



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

Preston D. Cole
Commissioner

Thomas G. Mishefske
Operations Manager

September 12, 2017

Alderman Michael Murphy, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

RE: File No.: 170755
Address: 4115 N. 51st Boulevard

Dear Alderman Murphy:

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 request provided the applicant pays Reinspection fees of \$6,857.04 and Recording Enforcement fees of \$304.20 for a total of **\$7,161.24**.

The Department also requests that, if the Common Council approves the return of the property, the applicant work to correct the code violations in a timely manner. A copy of each order is attached.

Sincerely,

Emily McKeown
Business Operations Manager



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 011230711
Inspection Date: December 08, 2014
District #: 107
CT: 36

sing-com

Recipients:
JOSEPH BYNUM, 5517 N 40TH ST, MILWAUKEE WI 53209-0000

Re: 4115 N 51ST BL

Taxkey #: 249-0129-100

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 within 30 days of service of this order.

Some or all of the violations in this letter have been reissued from a previously litigated order.

- 1. 275-32-3
Protect surfaces with paint or other approved coating applied in a workmanlike manner.

Exterior Sides

General

- 2. 275-32-3-f
Replace mortar missing in chimney (tuckpoint).
3. 275-32-3-f
Replace missing brick/block in chimney. Restore to structurally sound condition.
4. 275-32-3-f
Resecure loose brick/block in chimney and replace missing mortar (tuckpoint).
5. 275-32-3-f
Repair or replace defective bricks in chimney.
6. 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.

Handwritten notes: On 12/8/14 Tmm

North Side

- 7. 275-32-3
Replace missing siding on exterior walls. (front CC)

East First Floor Porch (front porch)

- 8. 275-32-2
Replace defective blocks in porch wall. (repair or replace defective bricks)

Garage

- 9. 275-32-3
Replace defective siding on exterior walls. CORNER
- 10. 275-32-3
Replace missing siding on exterior walls. (corner caps)
- 11. 275-32-4
Repair or replace defective service door on garage.
- 12. 275-32-3
Repair or replace defective eave boards on garage.

For any additional information, please phone **Nathan Cress** at [414]-286-8434 between the hours of **8:00am-10:00am or 3:45pm-4:45pm Monday through Friday.**

Per Commissioner of Neighborhood Services By-



Nathan Cress

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 \$50.70 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections.** These fees include a 1.4% 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.

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

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 12/10/14 08:59

Page 1

Address: 4115- 4115 N 51ST BL

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MPROP File Information

Owner
JOSEPH BYNUM

5517 N 40TH ST
MILWAUKEE WI

Taxkey:249-0129-100
Land use:8810 Units: 1
Lot size: 3880 (40x 97)
Year Built:1925
53209-0000 Conveyance Date:03/29/2013 Type:QC
Name Change:06/10/2013
Zoning:RT2

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Recording information

==== PROPERTY NOT RECORDED ====

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

SERIAL NO. 011230711

ADDRESS 4115 N 51st B1

DATE OF INSPECTION 12/8/14

DATE	ACTIVITY AND REMARKS	INITIALS
12-10-14	ORDERS MAILED FIRST CLASS.	MM
	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 ___	
2/6/15	MAILED PRE-INSPECTION LETTER	MM
2/13/15	Owner listed as Joseph Bynum, no property recording, no contact information. Searched names in NBS, found no listing. Searched White pages, no listing	MM
2/24/15	REINSPECTION: VIOL. REMAIN- NO COMPLIANCE PICTURES TAKEN - NO CONTACT AT ANYONE AT RF	MM
2/24/15	FEE LETTER (1st CHARGED FEE)	MM
2/25/15	MAILED REINSPECTION LETTER	MM
2/26/15	REFERRAL TO MONTHLY INSPECTS - PREV. LITIGATED	MM
2-27-15	"APPROVED FOR MONTHLY'S"	MM
	Deceased	
3/12/15	Out of State Letter	
	Unenforceable Letter	
	Previously Litigated Letter	
	Mailed by KMK	KMK

If no compliance, rent withholding app. left with tenant(s)? YES/DATE _____ Unit(s) _____ No _____

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
February 5 , 2015

DEPARTMENT COPY



RE: 4115-4115 N 51ST BL

The property you own at the above address has outstanding code violations. Order # 11230711 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of \$60.84 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection is \$76.05, the 3rd is \$202.80 and the 4th is \$354.90. All subsequent reinspections are \$354.90 each. These fees include a 1.4% training and technology surcharge.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Your compliance date is/was January 9, 2015. The fee for non-compliance is \$60.84 and the order will be referred to the court section for litigation.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

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. Please get the corrections made as soon as possible.

Please call me at [414] 286-8434 during the hours of 8:00am-10:00am or 3:45pm-4:45pm Monday through Friday if you have any questions and to arrange for an inspection.

Nathan Cress

Recipients:
JOSEPH BYNUM, 5517 N 40TH ST, MILWAUKEE WI 53209-0000

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Residential Code Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
February 24 , 2015

DEPARTMENT COPY



RE: 4115-4115 N 51ST BL

Order #: 11230711

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

First reinspection \$60.84
Second reinspection \$76.05

Third reinspection \$202.80
All subsequent reinspections \$354.90

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 02/24/2015, we imposed a \$60.84 reinspection fee, which includes a 1.4% training and technology surcharge. This fee is in addition to any reinspection fees previously accrued for this order.**

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, I 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 \$60.84 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 to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Please call me at [414] 286-2529 during the hours of 7:30am-9:00am or 3:00pm-3:30pm **Monday through Friday** for information on which violations remain uncorrected or if you have any questions.

Stephen Chalstrom
Inspector

Recipients:
JOSEPH BYNUM, 5517 N 40TH ST, MILWAUKEE WI 53209-0000



City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

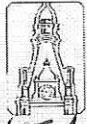
DNS-360

ADDRESS

4115-4115 N. 51st Bl.

SERIAL NO. #011230711
 DATE OF INSPECTION 12/8/14

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
3/18/15	REINSPECTED VIOLATIONS REMAIN TENANT VANDAN			TUN
	JOSEPH BYNUM IS OWNER PHOTOS TAKEN 1-4			
3-23-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4/8/15	REINSPECTED VIOLATIONS REMAIN NO ANSWER			TUN
	PHOTOS TAKEN 1-2			
4-9-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
5/15/15	REINSPECTED VIOLATIONS REMAIN TENANT SIGNED ON			TUN
	BYNUM IS THE OWNER. PHOTOS TAKEN 13-15			
	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
5-28-15	REINSPECTED VIOLATIONS REMAIN NO ANSWER			TUN
6/16/15	DOOR. PHOTOS TAKEN 16-17			
6/18/15	NO LISTING IN NBS FOR JOSEPH BYNUM. SENT MESSAGE TO RECORDERS.			
7-22-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
7/14/15	REINSPECTED VIOLATIONS REMAIN LEFT CARD W/ TENANT.			TUN
	ASKED HIM TO HAVE THE OWNER CONTACT ME. PHOTOS TAKEN 7-9.			
7-22-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
8/11/15	REINSPECTED VIOLATIONS REMAIN TENANT VANDAN OWNER			TUN
	IS LEASED BYNUM. PHOTOS TAKEN 4-6			
8-21-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
8-22-15	REINSPECTED VIOLATIONS REMAIN space w/ tenant 1-3			(TUN)
	gave rent withheld info			
8-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9-9-15	REINSPECTED VIOLATIONS REMAIN no answer 1-3			(TUN)
10/19/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			RW
11/10/15	REINSPECTED VIOLATIONS REMAIN NO ANSWER			TUN
	PHOTOS TAKEN 17-18			
11/23/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			RW
12/2/15	REINSPECTED VIOLATIONS REMAIN NO ANSWER			TUN
	PHOTOS TAKEN 3-4			
12/15/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
1-5-16	REINSPECTED VIOLATIONS REMAIN space w/ TNT @			RW
	property			
1-26-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
2-4-16	REINSPECTED VIOLATIONS REMAIN			RW



Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. #011830711
DATE OF INSPECTION

ADDRESS 4115-4115 N. 61st Bl.

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
5/17/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
5/28/16	REINSPECTED VIOLATIONS REMAIN spoke w/ tenant @ property			KR
6/16/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
7/7/16	REINSPECTED VIOLATIONS REMAIN spoke w/ tenant 1-2			(HM) JR
7/20/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
5/3/16	@ 2:02 REINSPECTED VIOLATIONS REMAIN 4-6		33	JZ
5/16/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
5/29/16	RI- violations remain : spoke w/ tenant @ property			JK
7/5/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
7/8/16	REINSPECTED VIOLATIONS REMAIN No Answer AT 3-5			TMW
	Door. Photos Taken			
7/17/16	Taxes 2 years in arrears \$5,740.59			TMW
7/21/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
8/3/16	REINSPECTED VIOLATIONS REMAIN no answer 9-10			(HM) JR
8/16/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
8/27/16	REINSPECTED VIOLATIONS REMAIN no answer 19-21			(HM) JR
9/14/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
10/13/16	REINSPECTED VIOLATIONS REMAIN No Answer AT 11-13			TMW
	Door. Photos Taken			
10/24/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
11/8/16	RI violations remain; went over remaining violations w/ owner @ property			JK
11/10/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
12/8/16	REINSPECTED VIOLATIONS REMAIN No Answer AT 36-38			JK TMW
	Door. Some work completed. Photos Taken			
12/13/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
1/4/17	RI- violations remain			JK
1/18/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			
2/16/17	RI- violations remain			JK
2/21/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
3/15/17	RI- violations remain; Dept contact card @ front door			JK
3/16/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK

