



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

January 4, 2024

Ms. Joanna Polanco, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Polanco:

Re: File #231108
1716 East Iron Street

The Department of City Development reports that the tax foreclosed property located at 1716 East Iron Street, Tax Key #501-0083-000, is not suitable for use by a public agency or community-based organization.

The single-unit residential structure at this location is occupied by its former owner. Administrative costs incurred by Department total \$3,057.00.

The Department of City Development (DCD) strongly supports the return of this property. The former-owner is an owner occupant, who resides in the home currently. Ms. DeMint, the former owner, had been asked to clean up her property to avoid a placard due to conditions. Ms. DeMint has addressed every issue that was needing to be addressed at the request of the Department of Neighborhood Services (DNS), at great expense to Ms. DeMint. Ms. DeMint took on this substantial expense with the expectation that should she successfully complete the work on her home, that she would be afforded the opportunity to not only avoid the placard, but also to successfully have her property returned by the Committee.

Since DCD prioritizes owner occupancy, and since Ms. DeMint is committed to continued work on maintaining her property through resources provided by DNS, it is the strong opinion of DCD that this property should be returned to its former owner.

Detailed documentation from DNS, including photos and a letter of explanation of this matter are attached to this letter.



If you have any questions, feel free to contact me at 414-286-5732.

Sincerely,



Amy E. Turim
Real Estate Development Services Manager

Attachments:

1716 East Iron Final Photos from DNS Inspector Dane MacNeil
1716 East Iron Initial Inspection Photos from DNS Inspector Dane MacNeil
Letter to Committee from DNS Inspector Dane MacNeil

C: Judiciary and Legislative Committee Chairman Mark Borkowski 14th
District Alderwoman Marina Dimitrijevic
M. Gutierrez, City Treasurer/Customer Service
O. Ohiku, City Attorney's Office



1716 East Iron Street

See additional attachments below





















Initial Inspection-10/31/23
1716 East Iron Street



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Committee,

1716 E Iron Street- Progress Update.

11/9/23- Property inspection took place with occupant Jeannie DeMint, DCD Inspector Alex Becker, DCD property manager Cindy, Inspector Yanke and Inspector MacNeil. The occupant Jeannie DeMint was informed that the property needed to be cleaned to allow for emergency egress by Monday 11-13-23 at 11 am. The occupant was informed a property inspection would be held on Monday at 11:00 am with Inspector MacNeil and the property would be Placarded and Boarded up if the work was not completed. Through conversation with Ms. DeMint she expressed that she was willing and able to hire a contractor to help with the clean-up and she wanted to correct this issue.

11/10/23 Friday Morning- Inspector MacNeil And Inspector Yanke meet with contractors on site to assist with access and discuss the requirements of the City of Milwaukee so that the contractors had a good understanding of the clean and sanitize expectations.

Friday after noon- Property occupant Jeannie DeMint was in contact with the contractor she selected and had provide a deposit for work to start. Inspector MacNeil was in contact with the contractor and received a tentative cleanup schedule with work to start on Saturday 11-11-23 at 9 am.

Inspector MacNeil and Inspector Yanke decided it was necessary to be on site on Saturday 11-11-23 to assist the occupant/contractor with the cleanup process. This property required a direct "hands on" approach to make sure that the occupant would participate with the cleanup process as contracted.

11/11/23- Saturday- Inspector MacNeil and Inspector Yanke assisted with a "hands on" approach in the cleanup process along with the property owner, the contractor and five of the occupant's friends. Inspectors Yanke and MacNeil assisted with project management of the property clean up and inspected for further code issues as the clean took place. 20 yards of trash was loaded in a dumpster and another 20 yards of trash was bagged and set out side for a second dumpster. The occupant cleaned and organized the garage with assistance.

The contact information for Catholic Charities Hoarding support group was provided to the occupant for follow up care and weekly meetings. The occupant was very willing and able to participate in the clean-up process. The occupant allowed all necessary work to take place and was polite and friendly and has been very thankful to all city employees throughout this process.

11/12/23 Sunday- Inspectors MacNeil and Yanke stopped by in the morning for a brief visit at the property to check up on the contractor's progress and the welfare of the occupant. The work was proceeding and the occupant was helping clean and in good spirits.

11/13/23 Monday- Inspector MacNeil spoke to the contractor, the occupant and DCD Inspector Becker. Inspector MacNeil Inspected the property on Monday took photos and talked to the contractor for an updated schedule. The property was open and accessible. All concerns about emergency egress had been addressed. The structure was cleared from front to back, the two bedrooms, bathroom, kitchen and basement stairs had all been cleared. There was a clean-up crew cleaning up the remaining living room debris. The Dumpster from DCD had been picked up and a new 40-yard dumpster was on its way.

The contractor provided an updated schedule- Monday continue to remove debris, Tuesday finish removing 1st floor debris and then remove basement debris, load 40-yard dumpster with bagged trash

staged in rear yard. Wednesday start the “clean and sanitize” process, Thursday continue clean and sanitize. Thursday or Friday have plumber on site to asses if/what repairs are needed to water closet and lavatory. Friday complete clean and sanitize process and schedule plumbing repairs.

11/14/23 Tuesday- Inspector MacNeil talked with the occupant, the contractor cleanup crew and Carla from Catholic Charities Hoarding support group. Inspector MacNeil visited the property, inspected the interior and verified progress. The contractor is on schedule. All concerns of excessive fire load and emergency egress have been corrected at the time of inspection.

Progress plan: Property inspections will continue with over site of the contractor and occupants progress.

Status update:

11/17/23- Tuesday 11:00 am Progress Inspection- contractor on site cleaning and sanitizing.

11/17/23 Tuesday 1:00 pm Inspector MacNeil responded to property to deal with a complaint from the contractor that the neighbor Michael had entered the property. Description of incident below.

It was reported to Inspector MacNeil by the onsite contractor that Michael McGuire entered his neighbor’s property at 1716 E Iron street and was observed by the contractors on site standing in the rear of the house in the kitchen. When confronted by the contractors he told them that they were illegally occupying the property because it was city owned and he was going to call the police and report the contractors and the occupant Ms. DeMint as being trespassers. It was reported to Inspector MacNeil that Michael then proceeded to look through the rear most bedroom the bathroom and the front bedroom and then left the house. Based off of two previous interactions Inspector MacNeil had with Michael on 11/11/23 Inspector MacNeil chose to contact the district 2 police for assistance to serve Michael with a trespassing citation. Upon arriving at the property Inspector MacNeil talked with Michael in front of his property at 1712 E Iron street and informed him that he was not allowed in the home of Ms. DeMint and that the police were on the way to talk to Michael. Michael admitted to entering the property and said he could go in the property because it was 6 ft from his house and it was city owned. Inspector MacNeil informed him that he is not allowed to enter the private residence of a neighbor. Michael called Inspector MacNeil a “jack ass’ and said he did not want to talk and went inside his house to watch out the window for the police to arrive. The police arrived and talked with Inspector MacNeil on the street and went inside the home of Michael to talk in private. When the police returned to the squad cars they said that they could not serve him with a trespassing citation because he had not been “formally warned” not to enter Ms. DeMint’s private residence. The police also said that he entered the house for a “welfare check”. The police said that he has now been warned not to step foot on here property and next time he could be served with a citation. Inspector MacNeil questioned the validity of the “welfare check” story to the police because Michael had been informed on 11-11-23 by Inspector MacNeil that the contractors would be here all week cleaning the property. There were 4 or 5 workers in the property with the radio blasting and working away. The workers could be seen from the front porch with the door open so a “welfare check” would not require walking all the way to the back of the property. The police said that he had been warned and that was all they were going to do. Inspector MacNeil question if Michaels employment with the Milwaukee Police department was influencing the

ability to issue a trespassing citation and was told the officers don't know Michael. The two interactions that Inspector MacNeil had with Michael on 11/11/23 were filled with Michael demanding action on the property, demanding the leaf's and tree in the rear yard be removed and complaining about the fire hazard Ms. DeMint's property posed to his property. Michael's language was filled with cursing directed directly at Inspector MacNeil and the City of Milwaukee as a whole. He was rude and aggressive while expressing that he knew the property was city owned and he wanted Ms. DeMint removed from the property.

11/20/23 Inspector MacNeil performed the Final Inspection of the property. The property is clean and sanitized. No code violations are present. Smoke and Co detectors are present. The sinks (3) and water closets (2) are functional. Furnace and water heater work. Sewer lines have been snaked and tested and are free flowing. No egress issues, no fire loading issues, no infestation issues. Property is clean and sanitized and currently occupied by Ms. DeMint.