

Administrative Review Appeals Board

Thursday, February 24th, 2022

Appeal # 22002

This appeal is for a re-inspection fee of \$177.80 charged for a failed re-inspection of multiple orders that were inspected or attempted to be inspected on 12/03/2021 by inspector David Kagel.

Those four orders are;

ORD-20-10188 issued on 9/15/2020 (This was the order the fee was applied to.)

ORD-20-10089 issued on 9/15/2020

ORD-20-10124 issued on 9/15/2020

ORD-21-12302 issued on 9/9/2021



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Agenda

ADMINISTRATIVE REVIEW APPEALS BOARD

VINCENT BOBOT, CHAIR

Brad Hoeschen, Vice-Chair
Ald. Scott Spiker Bill Averill and Cecilia Gilbert

Staff Assistant: Linda Elmer, 286-2231
Fax: 286-3456, lelmer@milwaukee.gov Legislative Liaison, Luke
Knapp, 286-8637, Luke.Knapp@milwaukee.gov

Thursday, February 24, 2022

9:00 AM

City Hall, Room 301-B

1. [21248](#) Appeal of Lori Chedra for vacant building registration fees (313 S 76th St.) (10th Aldermanic District)
Sponsors: THE CHAIR
2. [21314](#) Appeal of Gustavo Guizar, Sr. for reinspection fees (2039 S. 15th Pl.) (12th Aldermanic District)
Sponsors: THE CHAIR
3. [21323](#) Appeal of Daniel Fischer for reinspection fees (3776 N Green Bay Ave.) (6th Aldermanic District)
Sponsors: THE CHAIR
4. [22002](#) Appeal of Howard Scruggs for reinspection fees (3554 N 19th St.) (6th Aldermanic District)
Sponsors: THE CHAIR

9:15 A.M.

5. [22006](#) Appeal of Braden Just for dumpster enclosure requirement (605 W Virginia St.) (12th Aldermanic District)
Sponsors: THE CHAIR
6. [21281](#) Appeal of Anthony Davis for reinspection fees (4151 N 19th St.) (1st Aldermanic District)
Sponsors: THE CHAIR
7. [22003](#) Appeal of Lonnie Patterson for reinspection fees (2322 N 6th St.) (6th Aldermanic District)
Sponsors: THE CHAIR

9:30 A.M.

8. [21287](#) Appeal of Jay Yang for overhanging branches nuisance fees (4327 N 67th St.) (2nd Aldermanic District)

Sponsors: THE CHAIR

9. [21300](#) Appeal of Alphonse Dan Dimmer for tall grass and weeds nuisance fees (2351 N Hopkins St.)

Sponsors: THE CHAIR

10. [22005](#) Appeal of Randall Goll for tall grass and weeds nuisance fees (2222 N Hubbard St.) (6th Aldermanic District)

Sponsors: THE CHAIR

11. [22009](#) Appeal of Ronald Albiero for repeat posting fee for tall grass and weeds (1720 E Bradford Ave.) (3rd Aldermanic District)

Sponsors: THE CHAIR

9:45 A.M.

12. [21285](#) Appeal of Ade Esuoso for garbage and litter nuisance fees (2932 N 23rd St.)

Sponsors: THE CHAIR

13. [21304](#) Appeal of Jacquelyn Williams for garbage and litter nuisance fees (4340 N 19th Pl.)

Sponsors: THE CHAIR

14. [21321](#) Appeal of Dean Fiorentino for garbage and litter nuisance fees (3925 N 42nd St.)

Sponsors: THE CHAIR

15. [22001](#) Appeal of Tong Thao for garbage and litter nuisance fees (4529 N 66th St.)

Sponsors: THE CHAIR

16. [21313](#) Appeal of Tricia Tucker for garbage and litter nuisance fees (117 E Chambers St.)

Sponsors: THE CHAIR

17. [21303](#) Appeal of Tricia Tucker for garbage and litter nuisance fees (5635 W Capitol Dr.)

Sponsors: THE CHAIR

10:00 A.M.

18. [22008](#) Appeal of Maranda Tiedke for keeping of chickens permit (418 S 91st St.) (10th Aldermanic District)

Sponsors: THE CHAIR

19. [21085](#) Appeal of Atty. Patrick Cavanaugh Brennan for chronic nuisance premises fee (4200 W Burleigh St.) (7th Aldermanic District)

Sponsors: THE CHAIR

This meeting will be webcast live at www.milwaukee.gov/channel25.

Members of the Common Council, and members of its Standing Committees who are not members of this Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that this meeting may constitute a meeting of the Common Council or any of its Standing Committees, and must be noticed as such, although they will not take any formal action at this meeting. Times for specific agenda items are estimations. If items cannot be heard at their specified times, they will be heard as soon as practicable thereafter.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in the first floor Information Booth in City Hall.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. More information is available at <http://city.milwaukee.gov/Lobbying> or by calling 414-286-2238.

AR 22002



IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED

PLEASE READ CAREFULLY:

This Board may only determine if the City Department followed proper administrative procedures. It cannot hear appeals as to whether a Building Order is valid or not (those must be appealed to the Standards and Appeals Commission).

TO: Administrative Review Appeals Board
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 12/17/2021

RE: 3556-3559 N 19th Street
(Address of property in question)

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by MILWAUKEE CODE OF ORDINANCES BUILDING AND ZONING CODE
(Name of City Department)

Amount of the charges \$ _____

Charge relative to: _____

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

To be clear I: Howard Scruggs HAS had or did what the city of Milwaukee / INSPECTOR HAVE ON THE ORDER OF CODE VIOLATIONS got BATZNER Pest control, did wire repair, did windows, door, step rail, Toilet, clean basement wall, light switch boxes etc. Painted. The inspector's don't come to the house and check off what's completed.

my hands are TIED. SERIAL # 20-10089 # 20-10124 - # 20-10188 # 21-12302

THE INSPECTOR NAME IS MR DAVID KAGEK AND JOEL
(City of Milwaukee)

Howard Scruggs
Signature

Boskey
(community advocate)

Howard Scruggs
Name (please print)

3558 N 19th Street
Mailing address and zip code

414 975 0722
Daytime phone numbers

Scruggshoward4@gmail.com
E-Mail Address(es)



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

December 06, 2021
Order #: ORD-20-10188

Department Copy
MILWAUKEE, WI

Re: 3554 N 19TH ST

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

First reinspection \$177.80
Second reinspection \$355.60
All subsequent reinspections \$355.60

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 12/03/2021, we imposed a \$177.80 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2022 will automatically be assessed to your 2022 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 David Kagel at 414-286-3132 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.

Violations 1,3,5,6,8-11,13,14,16-18,20,27,29,30 and 32 remain on order ORD-20-10188, Violations 1-10,16 and 17 on Order ORD-21-12302 remain. Violations 2, 5-13,15,18,19 and 21-34 remain on order ORD-20-10124 and Violations 1,7,9-11,14,15,18,23,24,30 and 32-35 remain on order ORD-20-10089. This order is being referred for court action.

David Kagel





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

December 06, 2021
Order #: ORD-20-10188

Recipients

HOWARD SCRUGGS, 3558 N 19TH ST, MILWAUKEE WI 53206





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

Inspection Date

09/15/2020

ORD-20-10188

RENT WITHHOLDING
APPLICATION 12.6.2021
RENT WITHHOLDING
ACTIVATED

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3554 N 19TH ST

Taxkey #: 271-1615-000

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: 12/15/2020

1) 275-32.3 Protect surfaces with paint or other approved coating applied in a workmanlike manner.

WOOD, WOOD TRIM, GUTTERS, DOWNSPOUTS, CONDUIT, PORCHES, GARAGE, FENCE,
CEMENT COLUMN CAPS

Correct By Date: 12/15/2020

2) UDC: Comm 21.04 Stairways and elevated areas.

Riser Height 1.a Except for spiral staircases under subd.2., risers may not exceed 8 inches in height measured vertically from tread to tread.

REPAIR FRONT PORCH RISER HEIGHT - TOP STEP

Correct By Date: 12/15/2020

3) 275-32.3 Repair defects in wall(s) of garage.

SIDING DEFECTIVE - SOUTH SIDE FOR EXAMPLE

Correct By Date: 12/15/2020

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

DISMISS
12/3/2021
OK

OVERWRITTEN BY #16 + 17

~~4) 275-32.3~~ Porch support structure has failed. Restore the porch to a safe condition. (Call 286-8211 for information regarding the required permit.)

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"

BOTTOM OF NORTH COLUMN -

EXPANDABLE FOAM IS NOT TO CODE. REMOVE MATERIAL AND REPAIR APPROPRIATELY

Correct By Date: 12/15/2020

5) 275-32.4.a Repair or replace defective window sills

.EAST AND SOUTH SIDES

Correct By Date: 12/15/2020

6) 275-32.3 Replace defective siding on exterior walls.

CORNER NEAR SOUTH SIDE DOOR FOR EXAMPLE

Correct By Date: 12/15/2020 *OVERWRITTEN #30*

DISMISS
12/3/2021
OK

~~7) 275-32.3~~ Replace defective garage 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: 12/15/2020

8) 275-32.4 Repair or replace defective garage window(s).

Correct By Date: 12/15/2020

9) 275-32.4.a Restore door to a weathertight condition.

SOUTH SIDE STORM DOOR

FRONT PORCH ENTRY DOORS

Correct By Date: 12/15/2020

10) 275-32.9 Repair or replace defective garage door(s).

SERVICE DOOR

Correct By Date: 12/15/2020

11) 275-62.2 Repair or replace defective electrical fixture(s).

FRONT PORCH - COVER REQUIRED

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

OK 12/3/2020
Correct By Date: 12/15/2020

~~12) 275-32.4.a~~ Replace missing window panes and putty.

FRONT PORCH AND EAST SIDE FOR EXAMPLE

Correct By Date: 12/15/2020

13) 275-32.3 Replace missing boards in roof eave.

METAL PATCHING IS NOT TO CODE - REPAIR APPROPRIATELY AND PAINT

Correct By Date: 12/15/2020

14) 275-32.6 Replace missing downspout and connect to gutter system.

NORTH SIDE OF FRONT PORCH

OK 12/3/2020
Correct By Date: 12/15/2020

~~15) 275-33.5.b~~ Replace missing stair riser.

FRONT PORCH - MULTIPLE RISERS

Correct By Date: 12/15/2020

16) 275-32.3 Replace mortar missing from foundation wall-tuckpoint.

FRONT PORCH COLUMNS

Correct By Date: 12/15/2020

17) 275-32.3.g Restore defective masonry porch support column to a safe and sound condition.(Call 286-8211 for information regarding the required permit.)

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"

FRONT PORCH - BRICKS MISSING AND DEFECTIVE - NORTHWEST COLUMN

Correct By Date: 12/15/2020

18) 275-32.3.h Repair or replace defective handrail on porch steps.

SOUTH HANDRAIL IS DEFECTIVE

BOTH HANDRAILS ARE LOOSE

Correct By Date: 12/15/2020 *DUPLICATED*
19) 275-33.5.b Replace missing stair riser.

FRONT PORCH

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Correct By Date: 12/15/2020

20) 275-32.3.g Repair or remove defective skirting around porches.

FRONT PORCH

OK
12/3/2021
DC
Correct By Date: 12/15/2020

~~21) 275-32.3 Replace defective fascia boards.~~

FRONT PORCH - METAL PATCHING IS NOT TO CODE - REPAIR APPROPRIATELY

Correct By Date: 12/15/2020

~~22) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.~~ DISMISSED

OK
12/3/2021
DC
Correct By Date: 12/15/2020

~~23) 275-32.10 Repair or replace defective service walk.~~

REPAIR SOUTH SIDE TRIP HAZARDS

OK
12/3/2021
DC
Correct By Date: 12/15/2020

~~24) 275-32.4.a Replace all missing or defective window putty.~~

MULTIPLE WINDOWS ON ENTIRE BUILDING

Correct By Date: 12/15/2020

~~25) 275-33.3 Repair or replace defective wall molding trim.~~

FRONT PORCH, HOUSE CORNER PIECES, NORTH SIDE OF GARAGE AT LOWER FASCIA EDGE

Correct By Date: 12/15/2020

~~26) 275-32.3.g Repair or replace defective trim boards on porch.~~

METAL PATCHING IS NOT TO CODE - REPAIR APPROPRIATELY

Correct By Date: 12/15/2020

27) 275-34.3 Provide storm windows for each habitable room.

MULTIPLE STORM WINDOWS ARE MISSING

OK
12/3/2021
DC
Correct By Date: 12/15/2020

~~28) 275-32.4.a Replace broken window pane.~~

WINDOW ABOVE FRONT PORCH, SOUTH SIDE ABOVE CANOPY

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Correct By Date: 12/15/2020

(29) 275-32.4.a Repair or replace defective attic window frame(s).

FRONT OF HOUSE

Correct By Date: 12/15/2020

30) 275-32.3 Replace defective or missing shingles. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

HOUSE AND GARAGE

Correct By Date: 12/15/2020

OVERWRITTEN #32

ASMS
12/3/2021
DL
~~31)~~ 275-32.2 All supporting members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the live and dead loads imposed upon them. Repair or replace defective supporting members.

EAST SECOND FLOOR PORCH

Correct By Date: 12/15/2020

32) 275-32.3.g Porch support structure has failed. Restore the porch to a safe condition. (Call 286-8211 for information regarding the required permit.)

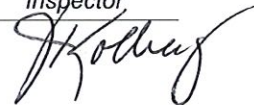
"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"

EAST SECOND FLOOR PORCH

For any additional information, please phone Inspector **John Kolberg** at **414-286-3854** or **JKOLBE@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 -

John Kolberg
Inspector



Recipients:

HOWARD SCRUGGS, 3558 N 19TH ST, MILWAUKEE, WI 53206

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 appellat 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 \$177.80 for the first reinspection, \$355.60 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) 384-3700 o 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 3554 - 3554 N 19TH ST, MILWAUKEE, WI 532062309

ORDER #

Original Inspection Date: 09/15/2020

ORD-20-10188

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
09/21/2020	09/15/2020 - Property surveyed, violations noted at site / complaint(s) were verified and appropriate order(s) were issued accordingly / for more information please contact Inspector Kolberg at 414 286 2268 / more detail available on City website at: www.city.milwaukee.gov	JKOLBE
09/22/2020	Mailed order first class.	BRANER
09/25/2020	I spoke with Mr. Scruggs about the orders (414-975-0721)	JKOLBE
11/18/2021	Called 414-380-1992-Left message indicating the orders were overdue and that I would be sending an inspector out next week if I did not hear from him-if he needed a few days extra to finish the work he should call,. Called 975-0721-voice mail box has not been set up	JKLOUD
11/18/2021	Pre reinspection letter created and sent first class mail	JKLOUD
11/30/2021	Called Denise-lower tenant-she no longer lives at the property. Spoke to Pamela-upper tenant-she will be scheduling an inspection with D Kagel	JKLOUD
12/06/2021	Fail 12/3/2021 - RI - Violations 1, 3, 5, 6, 8-11, 13, 14, 16-18, 20, 27, 29, 30 and 32 remain. Fee applied. This order is being referred for court action.	DKAGEL
12/06/2021	12/6/2021 - Fee letter mailed 1st class.	DKAGEL
12/06/2021	okd for rw	KLYONS
12/07/2021	Ready for prep	JKLOUD
12/08/2021	prepped for service	ALUEDK
12/10/2021	Attempted 12/10/2021 - Court 5/19/2022 Br 3 - Service attempted	DKAGEL
12/13/2021	Mailed/ ARR scheduled for 5/19/22	ALUEDK
12/17/2021	Received voicemail from Howard Scruggs, 975.0721, requesting a call back. I called back but the mailbox was full, so I was unable to leave a message.	KSURDY
01/04/2022	1/4/2022 - Spw Mr. Scruggs - We discussed the orders. He inquired about not getting his rent until the repairs are completed. I informed him that if the tenant is on rent withholding those funds were paid to us until all the orders are corrected. I attempted to clarify some of the remaining violations and stated that I wasn't able to access the lower unit. I offered to scan and email him photos from my last inspection but he stated he would stop at LT to pick them up. I made copies of the orders and photos and left them at the front counter.	DKAGEL
01/18/2022	Received call from complainant - upset work is not being done in a workmanlike manner and that proper notice is not being provided. Advised orders will not be signed off on if not workmanlike. Also advised to contact attorney if proper notice is not being given. kmr	KREED



3554 N 19 th St	D. Kagel	
	ORD-20-10188	



3554 N 19 th St	D. Kagel	
	ORD-20-10188	V#1 – Protect surfaces with paint



3554 N 19 th St	D. Kagel	
	ORD-20-10188	V#1 – Protect surfaces with paint



3554 N 19th St	D. Kagel	
East	ORD-20-10188	V#1 – Protect surfaces with paint V#27 – Provide storm windows



3554 N 19 th St	D. Kagel	
	ORD-20-10188	V#1 – Protect surfaces with paint



3554 N 19th St	D. Kagel	
Garage – South side	ORD-20-10188	V#3 – Wall defects – South garage wall is bowed outward



3554 N 19th St	D. Kagel	
Garage – North side	ORD-20-10188	V#3 – Wall defects – Siding defective



3554 N 19th St	D. Kagel	
East	ORD-20-10188	V#5 – Defective window sill



12/03/2021

3554 N 19th St	D. Kagel	
East	ORD-20-10188	V#5 – Defective window sill



3554 N 19th St	D. Kagel	
South	ORD-20-10188	V#6 – Defective siding



3554 N 19 th St	D. Kagel	
South	ORD-20-10188	V#8 – Defective garage window – improperly boarded
		V#10 – Defective garage service door



12/03/2021

3554 N 19 th St	D. Kagel	
West	ORD-20-10188	V#9 – Restore door to a weathertight condition – Entry door to upper unit



12/03/2021

3554 N 19 th St	D. Kagel	
West - porch	ORD-20-10188	V#11 – Defective electrical fixture



3554 N 19th St	D. Kagel	
West - porch	ORD-20-10188	V#13 – Missing eave boards – Attempted repair is non-workman like.



3554 N 19 th St	D. Kagel	
West - porch	ORD-20-10188	V#16 – Tuckpoint porch columns – Attempted repair is non-workman like
		V#17 – Restore defective masonry porch support column to a safe and sound condition – Defective/missing bricks
		V#18 – Defective handrail on porch steps – No graspable rail and no balusters



3554 N 19 th St	D. Kagel	
West - porch	ORD-20-10188	V#16 – Tuckpoint porch columns – Attempted repair is non-workman like V#17 – Restore defective masonry porch support column to a safe and sound condition – Defective/missing bricks V#20 – Defective porch skirting



3554 N 19 th St	D. Kagel	
West - porch	ORD-20-10188	V#20 – Defective porch skirting



3554 N 19th St	D. Kagel	
	ORD-20-10188	V#27 – Provide storm windows



3554 N 19 th St	D. Kagel	
West - Front	ORD-20-10188	V#29 – Repair defective attic window



12/03/2021

3554 N 19th St	D. Kagel	
House	ORD-20-10188	V#30 – Defective roofing



3554 N 19 th St	D. Kagel	
Garage	ORD-20-10188	V#30 – Defective roofing



12/03/2021

3554 N 19 th St	D. Kagel	
East 2 nd floor porch	ORD-20-10188	V#32 – Porch support structure failure



3554 N 19th St	D. Kagel	
East 2nd floor porch	ORD-20-10188	V#32 – Porch support structure failure



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

Inspection Date
 09/15/2020
 ORD-20-10089

RENT WITHHOLDING
 APPLICATION 12.6.2021
 RENT WITHHOLDING
 ACTIVATED _____

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3554 N 19TH ST

Taxkey #: 271-1615-000

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: 09/25/2020

1) 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.

Correct By Date: 09/25/2020

Dismissed

2) 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.

Correct By Date: 09/25/2020

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

DISMISSED

~~3) 214-27.2~~ Provide, install and maintain approved smoke detector(s) at the head of every stairway on each floor level. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

OK
12/3/2021
OK
Correct By Date: 09/25/2020

~~4) 214-27.2~~ Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

Correct By Date: 09/25/2020

DISMISSED

~~5) 214-23.3~~ 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. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

OK
12/3/2021
OK
Correct By Date: 09/25/2020

~~6) 275-51~~ Provide an approved kitchen sink (permit required for installation; call 286-3361 for permit information).

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"

UPPER UNIT

Correct By Date: 10/15/2020

7) 217-13.4.c Properly install door locking hardware on all common exit doors. Locking devices must be pry or tamper resistant or protected by a tamper-resistant plate. Door hinges on the exterior side of the door shall have nonremovable hinge pins or modifications to prevent removal of the door.

PROVIDE ~~LOCKABLE KNOB~~ AND DEADBOLT ON FRONT AND REAR ENTRY DOORS AND UPPER UNIT REAR ENTRY DOOR AT KITCHEN

PROVIDE KEYS

OK
12/3/2021
OK
Correct By Date: 10/15/2020

~~8) 275-32.4 a~~ Restore exterior door to a weathertight condition.

UPPER UNIT FRONT STORM DOOR

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

OK
12/31/2021

Correct By Date: 10/15/2020

~~9) 275-32.4.a Restore windows to a weathertight condition.~~

THROUGHOUT UPPER UNIT

Correct By Date: 10/15/2020

10) 275-33.5 Replace or remove defective stair covering (carpet-vinyl-tile) to provide a safe, cleanable surface for basement stairway.

FRONT STAIRS - CARPET IS DEFECTIVE

UPPER UNIT

Correct By Date: 10/15/2020

11) 275-33.3.a Replace defective floor covering to provide a surface easily cleanable and impervious to water.

BATHROOM - REPAIR OR REPLACE LINOLEUM

UPPER UNIT

Correct By Date: 10/15/2020

~~12) 275-53.2 Defective plumbing system. Restore to operating condition.~~

TUB DRAIN

UPPER UNIT

OK
12/31/2021

Correct By Date: 10/15/2020

~~13) 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.~~

"Permits must be issued, inspections conducted, alteration approved and then closed out"

ENSURE HOT AND COLD WATER SUPPLY AND PRESSURE

UPPER UNIT

Correct By Date: 10/15/2020

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

14) 275-33.3 Restore tub enclosure to watertight condition.

RE-CAULK

UPPER UNIT

Correct By Date: 10/15/2020

15) 275-53 Repair or replace defective shower enclosure.

REMOVE AND REPLACE OLD CAULK - ON WALLS, FLOOR AND TUB

UPPER UNIT

Correct By Date: 10/15/2020

OK 12/3/20
16) 275-54.3 LACK OF WATER PRESSURE. Restore water supply to a sufficient volume and pressure.

BATHROOM SINK

UPPER UNIT

Correct By Date: 10/15/2020 *DISMISSED*

~~17) 275-54 Repair or replace defective water supply system. Water supply systems shall be installed and maintained to provide at all times a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at a pressure adequate to enable them to function satisfactorily. Restore an adequate supply of water to the premises.~~

TUB AND LAVATORY SINK DO NOT DRAIN PROPERLY

UPPER UNIT

Correct By Date: 10/15/2020

18) 275-53 Mount lavatory basin securely to wall or floor.

UPPER UNIT

Correct By Date: 10/15/2020

OK 12/3/20
19) 275-53 Properly mount toilet to the floor (permit is required for installation; call 286-3361 if you need permit information).

"Permits must be issued, inspections conducted, alteration approved and then closed out"

UPPER UNIT

Correct By Date: 10/15/2020

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

OK
12/3/2021
DJV

~~20) 275-33.3.a~~ Replace or remove defective linoleum floor covering to restore a cleanable surface.

KITCHEN FLOOR NEAR BATHROOM FOR EXAMPLE

UPPER UNIT

OK
12/3/2021
DJV

Correct By Date: 10/15/2020

DISMISS

~~21) 275-32.3.c-2~~ Paint previously painted surfaces in a workmanlike manner.

NEVER PAINTED

~~LIVING ROOM AND DINING ROOM FLOORS, PAINTED FLOORS~~

BATHROOM WINDOW AND WALL

UPPER UNIT

OK
12/3/2021
DJV

Correct By Date: 10/15/2020

~~22) 275-62.2~~ Repair or replace defective electrical fixture(s).

FIXTURE COVERS ARE REQUIRED

UPPER UNIT

Correct By Date: 10/15/2020

23) 275-82.1 The owner or operator of any structure shall be responsible for extermination within the structure prior to renting, leasing or selling of the structure. Exterminate insects, rodents or other pests and vermin on the premises.

EXTERMINATE MICE, FRUIT FLIES

PROVIDE THE INSPECTOR WITH THE EXTERMINATOR'S INVOICE OR RECEIPT, APPLICATION SCHEDULE, AND FOLLOW UP SCHEDULE.

UPPER UNIT

Correct By Date: 10/15/2020

24) 275-33.6 Repair or replace defective room door.

OK 12/3/2021

DEFECTIVE PANTRY DOOR, ~~DEFECTIVE STORAGE ROOM DOOR~~

KITCHEN DOOR HINGES OK 12/3/2021

UPPER UNIT

Correct By Date: 10/15/2020

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

OK
12/3/2021

~~25) 214-3 IFC-1028.3 Remove any obstruction from stairways immediately.~~

REMOVE LANDING AND STAIR OBSTRUCTIONS

Correct By Date: 10/15/2020

~~26) 275-33.6 Repair or replace defective door frame.~~

UPPER TRIM BOARD IS LOOSE - REAR ENTRY KITCHEN DOOR

UPPER UNIT

Correct By Date: 10/15/2020

OK
12/3/2021
OK

~~27) 275-33.3 a Repair the hole in the wall beneath the sink and maintain in a reasonably good state of repair.~~

UPPER UNIT

Correct By Date: 10/15/2020

~~28) 200-20.1.a-3 Repair or replace the defective kitchen counter or cabinet.~~

DEFECTIVE SINK COUNTER TOP

UPPER UNIT

Correct By Date: 10/15/2020

~~29) 200-20.1.a-3 Repair or replace defective kitchen cabinets.~~

KITCHEN CABINET REPAIR IS NOT WORKMANLIKE - DRAWER FRONT

SINK CABINET FLOOR IS DEFECTIVE - PRIME AND FINISH COAT TO MAKE IMPERVIOUS TO WATER

Correct By Date: 10/15/2020

30) 200-20.1.a-1 Supplied Facilities. Every supplied facility, piece of equipment or utility which is supplied under this chapter shall be so constructed or installed that it will function properly, and be maintained in reasonably good working condition. Restore service/equipment to proper working condition.

DEFECTIVE WINDOW BLINDS THROUGHOUT UPPER UNIT

~~KITCHEN SINK~~

Correct By Date: 10/15/2020 *DISMISSED OVERWRITTEN ON ORD-20-10188*

~~31) 275-34.3 Provide storm windows for each habitable room.~~

UPPER UNIT

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Correct By Date: 10/15/2020

32) 275-32.4.b Repair window so that it can easily be opened and closed.

ALL WINDOWS THROUGHOUT UNIT

UPPER UNIT

Correct By Date: 10/15/2020

33) 275-33.3.a Repair or replace water damaged ceiling and paint to restore a cleanable surface.

ABOVE DOUBLE WINDOW

UPPER UNIT

Correct By Date: 10/15/2020

34) 275-33.6 Repair or replace defective door hardware

ROOM DOOR KNOBS - MULTIPLE

FRONT AND REAR ENTRY DOORS - MUST HAVE ~~LOCKABLE KNOBS~~ AND DEADBOLTS -
PROVIDE ALL KEYS

UPPER UNIT

Correct By Date: 10/15/2020

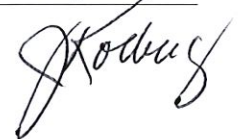
35) 275-33.5.b Repair or replace defective stair handrail.

HALL TO UPSTAIRS

For any additional information, please phone Inspector **John Kolberg** at 414-286-3854 or
JKOLBE@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 -

John Kolberg
Inspector,



Recipients:

HOWARD SCRUGGS, 3558 N 19TH ST, MILWAUKEE, WI 53206

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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 414 286-2543.

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 \$177.80 for the first reinspection, \$355.60 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) 384-3700 o 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 3554 - 3554 N 19TH ST, MILWAUKEE, WI 532062309

ORDER #

Original Inspection Date: 09/15/2020

ORD-20-10089

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
09/18/2020	09/15/2020 - Property surveyed, violations noted at site / complaint(s) were verified and appropriate order(s) were issued accordingly / for more information please contact Inspector Kolberg at 414 286 2268 / more detail available on City website at: www.city.milwaukee.gov	JKOLBE
09/18/2020	Mailed order first class.	BRANER
09/22/2020	09/21/2020 - I left a message for owner Mr. Scruggs (414-380-1992).	JKOLBE
09/22/2020	Pre re-inspection letter issued	JKOLBE
09/23/2020	Mailed Pre-reinspection Fee Letter(s) 1st Class.	FTHOMA
09/25/2020	I spoke with Mr. Scruggs about the orders (414-975-0721)	JKOLBE
09/21/2021	received rw app for Shirlene via inter office mail. gave app to John K. ri still needs to be done	KLYONS
10/14/2021	Meeting to Clarify 09/27/2021 - clarification of rent withholding protocol and final R.I. date	JKOLBE
11/18/2021	Called 414-380-1992-Left message indicating the orders were overdue and that I would be sending an inspector out next week if I did not hear from him-if he needed a few days extra to finish the work he should call,. Called 975-0721-voice mail box has not been set up.	JKLOUD
11/18/2021	Pre reinspection letter created and sent first class mail	JKLOUD
11/30/2021	Called Denise-lower tenant-she no longer lives at the property. Spoke to Pamela-upper tenant-she will be scheduling an inspection with D Kagel	JKLOUD
12/06/2021	Fail 12/3/2021 - RI - Violations 1,7,10,11,14,15,18,23,24,30 and 32-35 remain. Fee applied to ORD-20-10188. This order is being referred for court action.	DKAGEL
12/06/2021	okd for rw	KLYONS
12/07/2021	Ready for prep	JKLOUD
12/08/2021	prepped for service	ALUEDK
12/10/2021	Attempted 12/10/2021 - Court 5/19/2022 Br 3 - Service attempted	DKAGEL
12/13/2021	Mailed/ ARR scheduled for 5/19/22	ALUEDK
12/17/2021	Received voicemail from Howard Scruggs, 975.0721, requesting a call back. I called back but the mailbox was full, so I was unable to leave a message.	KSURDY
01/04/2022	1/4/2022 - Spw Mr. Scruggs - We discussed the orders. He inquired about not getting his rent until the repairs are completed. I informed him that if the tenant is on rent withholding those funds were paid to us until all the orders are corrected. I attempted to clarify some of the remaining violations and stated that I wasn't able to access the lower unit. I offered to scan and email him photos from my last inspection but he stated he would stop at LT to pick them up. I made copies of the orders and photos and left them at the front counter.	DKAGEL
01/18/2022	Received call from complainant - upset work is not being done in a workmanlike manner and that proper notice is not being provided. Advised orders will not be signed off on if not workmanlike. Also advised to contact attorney if proper notice is not being given. kmr	KREED



12/03/2021

3554 N 19th St	D. Kagel	
Upper Unit	ORD-20-10089	V#1 – Provide carbon monoxide alarm – Unit has gas stove
		V#23 – No invoices provided for extermination



12/03/2021

3554 N 19th St	D. Kagel	
Lower rear entry door	ORD-20-10089	V#7 – Properly install door locking hardware – Deadbolt not installed properly V#34 – Unable to verify if keys provided to lower occupant



3554 N 19 th St	D. Kagel	
Upper Unit – Rear 2 nd floor porch door – Could not open/turn deadbolt	ORD-20-10089	V#7 – Properly install door locking hardware – Deadbolt not installed properly



3554 N 19th St	D. Kagel	
Upper Unit	ORD-20-10089	V#32 – Repair windows so that they can be opened and closed easily



3554 N 19th St	D. Kagel	
Upper Unit	ORD-20-10089	V#32 – Repair windows so that they can be opened and closed easily



3554 N 19th St	D. Kagel	
Front stairs to upper unit	ORD-20-10089	V#10 – Defective stair covering.



3554 N 19 th St	D. Kagel	
Upper Unit - Bathroom	ORD-20-10089	V#11 – Defective floor covering – Floor not installed in a workman like manner



3554 N 19th St	D. Kagel	
Upper Unit - Bathroom	ORD-20-10089	V#11 – Defective floor covering – Floor not installed in a workman like manner



3554 N 19th St	D. Kagel	
Upper Unit - Bathroom	ORD-20-10089	V#11 – Defective floor covering – Floor not installed in a workman like manner



12/03/2021

3554 N 19 th St	D. Kagel	
Upper Unit - Bathroom	ORD-20-10089	<p>V#14 and 15 – Restore tub enclosure to a watertight condition – Tub surround installed over window – not a workman like install – Cannot eliminate widow without permit and bath fan – Cavity between tub surround and window.</p>



12/03/2021

3554 N 19 th St	D. Kagel	
Upper Unit - Bathroom	ORD-20-10089	V#14 and 15 – Restore tub enclosure to a watertight condition – Tub surround installed over window – not a workman like install – Cannot eliminate widow without permit and bath fan – Cavity between tub surround and window.



3554 N 19th St	D. Kagel	
Upper Unit - Bathroom	ORD-20-10089	V#18 – Mount lavatory basin securely to wall – not a workman like install.



12/03/2021

3554 N 19th St	D. Kagel	
Upper Unit - Pantry	ORD-20-10089	V#24 – Defective room door – doesn't meet top of frame/door stop



3554 N 19 th St	D. Kagel	
Upper Unit – Front room/porch	ORD-20-10089	V#33 – Repair water damaged ceiling.



3554 N 19 th St	D. Kagel	
Rear stairs to upper unit	ORD-20-10089	V#35 – Defective handrail – missing section



12/03/2021

3554 N 19 th St	D. Kagel	
Upper unit	ORD-20-10089	V#30 – Defective window blinds



12/03/2021

3554 N 19 th St	D. Kagel	
Upper unit	ORD-20-10089	V#30 – Defective window blinds



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

Inspection Date
09/09/2021
ORD-21-12302

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

RENT WITHHOLDING APPLICATION 12-6-2021
RENT WITHHOLDING ACTIVATED

Re: 3554 N 19TH ST

Taxkey #: 271-1615-000

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: 10/15/2021

- 1) 275-62.2 Repair or replace defective electrical fixture(s).

FIXTURES REQUIRE COVERS - LOWER UNIT

Correct By Date: 10/15/2021

- 2) 275-33.3.a Replace or remove defective linoleum floor covering to restore a cleanable surface.

PROPERLY SECURE LINOLEUM TO THE FLOOR AT THE BASEBOARD OR QUARTER ROUND. WORK TO BE DONE IN A "WORKMANLIKE MANNER". REMOVE OVERLAPPING LINOLEUM.

KITCHEN - LOWER UNIT

Correct By Date: 10/15/2021

- 3) 217-13.4.c Properly install door locking hardware on all common exit doors. Locking devices must be pry or tamper resistant or protected by a tamper-resistant plate. Door hinges on the exterior side of the door shall have nonremovable hinge pins or modifications to prevent removal of the door.

REAR HALL ENTRY DOOR - LOWER UNIT

INSTALL DEADBOLT AND APPROPRIATE DOOR FRAME HARDWARE

Correct By Date: 10/15/2021

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

4) 275-82.1 The owner or operator of any structure shall be responsible for extermination within the structure prior to renting, leasing or selling of the structure. Exterminate insects, rodents or other pests and vermin on the premises.

PROVIDE THE INSPECTOR WITH THE EXTERMINATOR'S APPLICATION SCHEDULE, FOLLOW-UP SCHEDULE AND COPY OF THE INVOICE /RECEIPT

LOWER UNIT

Correct By Date: 10/15/2021

5) 275-82.2 Exterminate mice.

PROVIDE THE INSPECTOR WITH THE EXTERMINATOR'S APPLICATION SCHEDULE, FOLLOW-UP SCHEDULE AND COPY OF THE INVOICE /RECEIPT

LOWER UNIT

Correct By Date: 10/15/2021

6) 275-62.3 A recent inspection indicated electrical wiring improperly installed or defective that is potentially hazardous. Restore to a safe condition. Permit required.

"Permits must be issued, inspections conducted, alteration approved and then closed out"

SECURE BARE WIRES PROTRUCING FROM WALL ADJACENT TO DOOR AND WINDOW AT UPPER WALL

LOWER UNIT

Correct By Date: 10/15/2021

7) 275-62.2 Replace defective electrical outlet.

MASTER BEDROOM - LOWER UNIT

Correct By Date: 10/15/2021

8) 275-53 Mount lavatory basin securely to wall or floor.

SECURE CABINET AND PROPERLY CAULK SPLASHPLATE - LOWER UNIT

Correct By Date: 10/15/2021

9) 275-32.4.a Repair or replace defective window latch.

INCLUDING BUT NOT LIMITED TO THE LIVING ROOM, DINING ROOM AND BEDROOMS

LOWER UNIT

Correct By Date: 10/15/2021

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

10) 275-32.4.b Repair window so that it can easily be opened and closed.

INCLUDING BUT NOT LIMITED TO THE LIVING ROOM, DINING ROOM AND BEDROOMS

LOWER UNIT

Correct By Date: 10/15/2021

~~11) 275-32.4.a Restore exterior door to a weathertight condition.~~

FRONT STORM DOOR - GLASS PANELS MISSING

IF LIGHT CAN BE SEEN AROUND THE ENTRY DOORS, THEY ARE NOT WEATHERTIGHT

LOWER UNIT

Correct By Date: 10/15/2021

~~12) 275-81.1 Restore the basement to a clean and sanitary condition.~~

MAINTAIN DRY CONDITIONS

REMOVE CLUTTER AND DEBRIS

Correct By Date: 10/15/2021

~~13) 275-62.2 Replace missing cover on electric junction box.~~

BASEMENT ADJACENT TO HEAT PIPE AT CEILING

Correct By Date: 10/15/2021

~~14) 275-32.4.a Replace broken window panes.~~

REMOVE BOARDS AND REPAIR BASEMENT WINDOWS

Correct By Date: 10/15/2021

~~15) 275-61.4 Install proper overflow pipe on water heater.~~

BASEMENT

Correct By Date: 10/15/2021

16) 275-33.3.a Repair defective wall plaster (repair to be made in a workmanlike manner and paint to restore a cleanable surface).

INCLUDING BUT NOT LIMITED TO THE BASEMENT STAIRWAY WALLS

Correct By Date: 10/15/2021

17) 275-33.5 Replace defective stair riser.

BASEMENT

Correct By Date: 10/15/2021

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

02
12/3/2021

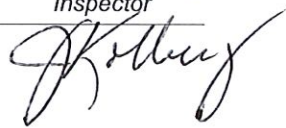
8) 275-33.5.b Replace missing stair riser.

BASEMENT

For any additional information, please phone Inspector **John Kolberg** at 414-286-3854 or **JKOLBE@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 -

John Kolberg
Inspector



Recipients:

HOWARD SCRUGGS, 3558 N 19TH ST, MILWAUKEE, WI 53206
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.

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.

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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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

the final reinspection when compliance is recorded. **The fee is \$177.80 for the first reinspection, \$355.60 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) 384-3700 o 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 3554 - 3554 N 19TH ST, MILWAUKEE, WI 532062309

ORDER #

Original Inspection Date: 09/09/2021

ORD-21-12302

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
09/13/2021	09/09/2021 - Property surveyed, violations noted at site / complaint(s) were verified and appropriate order(s) were issued accordingly / for more information please contact Inspector Kolberg at 414 286 2268 / more detail available on City website at: www.city.milwaukee.gov	JKOLBE
09/13/2021	Mailed order first class.	BRANER
09/20/2021	I left a vm for mr. Scruggs at 414-380-1992	JKOLBE
09/21/2021	Mailed pre-reinspection fee letter first class.	BRANER
10/14/2021	Meeting to Clarify Review and check off items - clarification on R.I. Dates	JKOLBE
10/14/2021	Previous notation was for date 09/27/2021	JKOLBE
11/18/2021	Called 414-380-1992-Left message indicating the orders were overdue and that I would be sending an inspector out next week if I did not hear from him-if he needed a few days extra to finish the work he should call,. Called 975-0721-voice mail box has not been set up	JKLOUD
11/18/2021	Pre reinspection letter created and sent first class mail	JKLOUD
11/30/2021	Called Denise-lower tenant-she no longer lives at the property. Spoke to Pamela-upper tenant-she will be scheduling an inspection with D Kagel	JKLOUD
12/06/2021	Fail 12/3/2021 - RI - Violations 1-10, 16 and 17 remain. No access gained to lower unit. This order is being referred for court action. Fee on ORD-20-10188	DKAGEL
12/06/2021	okd for rw	KLYONS
12/07/2021	Ready for prep	JKLOUD
12/08/2021	prepped for service	ALUEDK
12/10/2021	Attempted 12/10/2021 - Court 5/19/2022 Br 3 - Service attempted	DKAGEL
12/13/2021	Mailed/ ARR scheduled for 5/19/22	ALUEDK
12/17/2021	Received voicemail from Howard Scruggs, 975.0721, requesting a call back. I called back but the mailbox was full, so I was unable to leave a message.	KSURDY
12/21/2021	Kim Madison called-she was speaking with Mr Scruggs downtown (he was in person). Asked for clarification on court date. He mentioned to her that he wanted to make sure the judge hears his side. I had her tell him that he has a court date of 5/19/22. I had her tell him that Kurt did try to call but his voicemail was full. He told her he wanted to file a grievance regarding the court case- I told her to tell him there is no form for that but he can speak with the Judge on his court date. He told her that he did a form 3 years ago and he will go get it and show it to her.	JKLOUD
01/04/2022	1/4/2022 - Spw Mr. Scruggs - We discussed the orders. He inquired about not getting his rent until the repairs are completed. I informed him that if the tenant is on rent withholding those funds were paid to us until all the orders are corrected. I attempted to clarify some of the remaining violations and stated that I wasn't able to access the lower unit. I offered to scan and email him photos from my last inspection but he stated he would stop at LT to pick them up. I made copies of the orders and photos and left them at the front counter.	DKAGEL
01/12/2022	Mr. Scruggs called about the rw and ra. Wanted to know how he could get the tenant to pay the entire rent amount to the city of Milwaukee I explained both programs and who oversee each. He then wanted to know why Jo-el is not meeting him at the property to discuss what is not to his satisfaction. I told him he would need to speak with Jo-el for that answer	KLYONS
01/18/2022	Received call from complainant - upset work is not being done in a workmanlike manner and that proper notice is not being provided. Advised orders will not be signed off on if not workmanlike. Also advised to contact attorney if proper notice is not being given. kmr	KREED



12/03/2021

3554 N 19 th St	D. Kagel	
	ORD-21-12302	No access gained to lower unit. Violations 1-10



12/03/2021

3554 N 19th St	D. Kagel	
Basement stairs	ORD-21-12302	V#16 – Defective wall plaster



12/03/2021

3554 N 19 th St	D. Kagel	
Basement stairs	ORD-21-12302	V#17 – Defective stair riser



Department of Neighborhood Services

Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date

09/15/2020

RENT WITHHOLDING APPLICATION 12.6.2021 ORD-20-10124

RENT WITHHOLDING ACTIVATED

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3554 N 19TH ST

Taxkey #: 271-1615-000

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: 09/24/2020 *DISMISSED JK*

T) ~~214-23.3~~ 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. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

LOWER UNIT

Correct By Date: 09/24/2020

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

2) 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.

LOWER UNIT

Correct By Date: 09/24/2020 *DISMISSED JR*

~~3.) 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.

LOWER UNIT

Correct By Date: 09/24/2020 *DISMISSED*

~~4.) 214-27.2~~ Provide, install and maintain approved smoke detector(s) at the head of every stairway on each floor level. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

LOWER UNIT

Correct By Date: 09/24/2020

5) 214-27.2 Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

LOWER UNIT

Correct By Date: 10/22/2020

6) 275-33.6 Replace missing door knob.

LOWER UNIT - CLOSET DOOR

OFFICIAL NOTICE OF VIOLATION
The City of Milwaukee - Department of Neighborhood Services

Correct By Date: 10/22/2020

7) 275-33.6 Replace defective room door.

LOWER UNIT - KITCHEN DOOR DOES NOT CLOSE PROPERLY

Correct By Date: 10/22/2020

8) 217-13.4.d Properly install deadbolts on all dwelling unit exit doors.

LOWER UNIT

Correct By Date: 10/22/2020

9) 275-32.4.a Restore door to a weathertight condition.

LOWER UNIT - FRONT AND REAR ENTRY DOORS INCLUDING STORM DOORS

Correct By Date: 10/22/2020

10) 275-53.2 Repair or replace defective laundry tubs (if replacing, a permit is required; call 286-3361 if you need permit information).

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"

Correct By Date: 10/22/2020

11) 275-53.2 Repair or replace defective drain on laundry tubs (if replacing, a permit is required; call 286-3361 if you need permit information).

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"

Correct By Date: 10/22/2020

DISMISS 12/3/2021
~~12) 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.

BASEMENT - REMOVE ALL UNUSED EQUIPMENT, DEBRIS, CLUTTER, FURNITURE AND RESTORE BASEMENT TO A SANITARY CONDITION. MAINTAIN DRY CONDITIONS

OK 12/3/2021 DK
Correct By Date: 10/22/2020

~~13) 275-81~~ Restore dwelling unit to clean and sanitary condition.

LANDINGS AND BASEMENT STAIRS

Correct By Date: 10/22/2020

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

~~DISMISSED~~ ~~OVERWRITTEN ON ORD-21-12302~~

~~14) 275-33.5.b Replace missing stair riser.~~

BASEMENT

Correct By Date: 10/22/2020

15) 275-32.4.a Replace broken window panes.

LOWER UNIT AND HALLWAY

Correct By Date: 10/22/2020

~~16) 275-33.5.b Replace missing stair handrail.~~

TO BASEMENT

Correct By Date: 10/22/2020

~~17) 275-33.6 Repair or replace defective stairway door(s) or door assembly.~~

REMOVE POST USED AS A LOCKING DEVICE - LOWER LANDING

Correct By Date: 10/22/2020

18) 217-13.4.c Properly install door locking hardware on all common exit doors. Locking devices must be pry or tamper resistant or protected by a tamper-resistant plate. Door hinges on the exterior side of the door shall have nonremovable hinge pins or modifications to prevent removal of the door.

LOWER UNIT

ENTRY DOORS INCLUDING HALLWAY DOOR REQUIRE LOCKING KNOBS AND DEADBOLTS - PROVIDE KEYS

Correct By Date: 10/22/2020

19) 275-33.6 Replace defective door hardware.

LOWER UNIT - REAR ENTRY DOOR, ROOM DOORS, MISSING KNOBS

Correct By Date: 10/22/2020

~~20) 214-3 IFC-1028.3 Remove any obstruction from stairways immediately.~~

Correct By Date: 10/22/2020

OFFICIAL NOTICE OF VIOLATION

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21) 275-82.1 The owner or operator of any structure shall be responsible for extermination within the structure prior to renting, leasing or selling of the structure. Exterminate insects, rodents or other pests and vermin on the premises.

LOWER UNIT - MICE INFESTATION

PROVIDE THE INSPECTOR WITH THE EXTERMINATOR'S APPLICATION SCHEDULE,
FOLLOWUP
SCHEDULE AND COPY OF THE INVOICE

Correct By Date: 10/22/2020

22) 200-20.1.a-3 Repair or replace the defective kitchen counter or cabinet.

LOWER UNIT - DRAWER FRONT MISSING

Correct By Date: 10/22/2020

23) 275-33.3.a Replace or remove defective linoleum floor covering to restore a cleanable surface.

LOWER UNIT - BATHROOM, ~~KITCHEN~~

Correct By Date: 10/22/2020

24) 275-53 Mount lavatory basin securely to wall or floor.

LOWER UNIT

Correct By Date: 10/22/2020

25) 275-53 Repair or replace defective bathtub (if replaced, permit required; call 286-3361 for permit information).

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out."

LOWER UNIT - TUB SURFACE IS DETERIORATED - FINISH WITH APPROPRIATE MATERIALS

Correct By Date: 10/22/2020

26) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.

LOWER UNIT - PREVIOUSLY PAINTED FLOORS

BATHROOM WOODWORK / WINDOW

Correct By Date: 10/22/2020

27) 275-33.3 Restore tub enclosure to watertight condition.

LOWER UNIT - REMOVE OLD CAULK AND RE-CAULK - FLOOR WALLS AND TUB SURROUND

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Correct By Date: 10/22/2020

28) 275-53 Properly mount toilet to the floor (permit is required for installation; call 286-3361 if you need permit information).

“Permits must be issued, inspections conducted, alteration approved and then closed out”

LOWER UNIT

Correct By Date: 10/22/2020

29) 275-33.3.a Repair plaster and paint water damaged walls (repair to be made in a workmanlike manner).

LOWER UNIT - BATHROOM AND KITCHEN

MULTIPLE AREAS

Correct By Date: 10/22/2020

30) 275-33.3.a Repair defective ceiling plaster and paint.

LOWER UNIT BATHROOM AND KITCHEN

MULTIPLE AREAS

Correct By Date: 10/22/2020

31) 275-62.2 Replace missing electric switch cover plate.

LOWER UNIT - KITCHEN

Correct By Date: 10/22/2020

32) 275-33.3.a Replace missing floor tiles to restore a safe and cleanable surface.

LOWER UNIT - BATHROOM

Correct By Date: 10/22/2020

33) 275-33.3.a Replace defective floor tiles to restore a safe and cleanable surface.

LOWER UNIT - BATHROOM

Correct By Date: 10/22/2020

34) 275-62.2 Repair or replace defective electrical fixture(s).

LOWER UNIT - FIXTURE COVERS REQUIRED

DISMISS OVERWRITTEN ON ORD-21-12302 #1

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone Inspector **John Kolberg** at **414-286-3854** or **JKOLBE@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 -

John Kolberg
Inspector



Recipients:

HOWARD SCRUGGS, 3558 N 19TH ST, MILWAUKEE, WI 53206

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.

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 \$177.80 for the first reinspection, \$355.60 for the second and all subsequent reinspections. These fees include a 1.6% training and technology**

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3554

12/03/2021

3554 N 19 th St	D. Kagel	
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