



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.: 150362
Address: 1617 W. Clarke 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 objects to the return of this property.

The property presently has the following pending fees and charges: Vacant Building fees of \$2,636.40 and Reinspection fees of \$3,549.00 for a total of **\$6,185.40**. Additionally, open violations still remain on a DNS building code order that was issued on April 10, 2012. A copy of the order is attached.

This property has been vacant since November 2010. The property owner has not complied with the requirements of the Vacant Building Registration program. In June 2013 and June 2014 the owner was taken to Municipal Court for failure to comply with the requirements of the Vacant Building Registration ordinance. Both times the orders were litigated and the owner was found to be non-compliant. Presently, DNS is preparing to take the owner to court a third time for noncompliance with this ordinance.

Given the failure of the owner to comply with the requirements of the Vacant Building Registration program as well as the current condition of the property, DNS objects to the return of this property.

Sincerely,

Emily P. McKeown
Foreclosure Program Coordinator



~~6.~~ ~~275-32-3-e~~
OK 5/21/12 mw Repair, replace, or remove the defective canopy or awning.

7. 275-42-4
Provide at least one window screen for each habitable room.

8. 275-32-4-a
Replace broken window pane.

9. 275-32-4-a
Repair or replace defective window screens.

10. 275-32-4-a
Repair or replace defective storm windows.

North Side

OK 5/21/12 mw
~~11.~~ ~~275-32-10~~
Repair or replace defective service walk.
~~12.~~ ~~275-32-3-h~~
Repair or replace defective service walk steps.

East Side

OK 9/11/12 Tmw
~~13.~~ ~~275-32-3~~
Replace defective boards in roof eave.
~~14.~~ ~~275-32-6~~
Replace missing downspout and connect to gutter system.
~~15.~~ ~~275-32-6~~
Repair or replace defective rain gutters.
~~16.~~ ~~275-32-6~~
Replace defective rain gutters.

West Side

OK 9/11/12 Tmw
17. 275-32-3
Replace defective boards in roof eave.
~~18.~~ ~~275-32-6~~
Repair or replace defective rain gutters.
19. 275-32-6
Remove obstruction from rain gutters.
20. 275-32-4-a
Repair or replace defective basement window frame.

North First Floor Porch

OK 9/11/12 Tmw
~~21.~~ ~~275-32-3-g~~
Repair or replace defective porch guardrail.

- OK*
9/11/12
TW
- ~~22.~~ ~~275-32-3-g~~
Replace defective balusters in porch guardrail.
23. 275-32-3-g
Repair or replace defective handrail on porch steps.
- OK*
9/11/12
TW
- ~~24.~~ ~~275-32-3-h~~
Handrails required on open sides of porch steps. Install missing handrail(s).
25. 275-32-3-g
Repair or replace defective porch step treads.
- OK*
2/6/14
TW
- ~~26.~~ ~~275-32-3-g~~
Replace defective risers on porch steps.
27. 275-32-3-g
Replace defective boards in porch roof. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

South Second Floor Porch

28. 275-32-3-g
Repair or replace defective porch guardrail.
29. 275-32-3-h-3-a
Replace missing balusters in porch guardrail, with maximum spacing of four inches.
30. 275-32-3-g
Repair or replace defective trim boards on porch.
31. 275-32-3-g
Replace defective porch floor boards and secure to supporting structure.

Garage

- OK*
9/11/12
TW
- ~~34.~~ ~~275-32-4~~
Repair or replace defective service door on garage.
35. 275-32-3
Replace all 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.
36. 275-32-3
Repair or replace defective fascia boards on garage.

37. 275-32-2
Replace defective or missing garage roof shingles. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

OK
3/14/12
Tom

~~38. 275-32-3-A~~
Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.

For any additional information, please phone Inspector Willis Neal at [414]-286-8434 between the hours of 7:00am-9:00am or 4:00pm-5:00pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-


Willis Neal
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 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 414-286-3679.

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 \$50 for the first reinspection, \$75 for the second, \$200 for the third, and \$350 for the fourth and all subsequent reinspections. 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.

CITY OF MILWAUKEE FREE LANDLORD TRAINING PROGRAM

Learn how to keep illegal and destructive activity out of rental property by taking the free award winning Landlord Training Program. Attendees receive a free 100 page comprehensive manual, certificate of completion and handouts on a variety of legal and business issues related to managing a property. The 5 hour session is either held in one day, or two 2-1/2 hour sessions over two nights. For further information, call the registration line (414) 286-2954. Program funded through Community Development Block Grant Funds.

1617 W CLARKE ST

Serial #: 009419051
Inspection Date: April 10, 2012

TRADUCCION EN ESPAÑOL

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

LUS HMOOB

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

Property Names Summary

Printed 04/12/12 14:21

Page 1

Address: 1617- 1617 W CLARKE ST

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MPROP File Information

Owner

MORRIS C THOMPSON
GLENDA L POPE
PERSEPHONE L WARD
1617 W CLARKE ST
MILWAUKEE WI

Taxkey:324-1085-000
Land use:8820 Units: 2
Lot size: 3600 (30x120)
Year Built:1890
53206-0000 Conveyance Date:08/15/2007 Type:QC
Name Change:09/20/2007
Zoning:RT4

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Recording information

==== PROPERTY NOT RECORDED ====

Page 1
 City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

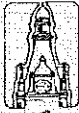
SERIAL NO. 9419051

ADDRESS 1617 W. CLANCE ST

DATE OF INSPECTION 4-10-12

DATE	ACTIVITY AND REMARKS	INITIALS
4/10/12	ORDERS MAILED FIRST CLASS.	M.M.
	I received a call from _____ Phone # _____	
	OR	
	I called _____ Phone # _____	
	I Spoke to: _____	
	If contact is not owner, explain: _____	
	I Verified the following information:	
	A) Owners name Yes _____ No _____	
	B) Phone number Yes _____ No _____	
	C) Mailing Address Yes _____ No _____	
	If no, correct address is _____	
	Copy mailed to new address Yes _____ No _____	
	D) Receipt of orders Yes _____ No _____	
	E) Explained reinsp. fee policy Yes _____ No _____	
5-7-12	personally mailed pre-reinspection letter	CEW
5-21-12	No number listed	CEW
5-21-12	Re-inspectal property. Violations REMAINS	
	50.00 FEE CHANGED. REL MONTHLY inspections	CEW
5/23/12	MAILED REINSPECTION LETTER	
8/6/12	"APPROVED FOR MONTHLY'S" 50 ⁰⁰	M.M. K.K.
8/8/12	Deceased Out of State Letter Unenforced Letter Previously Litigated Letter	K.K.
	Mailed by M.M.	
8/20/12	REINSPECTED VIOLATIONS 4-7	CEW
8/27/12	REINSPECTION FEE NOTIFICATION LETTER MAILED	SK

Info letter sent to tenant? Yes/Date _____ Unit(s) _____ YES/DATE _____ No _____ Unit(s) _____ No _____



City of Milwaukee
Department of Neighborhood Services
CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS 16C

ADDRESS

1617 W. CLARKE

SERIAL NO. 9419051
DATE OF INSPECTION 9/10/12

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
9/11/12	REINSPECTED VIOLATIONS REMAIN			Tmw
9/17/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			mg
10/23/12	REINSPECTED VIOLATIONS REMAIN			Tmw
11/3/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
11/14/12	REINSPECTED VIOLATIONS REMAIN			Tmw
11/27/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
12/7/12	REINSPECTED VIOLATIONS REMAIN			Tmw
12/17/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
1/15/13	REINSPECTED VIOLATIONS REMAIN			Tmw
1/28/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
2/5/13	REINSPECTED VIOLATIONS REMAIN			Tmw
	ON SITE 21-22			
2/8/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
3/5/13	REINSPECTED VIOLATIONS REMAIN			Tmw
	AT POOL, POSSIBLY VIOLATION PHOTO			
5/8/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			MM
4/10/13	REINSPECTED VIOLATIONS REMAIN			Tmw
	ON SITE, PHOTO			
4/16/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
4/16/13	REINSPECTED VIOLATIONS REMAIN			KMR
5/28/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
6/3/13	REINSPECTED VIOLATIONS REMAIN			KMR
6-11-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
7/8/13	REINSPECTED VIOLATIONS REMAIN			KMR
7/17/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKH
8/1/13	REINSPECTED VIOLATIONS REMAIN			KMR
8-8-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
9/6/13	REINSPECTED VIOLATIONS REMAIN			KMR
9/19/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
10/3/13	REINSPECTED VIOLATIONS REMAIN			KMR
10/11/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
11/5/13	REINSPECTED VIOLATIONS REMAIN			KMR
11/7/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
12/1/13	REINSPECTED VIOLATIONS REMAIN			KMR
12/1/13	Str. ret'd from 1617 W Clarke St - forward str 4081 N 26th St, Milw 53209-6617			Kk



City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 1617 W. Clarke Street

SERIAL NO. 9419051
 DATE OF INSPECTION 4/10/12

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
12/12/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
12/15/13	Received V/pt from Clifton on behalf of his mom - Wants to submit work plan to stay fees.			EPL
12/17/13	Returned call, unable to leave voicemail.			EPL
12/19/13	Spoke w/ Clifton (975-2888), he is working on property. I agreed to look at fees upon completion.			EPL
1/2/14	REINSPECTED VIOLATIONS REMAIN			KMR
1/7/14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
2/7/14	REINSPECTED VIOLATIONS REMAIN			KMR
2/13/14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
3/5/14	REINSPECTED VIOLATIONS REMAIN			KMR
3/14/14	REINSPECTION FEE NOTIFICATION LETTER MAILED			EPL
4/2/14	REINSPECTED VIOLATIONS REMAIN			KMR
4-7/14	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
5/20/14	REINSPECTED VIOLATIONS REMAIN			ES
6-3-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
6/24/14	REINSPECTED VIOLATIONS REMAIN			W
6-30-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
7-22-14	REINSPECTED VIOLATIONS REMAIN			W
8-1-14	REINSPECTION FEE NOTIFICATION LETTER MAILED w/Resource Info			CS
8/22/14	REINSPECTED VIOLATIONS REMAIN			W
9-2-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9-29-14	(48-57) REINSPECTED VIOLATIONS REMAIN			W.W
10-6-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
10-23-14	REINSPECTED VIOLATIONS REMAIN			M
11-3-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
11/20/14	REINSPECTED VIOLATIONS REMAIN			W
11-25-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
12/16/14	REINSPECTED VIOLATIONS REMAIN			W
12-30-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
1-26-15	REINSPECTED VIOLATIONS REMAIN			W
1-29-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
2/24/15	REINSPECTED VIOLATIONS REMAIN			W
3-3-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
3-19-15	REINSPECTED VIOLATIONS REMAIN			W
3-27-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-22-15	REINSPECTED VIOLATIONS REMAIN			W

