



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

May 3, 2016

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

RE: File No.: 151808  
Address: 1851 N. 2<sup>nd</sup> Street

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 Litter Cleanup fees of \$344.76, Vacant Building fees of \$1,267.50 and Reinspection fees of \$1,622.40, for a total of **\$3,234.66**.

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  
Special Enforcement Section  
4001 S. 6th St.  
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 011536821  
Inspection Date: June 09, 2015  
District #: 787  
CT: 114

dupl-ref

Recipients:  
RESERVOIR PROPERTIES LLC, 17145 W BLUEMOUND RD #1571, BROOKFIELD WI 53005  
RESERVOIR PROPERTIES LLC, JERRY MACKLIN (RA), 2326 E ELM RD, OAK CREEK WI 53154

Re: 1851 N 2ND ST

Taxkey #: 353-0828-000

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 30 days of service of this order.

**This property is designated as an historic building under the City's Historic Preservation Ordinance. Prior to making any exterior repairs you must contact the Historic Preservation Commission at 286-5712 to determine whether any special conditions apply.**

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

South Side

- 2. 275-32-6  
Replace missing downspout and connect to gutter system.
- 3. 225-4-a-1  
Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.
- 4. 275-32-2  
Replace mortar missing from foundation wall-tuckpoint.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

## North Side

5. 275-32-3-h  
Replace missing handrail on service walk steps.
6. 275-32-6  
Replace missing downspout and connect to gutter system.
7. 225-4-a-1  
Properly discharge rainwater from gutter system. All discharge shall be to finished grade. The point of discharge must be a minimum of 2 feet from a basement or foundation wall or alley property line and 5 feet away from all other property lines. The discharge must flow parallel to or away from the nearest property line. The discharge water shall not discharge to a street, alley or other public way. The discharge water shall not create an icy condition on any pedestrian walkways within or adjacent to the subject premises lot lines.
8. 275-32-4-a  
Replace broken window pane.
9. 275-32-4-a  
Replace missing window panes and putty.
10. 275-32-4-a  
Repair or replace defective window screens.
11. 275-32-4-a  
Repair or replace defective storm windows.
12. 275-32-2  
Replace mortar missing from foundation wall-tuckpoint.

## East Side

13. 275-32-3-h  
Replace missing handrail on service walk steps.
14. 275-32-4-a  
Replace missing window panes and putty.
15. 275-32-4-a  
Repair or replace defective window screens.

## West Side

16. 275-62-3  
A recent inspection indicated electrical wiring improperly installed or defective that is potentially hazardous. Restore to a safe condition. Permit required.
17. 275-32-3  
Replace defective boards in roof eave. EXPANDABLE FOAM IS NOT WORKMAN LIKE
18. 275-32-2  
Replace mortar missing from foundation wall-tuckpoint.



## East First Floor Porch

19. 275-32-4-a  
Repair, replace or remove defective screen/storm door.
20. 275-32-3-g  
Provide an approved guardrail for porch.
21. 275-32-3-h-3-a  
Replace missing balusters in porch guardrail, with maximum spacing of four inches.
22. 275-32-3-h  
Handrails required on open sides of porch steps. Install missing handrail(s).
23. 275-32-3-g  
Replace defective trim boards on porch. MISSING AT COLUMNS
24. 275-32-3-g  
Replace missing risers on porch steps.
25. 275-32-3-g  
Replace missing porch floor boards and secure to supporting structure.

## West First Floor Porch

26. 275-32-3-g  
Provide an approved guardrail for porch.
27. 275-32-3-h  
Handrails required on open sides of porch steps. Install missing handrail(s).
28. 275-32-3-g  
Replace missing porch step treads.
29. 275-32-3-g  
Replace missing risers on porch steps.
30. 275-32-3-g  
Replace missing stringer. Permit required.
31. 275-32-3-g  
Replace missing porch floor boards and secure to supporting structure.

## Garage

32. 275-32-3  
Replace defective siding on exterior walls.
33. 275-32-3  
Replace missing siding on exterior walls.
34. 275-32-9  
Repair or replace defective garage door(s). OVERHEAD DOOR

35. 275-32-4  
Repair or replace defective service door on garage.

For any additional information, please phone **Inspector Kevin Hying** at [414]-286-5150 between the hours of 7:00am-9:00am Tuesday through Friday.

Per Commissioner of Neighborhood Services By-

  
Kevin Hying  
Inspector

**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 \$60.84 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.

**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.

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 414-286-3679.

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.

**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

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Page 1

Address: 1851- 1851 N 2ND ST

MPROP File Information

Owner  
RESERVOIR PROPERTIES LLC

Taxkey:353-0828-000

Land use:8820 Units: 2

Lot size: 3500 ( 35x100)

Year Built:1890

17145 W BLUEMOUND RD # 157J

BROOKFIELD WI

53005-0000

Conveyance Date:09/23/2014 Type:QC

Name Change:11/17/2014

Zoning:RT4

Recording information

Application #: 220321

Type:Change in ownership

Date Received:01/22/2015

Ownership Xfer Date:09/23/2014

Recording Owners/ Operators, etc

O Owner

T Titleholder

RESERVOIR PROPERTIES LLC

Home: [ ] - ( )

Work:[414] 839-5499 ( )

Street Address

Mailing Address

JERRY MACKLIN (RA)

17145 W BLUEMOUND RD #1571

2326 E ELM RD

OAK CREEK

WI 53154

BROOKFIELD

WI 53005



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 City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 011536821

ADDRESS 1851 N 2nd St

DATE OF INSPECTION 6-09-15

DATE	ACTIVITY AND REMARKS	INITIALS
6/12/15	ORDERS MAILED FIRST CLASS.	RW
	I received a call from _____ Phone # _____	
	OR	
6-16-15	I called <u>Reservoir property LLC</u> Phone # <u>839-5499</u>	
	I Spoke to: <u>Serry</u>	
	If contact is not owner, explain:	
	<b>I Verified the following information:</b>	
	A) Owners name Yes <input checked="" type="checkbox"/> No _____	
	B) Phone number Yes <input checked="" type="checkbox"/> No _____	
	C) Mailing Address Yes <input checked="" type="checkbox"/> No _____	
	If no, correct address is _____	
	Copy mailed to new address Yes _____ No _____	
	D) Receipt of orders Yes <input checked="" type="checkbox"/> No _____	
	E) Explained reinspect. fee policy Yes <input checked="" type="checkbox"/> No _____ <u>clarified order</u>	KH
7-21-15	<u>Reinspection - violation remain, fee charged - Referred for court action</u> monthly inspection program	KH
7-23-15	MAILED REINSPECTION LETTER	KA
7-29-15	"APPROVED FOR MONTHLY" <u>60<sup>day</sup></u>	KK
	Deceased	
8-17-15	Out of State Letter	
	Unenforceable Letter	
	<u>Previously Litigated Letter</u>	
	Mailed by KMK	KK
8-24-15	REINSPECTED VIOLATIONS REMAIN	Jan
9-2-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	KA
9-24-15	REINSPECTED VIOLATIONS REMAIN <u>✓'d NSS for permit</u>	KK
	REINSPECTION FEE NOTIFICATION LETTER MAILED	
10-6-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	KA
10-15-15	REINSPECTED VIOLATIONS REMAIN <u>dept contact card</u> <u>✓'d NSS for permit</u>	KK
11-9-15	<u>ltr. ret'd from 2326 E Elm Rd.</u>	KA
11-10-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	AS
11-12-15	REINSPECTED VIOLATIONS REMAIN <u>✓'d NSS for permit</u>	KA
11-25-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	KK
12-2-15	REINSPECTED VIOLATIONS REMAIN <u>✓'d NSS for permit</u>	KA
12-11-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	AS

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 \_\_\_\_\_



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