



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

April 29, 2015

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

Re: File No. 141910  
Address 5725 W. Burleigh St.

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 the following pending fees and charges:

Vacant Building Fees	\$1,318.20
Boardup Fee	\$ 182.75
<u>Reinspection Fees</u>	<u>\$1,774.50</u>
<b>Total</b>	<b>\$3,275.45</b>

The building was placarded as unfit for human habitation on August 23, 2011. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until the placard has been removed, an Occupancy Permit has been issued by DNS, and all of the violations causing the placard have been cured.

Sincerely,

*Emily P. McKeown*  
Emily P. McKeown  
Foreclosure Program Coordinator





In accordance with Sections 200-11(5) and 200-11(6) of the Milwaukee Code of Ordinances and because of the failure of the owner or operator to eliminate the violations in your dwelling unit as required by these sections, the above dwelling unit was **placarded** as unfit for human habitation on August 23, 2011 as regulated by Section 218.01 (SS 66.0413) and 218.04.

You are hereby ordered to vacate the above dwelling unit no later than **within 1 days**.

The condemnation and placarding will remain in effect until all of the violations upon which the condemnation and placarding were based have been eliminated and until the placard has been removed by the Commissioner of Neighborhood Services and until the owner or operator has received approval from the Commissioner to permit reuse of the dwelling unit for human habitation.

#### Fire Prevention

2. 214-3  
IFC 906.2 NFPA 10-4-5.1.1(1998 Edition) Restore fire extinguisher(s) to a fully operable condition.
3. 214-3  
IFC 906.2 NFPA 10-3-1.1 (1998) Provide the minimum number of approved fire extinguisher(s) for the protection of both the building structure and occupancy hazards contained therein.
4. 214-3  
IFC 906.2 Service fire extinguisher(s) and note date on tag in accordance with IFC and NFPA 10-4-4.1 (1998).
5. 214-11  
The storage of propane containers larger than 2.5 pounds is prohibited within a dwelling including basements, crawl spaces and attics. Remove propane from the dwelling.

#### Fire Prevention

6. 214-3  
IFC 703.1 The required fire-resistance rating of fire-resistance-rated construction shall be maintained. Such elements shall be properly repaired, restored or replaced when damaged, altered, breached or penetrated. Provide approved maintenance of required fire-rated construction.
7. Placard unit - unfit for habitation.
8. 275-81  
**Unsanitary conditions.** Restore building or dwelling unit to a clean and sanitary condition.
9. 275-62  
**Repair or replace defective electrical system.** All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. Restore electrical system to a proper working condition - Permit required.

10. 275-53  
**Repair or replace defective plumbing system.** Every plumbing fixture and water and waste pipe shall be properly installed and maintained in a good, sanitary, working condition. Restore plumbing system to an operable condition - Permit required.
11. 275-55  
**Repair or replace defective sewage system.** Every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. Restore sewage system to a proper working condition - Permit required.
12. 275-61  
**Repair or replace defective heating system.** Restore heating system to a safe and operable condition capable of adequately heating all habitable rooms, bathrooms and toilet rooms to a temperature of at least 67 degrees Fahrenheit continuously during periods of occupancy. (Permit required if replacing heating system; call 286-3361 if you need permit information.)
13. 275-34-5  
Restore electric service.
14. 214-7-2.b-3  
Whenever an inspector finds in any building or structure, or upon any premises, combustible waste material or explosive matter which is so situated or used as to endanger life or property, or finds in any building or structure an obstruction of exits therefrom or the storage of material on fire escapes, stairs, passageways, doors or windows where such obstruction or storage would interfere with the operation of the Fire Department or with the safe egress of building occupants in case of an emergency, the inspector may order the owner of the building, structure or premises to remove the hazardous material or remedy the hazardous situation. Remove excessive combustible waste material from the building.

## Interior

### General

15. 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.
16. 200-02  
Comm 61.03(12) The roof is in a state of disrepair. Repair or replace defective roof and restore it to a watertight condition (formerly Comm 52.22).

For any additional information, please phone Inspector Jason Rusnak at [414]-286-2817 between the hours of 7:00am-9:00am or 2:00pm-3:00pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-



Jason Rusnak  
Inspector

**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 appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414-286-2543 in order to file an appeal.**

**TRADUCCION EN ESPAÑOL**

Si Ud. necesita ayuda para la traducción de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414)384-3700, o Community Advocates, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, Teléfono: (414)449-4777.

**LUS HMOOB**

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

# State Corporation Search

[Reference](#)

[DNS Home](#)

## **PAK RENTALS & CONSTRUCTION LLC**

**Corporation ID:** P 044093  
**Type:** Domestic Limited Liabi  
**Incorporation Date:** 2004-08-24  
**Status:** Restored to Good Standing

### **Registered Agent**

**Name:** MOHAMMAD A CHOUDRY  
**Address:** 2842 SOUTH 49TH STREET  
 MILWAUKEE , WI 53219

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Comments? Suggestions? E-Mail [dns\\_it\\_staff@ci.mil.wi.us](mailto:dns_it_staff@ci.mil.wi.us)

Property Names Summary

Printed 08/24/11 08:47

Page 1

Address: 5725- 5725 W BURLEIGH ST

MPROP File Information

Owner

PAK RENTALS & CONSTRUCTION  
LLC

5725 W BURLEIGH ST  
MILWAUKEE WI

53210-0000

Taxkey:306-0102-000

Land use:8899 Units: 1

Lot size: 10277 ( 0x 0)

Year Built:

Conveyance Date:09/03/2004 Type:PR

Name Change:03/23/2011

Zoning:LB2

Recording information

Application #: 159350 Type:Change in ownership

Date Received:11/22/2010 Ownership Xfer Date:11/08/2010

Recording Owners/ Operators, etc

O Owner

MOHAMMAD RAFIQ

Home:[ ] - ( )

Street Address

4908 S 78TH ST

T Titleholder

Work:[ ] - ( )

Mailing Address

PO BOX 256

GREENDALE

WI 53129

GREENDALE

WI 53129

7010 0290 0000 3571 3958

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Sent to: *Mohammad Rafiq*  
 Street, Apt. No.,  
 or PO Box No. *4408 S. 78th St*  
 City, State, ZIP+4 *Milwaukee, WI 53129*

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Sent to: *Alk Rentals & Const, LLC Mohammad Alkhoraji*  
 Street, Apt. No.,  
 or PO Box No. *5912 S. 49th St*  
 City, State, ZIP+4 *Milwaukee WI 53219*

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Total Postage & Fees	\$ Re: 572.50 W. Burleigh St	

Sent to: *Alk Rentals & Const, LLC*  
 Street, Apt. No.,  
 or PO Box No. *5725 W. Burleigh St*  
 City, State, ZIP+4 *Milwaukee, WI 53210-0000*

PS Form 3800, August 2005 See Reverse for Instructions



City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 8987451

ADDRESS 5725 W. BURLEIGH

DATE OF INSPECTION 8/23/11

DATE	ACTIVITY AND REMARKS	INITIALS
<u>8/24/11</u>	<u>ORDERS MAILED FIRST CLASS. certified</u>	<u>MM</u>
	I received a call from _____ Phone # _____	
	<b>OR</b>	
	I called _____ Phone # _____	
	I Spoke to: _____	
	If contact is not owner, explain: _____	
	<b>I Verified the following information:</b>	
	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 reinsp. fee policy Yes <input type="checkbox"/> No <input type="checkbox"/>	
<u>8/23/11</u>	<u>NO # FOR OWNER. Spoke to TENANTS AT PROPERTY RE: ORDER.</u>	<u>JL</u>

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