2
5	1	Vehicle Make
Image	Police District	Doors
Vehicle Model	4	Other City Department
Quantity	Side	Letter Date
ASR Number	Vehicle Color	Census Tract
CDBG	DNS Referring Section	1000
No	DNS Section Assigned	Year Built
Block	CDBG Insp Date	1929
2000	Zoning	Initial Due Date
Compliance Date	RS6	Prop Ord Fee Ltr Sent
Prop Ord Warn Ltr Sent	Extension Date	
	Municipal Court Case Number	

COMPLAINT TYPE

Exterior Maintenance
[Y](#)

MPROP

MPROP Convey Date	MPROP Convey Type	MPROP Last Name Chang
03/30/2015	V/D	06/16/2015
MPROP Number of Units	MPROP Year Built	MPROP Owner Name 1
1	1929	DESIREE D HARRIS
MPROP Owner Name 2	MPROP Owner Name 3	MPROP Owner Mail Addre
		5751 N 38TH ST
MPROP Owner City State	MPROP Owner Zip	MPROP Zoning
MILWAUKEE, WI	53209	RS6
MPROP Historical Code		

ASSESS SCRIPT

Apply void	Void fee item

ORDER INFORMATION

Compliance Date Inspection Date Current District (Number)

INSPECTION RECORD DETAIL

Text0 Text1 Text2 InsertsAndAddedText vtDefaultViolatnCode Text

STATUS HISTORY

Comply_by_date InspectionBy (Number) StatusChangeDate ViolationStatus

MUNICIPAL COURT INFORMATION

Case Number Defendant

[25008624](#) AHA 1 LLC

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Generate Order	Timothy Twaddle	Order Generated	11/08/2024	Timothy Twaddle
Contact Attempt	Timothy Twaddle	Complete	11/11/2024	Timothy Twaddle
Re-Inspection	Timothy Twaddle	Adjudication	02/18/2025	Timothy Twaddle
Monthly Re-Inspection				
Adjudication		Litigated Co...	04/17/2025	Anastasia Cox

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
Owner Changed	Owner information has ...	Applied	12/03/2024	Notice	Accela Administ...
Owner Changed	Owner information has ...	Applied	12/05/2024	Notice	Accela Administ...

Case Comments: View ID	Comment	Date
ANCOX	Litigated compliance on 4/17/25 BR. 1.	04/17/2025
JKLOUD	Emailed Stipulation to Michael Gosman at mgosma...	03/31/2025
JKLOUD	Received an email from Craig Vermeulen, VP of A...	03/19/2025
JKLOUD	I received an email from Michael Gosman -RA-ha...	03/18/2025
DKAGEL	3/17/2025 - Srv Melissa w/ Axe Housing 414-800-...	03/17/2025
DKAGEL	3/17/2025 - RI - Compliance	03/17/2025
GUVAZQU	ARR scheduled for 04/17/25 Br. 1 mailed	03/10/2025
KSURDY	Court 04/17/2025 - Branch #1 - Service Attempte...	03/06/2025
LBUEGE	Appeal filed - ARBA #25020	03/04/2025
KSURDY	Court 04/17/2025 - Branch #1 - Service Attempted	02/28/2025
ANCOX	Ready for service	02/26/2025
JKLOUD	Ready for prep	02/26/2025
BHULL	Re-inspection fee letter mailed 1st class	02/19/2025
HWEED	supervisor reviewed	02/19/2025
TTWADD	02/18/2025 Re-inspected on 2/18/2025. No Compli...	02/19/2025
TTWADD	.	12/17/2024
BRANER	Mailed order first class 11/12 due to federal h...	11/11/2024
HWEED	supervisor reviewed and approved for mailing	11/11/2024
TTWADD	Received a call from Craig Vermulin, VP of Acts...	11/11/2024
TTWADD	Called 414-208-0798 and left a message for the ...	11/11/2024
TTWADD	11/08/2024 Complaint verified; order issued. Tw...	11/11/2024

Total Fine Assessed: \$254.00Total Fine Invoiced: \$254.00Balance: \$254.00

Scheduled/Pending Inspections: Inspection Type	Scheduled Date	Inspector	Status	Comments
Resulted Inspections: Inspection Type	Inspection Date	Inspector	Status	Comments
Court Reinspection	03/17/2025	David Kagel	Pass	3/17/2025 - RI - Compliance
Summon Service	03/06/2025	Kurt Surdyk	Attempted	Court 04/17/2025 - Branch #1 - Service Attempted - Left Contact Card
Summon Service	02/28/2025	Kurt Surdyk	Attempted	Court 04/17/2025 - Branch #1 - Service Attempted
Order Re-Inspection	02/18/2025	Timothy Twaddle	Fail	Re-inspected on 2/18/2025. No Compliance; violations remain. Referre
Initial Investigation	11/08/2024	Timothy Twaddle	Order Issued	Verified 11/8/24.. An inspection by Inspector verified the complaint and

Violation: Violation Text

275-32.3 Replace defective roofing material. Note: As required by 275-32.12, rolled roofing material shall not be installe...

Initiated by Product: EMSE



Department of Neighborhood Services

Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date

11/08/2024

ORD-24-14577

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 5751 N 38TH ST

Taxkey #: 171-0375-100

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: 02/12/2025

- 1) 275-32.3 Replace defective roofing material. Note: As required by 275-32.12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

FRONT ENCLOSED PORCH ROOF, EAST

For any additional information, please phone Inspector **Timothy Twaddle** at **414-286-5438** or **ttwadd@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 -

Timothy Twaddle
Inspector

Recipients:

DAVID LANGE, 1850 W FON DU LAC AV UNIT 2G, MILWAUKEE, WI 53205
AHA I LLC, MICHAEL GOSSMAN (RA) 2414 W VLIET ST, MILWAUKEE, WI 53205
DESIREE D HARRIS, 5751 N 38TH ST, MILWAUKEE, WI 53209
DESIREE D HARRIS, 5751 N 38TH ST, MILWAUKEE, WI 53209

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.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$203.20 for the first reinspection, \$406.40 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

ARBA 25020



Nov 8, 2024 at 12:07:42 PM

ARBA 25020

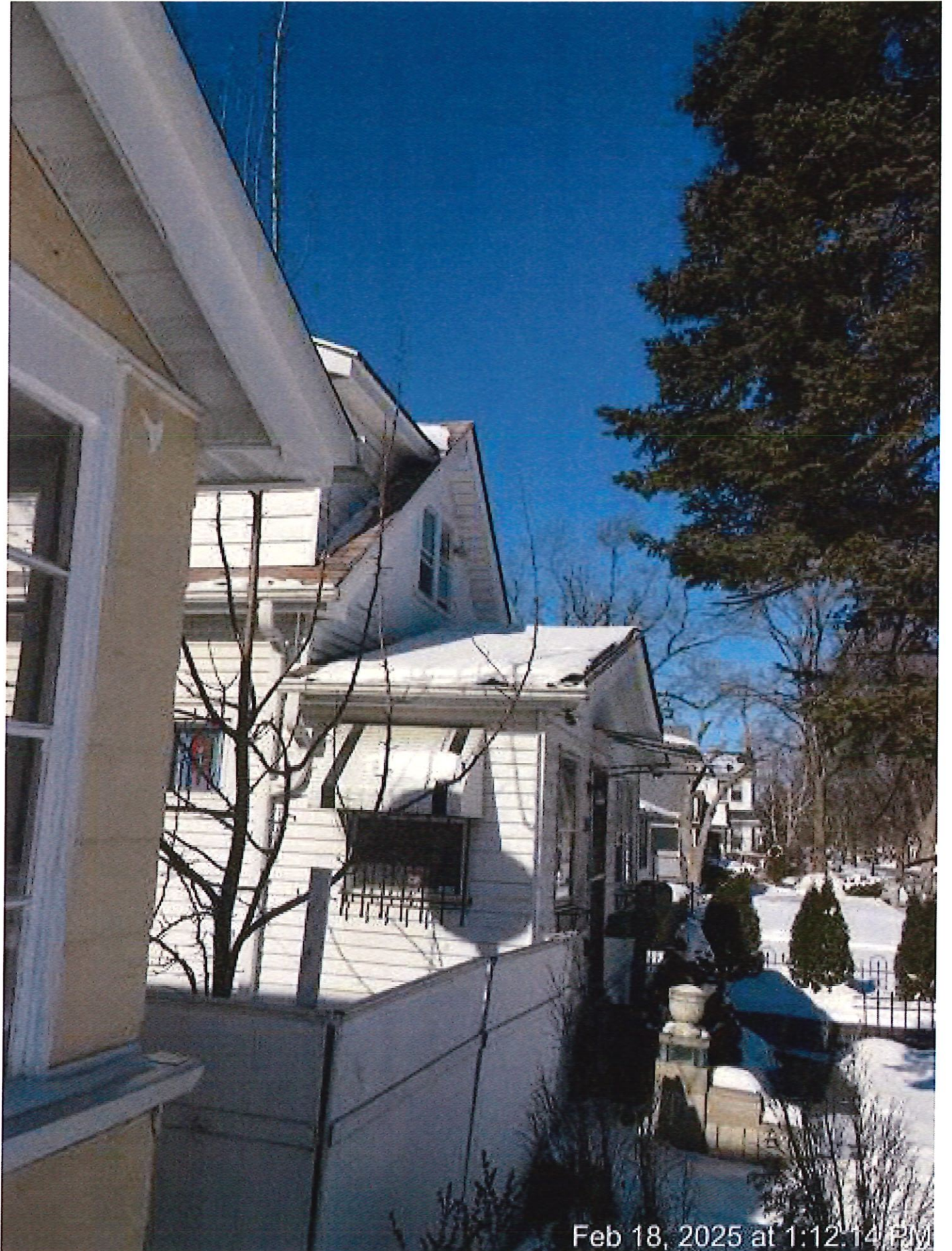


ARBA 25020



Dec 17, 2024 at 11:47:06 AM

ARBA 25020



Feb 18, 2025 at 1:12:14 PM

ARBA 25020



Feb 18, 2025 at 1:12:18 PM



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

February 19, 2025
Order #: ORD-24-14577

Department Copy
MILWAUKEE, WI

Re: 5751 N 38TH ST

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$254.00
Second reinspection \$508.00
All subsequent reinspections \$508.00

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 02/18/2025, we imposed a \$254.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to 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 as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Timothy Twaddle at 414-286-5438 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

This order has been referred to the court section for enforcement. .

Timothy Twaddle

Recipients

DESIREE D HARRIS, 5751 N 38TH ST, MILWAUKEE WI 53209
DESIREE D HARRIS, 5751 N 38TH ST, MILWAUKEE WI 53209
AHA 1 LLC, 2414 W Vliet St, Milwaukee WI 53205
DAVID LANGE, 1850 W FON DU LAC AV UNIT 2G, MILWAUKEE WI 53205
AHA 1 LLC, 2414 W VLIET ST, MICHAEL GOSSMAN (RA), MILWAUKEE WI 53205