



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

July 6, 2015

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

Re: File No.: 150360  
Address: 1034-1038 W. Hadley Street

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 a covered opening fee of \$40.56 and vacant building fees of \$1,267.50 for a total of **\$1,308.06**.

The building was placarded as unfit for human habitation on May 19, 2010. 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.

The applicant has also indicated an ownership interest in the following property with outstanding charges. The amount due is as follows:

3232 W. Cameron Av.      \$4,602.52

Sincerely,

Emily P. McKeown  
Foreclosure Program Coordinator

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Code Enforcement - Commercial
841 N. Broadway
Milwaukee, Wisconsin 53202



DEPARTMENT COPY

Serial #: 008073591
Inspection Date: May 19, 2010
District #: 200
CT: 84

mixd-per

Recipients:
CATHRIN J. MCBRIDE - OWNER, 5164 N. SHERMAN BLVD, MILWAUKEE, WI. 53209

Re: 1034-1038 W HADLEY ST
AKA:2804 N. 11th Street

Taxkey #: 312-3128-000

Emergency order. The Commissioner of The Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.

Inspection of the above premises revealed conditions that violate the Milwaukee Code of Ordinances which cause this premises to be considered a hazard to the safety and welfare of the occupants or the public and is hereby placarded as unfit for human habitation, occupancy and use as is regulated by Section 200-11(5) and 218.01 (S.S.66.0413).

You are hereby ordered to vacate the premises within 1 days of service of this order and to keep the premises vacated until such time as the following conditions have been corrected and approved in writing by this Department.

Note: Pursuant to 200-42-2-d, any building, structure or premise placarded and found unfit for human habitation or use under any order issued in accordance with this code shall not be occupied unless and until a certificate of occupancy has been obtained.

- 1. Conditions requiring building to be placarded:

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 May 19, 2010 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.

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 building as required by these sections, the above premises was placarded as unfit for human habitation, occupancy or use on May 21, 2010 as regulated by Section 218.01 (SS 66.0413).

**You are hereby ordered to vacate the above premises no later than May 21, 2010**

The placarding of the premises will remain in effect until all of the violations upon which the 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 written permission from the Commissioner to permit reuse of the premises for human habitation, occupancy or use.

We are also obligated to inform you that failure to comply with the terms of this order, as indicated above, may result in either the suspension, revocation, or nonrenewal of your license to operate this business.

2. Placard unit - unfit for habitation.  
UP FOR BOZA 5/20/10 AND LOITERING STILL EXISTS / ILLEGAL GAMING FACILITY W/COMMONS (CONNECTING DOORWAY). PLACARDING OF BUILDING AS A WHOLE, INCLUDING ALL RESIDENTIAL UNITS THROUGHOUT, WHICH HAVE A COMMON CONNECTION TO ILLEGAL OCCUPANCIE(S).
3. Placard unit - unfit for habitation.  
UP FOR BOZA 5/20/10 AND LOITERING STILL EXISTS / ILLEGAL GAMING FACILITY W/COMMONS (CONNECTING DOORWAY).
4. 200-42-5  
The certificate of occupancy shall be posted in a conspicuous place in the building, structure or on the premises. Please have your certificate of occupancy conspicuously posted in the building or structure or have it readily available for the inspector to view.  
1034 - FROM RESIDENTIAL TO COMMERCIAL UNIT.
5. 200-24  
PERMITS REQUIRED. Obtain proper permits for all RESIDENTIAL TO COMMERCIAL alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.  
1034 - FROM RESIDENTIAL TO COMMERCIAL UNIT.

For any additional information, please phone Inspector Matthew Dama at [414]-286-8815 between the hours of 7:00am-9:00am or 2:00pm-3:00pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

Matthew Dama  
Inspector

**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.

**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, xovtooog yog (414) 344-6575.

**Copies:**

TENANTS/OCCUPANTS, 2804 N. 11TH STREET, MILWAUKEE, WI. 53206  
TENANTS/OCCUPANTS, 1038 W. HADLEY STREET, MILWAUKEE, WI. 53206  
TENANTS/OCCUPANTS, 1034 W. HADLEY STREET, MILWAUKEE, WI. 53206