



**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.

CITY OF MILWAUKEE  
 CITY CLERK'S OFFICE  
 2022 OCT -4 PM 2:11

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

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

DATE: 9-30-22

RE: 1325 N 28<sup>TH</sup> ST  
 (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 Department of Neighborhood Services.  
 (Name of City Department)

Amount of the charges \$ 355.60

Charge relative to: non compliance

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:

the city in inspect came out to inspect the 200  
a mp repair at the same time looked at the additional wiring  
put in the attic and passed it but in was not put on  
the permit we have been being charged for months for  
this I am willing to pay my electrician to come  
in to testify about this so that we can get  
justification for this wrong doing by the Department  
of neighborhood services that has been talk this

[Signature]  
 Signature

Gary Kruckenberg  
 Name (please print)

2848 W Wisconsin Ave #102  
Milwaukee WI 53208 .. 414-916-0060  
 Mailing address and zip code .. Daytime phone number

GmKTmc4279@gmail.com  
 E-Mail Address(es)

## Receipt of A.R.B.A. Appeal Fee

Date:	10/5/22
Received Of:	Gary Kruckenberg
Property at:	131 E. Chambers St. and 1325 N. 28 <sup>th</sup> St.
Received By:	LME
Check # (If Applicable):	1339
Amount:	\$50.00



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

Inspection Date  
 03/24/2022  
 ORD-22-03298

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 1325 N 28TH ST

Taxkey #: 365-1310-000

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: 05/02/2022

OK  
5-4-22  
B

1) 214-3 IFC 906.1 Portable fire extinguishers shall be provided in all residential occupancies having more than 2 dwelling units. A minimum of one type 2A extinguisher is required on every floor level including the basement. The maximum travel distance to an extinguisher is 75 feet. Extinguishers are required to be mounted to the wall in a conspicuous location with a maximum height of 5 feet to the top of the extinguisher. Provide the minimum number of approved fire extinguishers. FT. SO. OK, SW FIRST OK, N.E. ST. 2ND OK.

2 EXTINGUISHERS ARE REQUIRED FOR EACH FLOOR DUE TO TRAVEL DISTANCE. IN ADDITION TO THE ONE CURRENTLY IN THE BASEMENT.

Correct By Date: 05/02/2022

OK  
5-4-22  
B

2) 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).

BASEMENT

Correct By Date: 05/02/2022

OK  
5-4-22  
B

3) 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.

Correct By Date: 05/02/2022

OK  
5-4-22  
B

4) 214-3 IFC 703.2 Repair or replace defective self closing device for fire door.

BASEMENT

Correct By Date: 05/02/2022

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

How Sept. in Build.

5) 214-3 IFC 703.2 Fire doors must be closed at all times. Remove obstruction immediately.

BASEMENT

Correct By Date: 05/02/2022

6) 214-3 IFC 703.1 Restore integrity to fire rated construction. Seal all openings with approved methods.  
BASEMENT CEILING WHERE PLASTIC BAG IS STUFFED ON WEST END.

Correct By Date: 05/02/2022

7) 275-62.2 Repair or replace defective electrical fixture.  
CIRCUIT PANEL ON WEST BASEMENT WALL (SOUTH) HAS OPEN SLOT. REPLACE WITH APPROVED BLANK.

Correct By Date: 05/02/2022

8) 275-62.2 Replace missing cover on electric junction box.  
MULTIPLE IN BASEMENT

Correct By Date: 05/02/2022

9) 275-61.4 Cap unused gas line.  
BASEMENT SOUTH WALL

Correct By Date: 05/02/2022

10) 214-27 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.

Correct By Date: 05/02/2022

11) 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.

“Permits must be issued, inspections conducted, alteration approved and then closed out”  
ELECTRICAL WIRING THROUGHOUT ATTIC AREA HAS BEEN ADDED WITHOUT PERMIT.  
OBTAIN PERMIT AS ABOVE.

Correct By Date: 05/02/2022

12) 200-24 Permit required. Obtain proper permits for all alterations. “Permits must be issued, inspections conducted, alteration approved and then closed out”

ATTIC FURNACE HAS BEEN ADDED OR CHANGE WITHOUT PERMIT. OBTAIN AS ABOVE.

For any additional information, please phone Inspector Robert Lannin at 414-286-5150 or

RLANNI@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](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -

Robert Lannin  
Inspector

**Recipients:**

G & S INVESTMENTS LLC, GARY KRUCKENBERG (RA) 2848 W WISCONSIN AVE #102, MILWAUKEE, WI 53208  
G & S INVESTMENTS LLC, 2848 W WISCONSIN AVE #102, MILWAUKEE, WI 53208

**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

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### OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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Serial #: ORD-22-03298  
Inspection Date: 03/24/2022

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.

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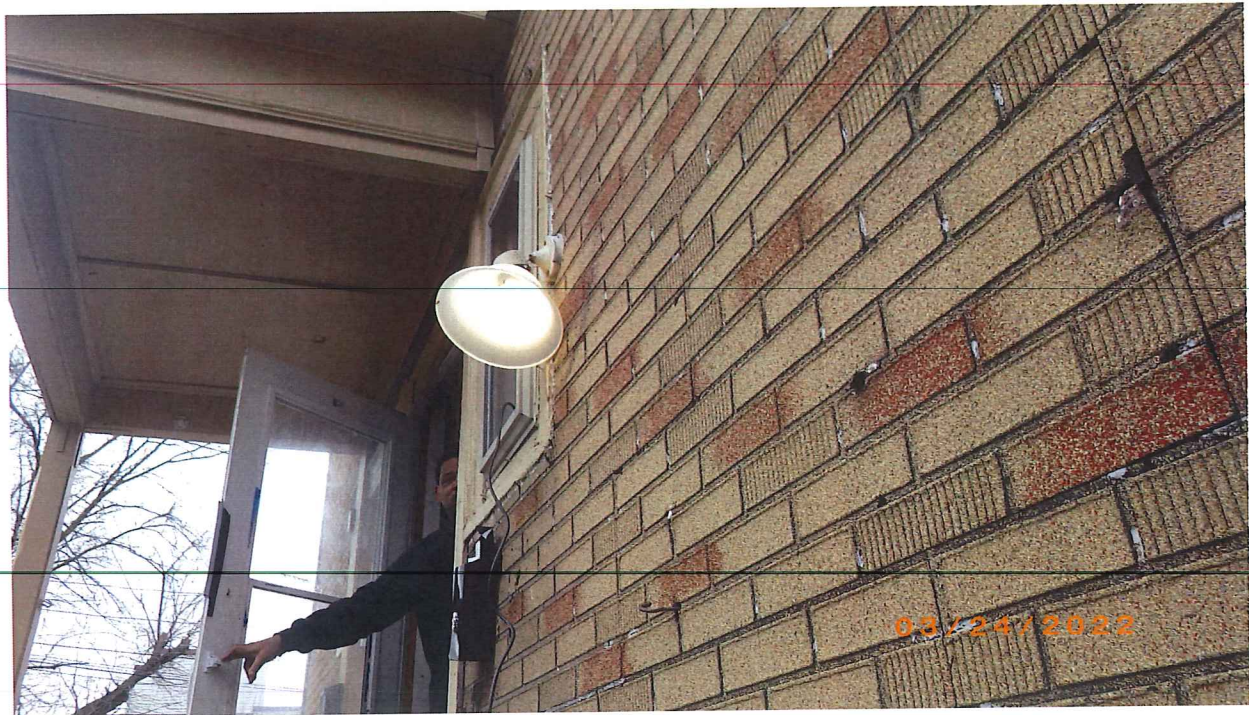
**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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1325 N 28th Street - Taken 3/24/22 (All)



781 - R. Lannin



1325 N 28th Street - Taken 3/24/22 (All)



781 - R. Lannin



# CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 1325 N 28TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 03/24/2022

ORD-22-03298

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
03/25/2022	3/24/22 Annual fire inspection conducted with Gary Kruckenberg (RA) 414-916-0060 and Ricky Lorenzo King 414-364-7456. There are currently orders relating to fire inspections in the monthly reinspection program (ORD-21-09808) and both Gary and Ricky were reminded these items need to be resolved. During the inspection any violations noted were shown and explained to Gary in detail. Gary stated he knew the electrical work in attic area was done without a permit. All 5 circuit panels have had ground wires cut and removed. Permit requirements were explained also. Order has been issued.	RLANNI
03/25/2022	3/24/22 After the inspection went to 809 N Broadway to research conversion from 3 units to 4. It appears to be correct.	RLANNI
03/25/2022	Information null	RLANNI
03/25/2022	Orders Mailed First Class.	JRANTA
03/30/2022	Pre Inspection Mailed First Class.	JRANTA
05/05/2022	Fail null	RLANNI
05/05/2022	5/04/22 Reinspection conducted with Gary K (RA) at property. There are now 5 fire extinguishers in the structure. All units have one inside unit plus basement. There have been permits pulled for HVAC with no inspections carried out or scheduled. Electrical in attic has not yet been addressed. The basement does not address attic wiring, verified with electrical inspector.	RLANNI
05/05/2022	5/05/22 Spoke with Gary K (RA) gave one week from reinspection to get these items rectified.	RLANNI
05/25/2022	5/25/22 Called Gary K. (RA) 414-916-0060 made an appointment to reinspect 6/07/22 at 11 am. Meet at 2848 W Wisconsin Ave.	RLANNI
05/31/2022	5/31/22 Progress inspection, still no permit covering this work on Accela.	RLANNI
05/31/2022	Re-Inspect	RLANNI
06/08/2022	Re-Inspect-null	RLANNI
06/08/2022	6/07/22 Gary K (RA) was no show for appointment. Construction inspector is scheduled to inspect the HVAC permit this week will monitor. Still no permit for the attic electrical.	RLANNI
06/23/2022	Re Inspection Fee Letters Mailed First Class.	JRANTA
06/23/2022	6/22/22 Reinspection there are 4 separate HVAC permits pulled for this property, all 4 were reinspected on 6/6/22. All failed inspection. There has been no other appointment scheduled. No electrical permit has been pulled covering any work done in the attic area. Per Accela. A fee is accessed and a court referral made.	RLANNI
06/23/2022	Fail-null	RLANNI
06/24/2022	Returned to inspector for corrections-final reinspection date in comments 6/23/22, final reinspection date under inspection tab and on photos 6/22/22, delete extra documents	JKLOUD
06/29/2022	Ready for prep	JKLOUD
06/30/2022	prepped for service/ court 10/6/22 BR#1	ALUEDK
07/08/2022	Attempted-Court 10/06/2022 - Branch #1 - Service Attempted	KSURDY
07/08/2022	Talked with Gary Kruckenberg, 916.0060, regarding the order, violations, court date, court process, and re-inspection policy. Mr. Kruckenberg stated that I can mail the summons.	KSURDY
07/11/2022	Mailed to service address / ARR scheduled for 10/6/22 BR#1	ALUEDK
10/06/2022	Litigated non-compliance on 10/06/22 def	GUVAZQU
12/07/2022	MRO scheduled for 03/21/23 Br. 1	GUVAZQU



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

June 23, 2022  
Order #: ORD-22-03298

Department Copy  
MILWAUKEE, WI

Re: 1325 N 28TH 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 06/22/2022, 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 Robert Lannin at 414-286-5150 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](http://www.milwaukee.gov/lms).

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

Robert Lannin

Recipients

G & S INVESTMENTS LLC, 2848 W WISCONSIN AVE #102, MILWAUKEE WI 53208  
G & S INVESTMENTS LLC, GARY KRUCKENBERG (RA), 2848 W WISCONSIN AVE #102, MILWAUKEE WI 53208

