



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

April 7, 2016

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

RE: File No.: 151703  
Address: 5140 N. 32<sup>nd</sup> 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 request provided the applicant pays Reinspection fees of **\$5,298.15**.

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 the order is attached.

Sincerely,

Emily McKeown  
Foreclosure Program Coordinator



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 010807481  
Inspection Date: April 09, 2014  
District #: 572  
CT: 24

sing-com

Recipients:  
JOHN J COOK, 3622 N 27TH ST, MILWAUKEE, WI 53216

Re: 5140 N 32ND ST

Taxkey #: 207-0165-000

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 **within 60 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.[Siding, trim, eaves and doors on garage.]

Exterior Sides

Southwest Porch

- 2. 200-24  
PERMITS REQUIRED. Obtain proper permits for all Southwest porch alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

Garage

- 3. 275-32-4  
Repair or replace defective service door on garage.
- 4. 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.
- 5. 275-32-6  
Repair or replace defective rain gutter(s) on garage or remove entire gutter system.

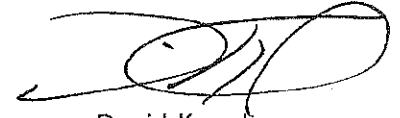
OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

6. 275-32-6  
Reconnect garage downspout to gutter or remove entire gutter system.

For any additional information, please phone Inspector David Kagel at [414]-286-3132 between the hours of 7:00am-9:00am AND 3:30pm-5:00pm Tuesday through Friday.

Per Commissioner of Neighborhood Services By-



David Kagel  
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 \$50.70 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.

**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 04/10/14 16:46

Page 1

Address: 5140- 5140 N 32ND ST

MPROP File Information

Owner  
JOHN J COOK

Taxkey:207-0165-000  
Land use:8810 Units: 1  
Lot size: 3600 ( 30x120)

3622 N 27TH ST  
MILWAUKEE WI

Year Built:1902  
53206-0000 Conveyance Date:12/09/2011 Type:WD  
Name Change:01/31/2012  
Zoning:RT3

Recording information

Application #: 173095 Type:Change in ownership  
Date Received:12/09/2011 Ownership Xfer Date:12/09/2011

Recording Owners/ Operators, etc

O Owner  
JOHN J COOK

T Titleholder

Home:[414] 391-3373 ( ) Work:[ ] - ( )

----- Street Address ----- Mailing Address -----  
3622 N 27TH ST 3622 N 27TH ST

MILWAUKEE WI 53216-0000 MILWAUKEE WI 53216-0000

R Operator  
JOHN J COOK

Home:[414] 391-3373 ( ) Work:[ ] - ( )

----- Street Address ----- Mailing Address -----  
3622 N 27TH ST 3622 N 27TH ST

MILWAUKEE WI 53216-0000 MILWAUKEE WI 53216-0000

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

SERIAL NO. 10807481

ADDRESS 5140 N 32<sup>ND</sup> ST

DATE OF INSPECTION 4/9/14

DATE	ACTIVITY AND REMARKS	INITIALS
4/10/14	ORDERS MAILED FIRST CLASS.	DK
11/20/13	CC# 13090633 10 VIOLATIONS REMAINED NO ADDITIONAL CONTACT #'S FOUND WITH LITIGATED CASE.	DK
	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 _____	
6/24/14	"LVM regarding order, compliance date and RI process" @ 414-391-3373	DK
6/24/14	MAILED REINSPECTION LETTER	DK
7/9/14	RE. ALL VIOLATIONS REMAIN. \$ 50.70 FEE	DK
7/9/14	REINSPECTION FEE NOTIFICATION LETTER MAILED	DK
7/10/14	TOTAL REINSPECTION FEE \$ 50.70	
	ENTERED IN NSS	
9/10/14	RE. ALL VIOLATIONS REMAIN. \$ 76.05 FEE REFER TO MONTHLIES.	DK
9/11/14	REINSPECTION FEE NOTIFICATION LETTER MAILED	DK
9/16/14	TOTAL REINSPECTION FEE \$ 76.05 / 126.75 refer to monthlies	
	ENTERED IN NSS	
10-22-14	REINSPECTED VIOLATIONS REMAIN	JJ
10-30-14	REINSPECTION FEE NOTIFICATION LETTER MAILED	JJ
11-2-14	REINSPECTED VIOLATIONS REMAIN	JJ
11-11-14	REINSPECTION FEE NOTIFICATION LETTER MAILED	JJ
12-13-14	REINSPECTED VIOLATIONS REMAIN	JJ
12-26-14	REINSPECTION FEE NOTIFICATION LETTER MAILED	JJ

If no compliance, rent withholding app. left with tenant(s)? YES/DATE \_\_\_\_\_  
 Info letter sent to tenant? Yes/Date \_\_\_\_\_  
 Unit/(s) \_\_\_\_\_  
 No \_\_\_\_\_  
 Unit/(s) \_\_\_\_\_  
 No \_\_\_\_\_

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Special Enforcement  
4001 S. 6th St.  
Milwaukee, WI 53221  
June 24 , 2014

DEPARTMENT COPY



**RE: 5140-5140 N 32ND ST**

The property you own at the above address has outstanding code violations. Order # 10807481 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 \$50.70 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.

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]-286-3132 during the hours of 7:00am-9:00am AND 3:30pm-5:00pm Tuesday through Friday if you have any questions and to arrange for an inspection.

David Kagel  
Inspector

Recipients:  
JOHN J COOK, 3622 N 27TH ST, MILWAUKEE, WI 53216

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Special Enforcement  
4001 S. 6th St.  
Milwaukee, WI 53221  
July 9 , 2014

DEPARTMENT COPY



RE: 5140-5140 N 32ND ST

Order #: 10807481

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

First reinspection \$50.70  
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 07/09/2014, we imposed a \$50.70 reinspection fee, which includes a 1.4% training and technology surcharge.**

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 \$50.70 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] 286-3132 during the hours of 7:00am-9:00am AND 3:30pm-5:00pm Tuesday through Friday for information on which violations remain uncorrected or if you have any questions.

**All violations remain. This order will be re-inspected monthly.**

David Kagel  
Inspector

Recipients:  
JOHN J COOK, 3622 N 27TH ST, MILWAUKEE, WI 53216

Property Names Summary

Printed 09/11/14 11:57

Page 1

Address: 5140- 5140 N 32ND ST

MPROP File Information

Owner  
JOHN J COOK

Taxkey:207-0165-000

Land use:8810 Units: 1

Lot size: 3600 ( 30x120)

Year Built:1902

3622 N 27TH ST  
MILWAUKEE WI

53206-0000 Conveyance Date:12/09/2011 Type:WD

Name Change:01/31/2012

Zoning:RT3

Recording information

Application #: 173095 Type:Change in ownership

Date Received:12/09/2011 Ownership Xfer Date:12/09/2011

Recording Owners/ Operators, etc

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JOHN J COOK

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Home:[414] 391-3373 ( )

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3622 N 27TH ST

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MILWAUKEE WI 53216-0000

MILWAUKEE WI 53216-0000

R Operator  
JOHN J COOK

Home:[414] 391-3373 ( )

Work:[ ] - ( )

----- Street Address -----

----- Mailing Address -----

3622 N 27TH ST

3622 N 27TH ST

MILWAUKEE WI 53216-0000

MILWAUKEE WI 53216-0000



**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Special Enforcement  
4001 S. 6th St.  
Milwaukee, WI 53221  
September 11 , 2014

DEPARTMENT COPY



RE: 5140-5140 N 32ND ST

Order #: 10807481

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

First reinspection \$50.70  
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 09/10/2014, we imposed a \$76.05 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 \$76.05 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] 286-3132 during the hours of 7:00am-9:00am AND 3:30pm-5:00pm Tuesday through Friday for information on which violations remain uncorrected or if you have any questions.

**All violations remain. This order will be re-inspected monthly.**

David Kagel  
Inspector

Recipients:  
JOHN J COOK, 3622 N 27TH ST, MILWAUKEE, WI 53216



City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 5140 N 32nd St.

SERIAL NO. 10807481  
 DATE OF INSPECTION 4.9.14

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
1-6-13	REINSPECTED VIOLATIONS REMAIN			JS
1-22-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
2-3-15	REINSPECTED VIOLATIONS REMAIN			JS
2-17-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
3-9-15	REINSPECTED VIOLATIONS REMAIN			JS
3-18-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
4-8-15	REINSPECTED VIOLATIONS REMAIN			JS
4-15-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
5-18-15	REINSPECTED VIOLATIONS REMAIN			JS
6-2-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
6-26-15	REINSPECTED VIOLATIONS REMAIN			JS
6-29-15	Called owner, 391-3373 left msg			JS
7-6-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
7-24-15	REINSPECTED VIOLATIONS REMAIN			JS
7-31-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
8-7-15	REINSPECTED VIOLATIONS REMAIN			JS
9-3-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
9-22-15	REINSPECTED VIOLATIONS REMAIN			JS
10-1-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
10-6-15	REINSPECTED VIOLATIONS REMAIN			JS
10/20/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
11/24/15	REINSPECTED VIOLATIONS REMAIN Door photos taken 4-6 No answer 2			TMM
12/3/15	City. ret'd from 3622 N 27th St. forward to 5140 N 32nd St, Milw 53209-5430			Kk
12/3/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
12/14/15	REINSPECTED VIOLATIONS REMAIN 29-30			JS
1/6/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
1/7/16	REINSPECTED VIOLATIONS REMAIN			JS
1/21/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			AS
1/28/16	In REM Exp 8/1/16			AS