



Department of Neighborhood Services

Preston D. Cole
Commissioner

Thomas Mishefske
Operations Director

Michael Mazmanian
Operations Director

June 26, 2019

Alderman Mark A. Borkowski, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

RE: File No.: 190363
Address: 2736 N. 53rd Street

Dear Alderman Borkowski:

The owner of the above-referenced property has applied for a vacation of In Rem judgment. The Department of Neighborhood Services does not object provided the applicant pays Reinspection fees of \$203.20.


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 open orders are attached.

The applicant has also indicated an ownership interest in an additional property with outstanding charges:

3275 N. 1st Street \$2,307.44

Therefore, the total amount due for all properties **\$2,510.64**.

Sincerely,


Emily McKeown
Business Operations Manager





Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date
12/27/2018
ORD-18-17683

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2736 N 53RD ST

Taxkey #: 306-1374-000

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 by date indicated.

Correct By Date:

1) NOTICE: Some or all of the violations in this letter have been reissued from a previous order.

Violation Location: Garage

Correct By Date: 03/27/2019

2) 275-32.6 Remove obstruction from rain gutters.

Violation Location: North Side

Correct By Date: 03/27/2019

3) 275-32.6 Remove obstruction from rain gutters.

Violation Location: South Side

Correct By Date: 03/27/2019

4) 275-32.6 Repair or replace defective rain gutters.

Violation Location: South Side

Correct By Date: 03/27/2019

5) 275-32.6 Connect downspout to receiver and seal connection.

Violation Location: East Side

Correct By Date: 03/27/2019

6) 275-32.3.h-1 Replace missing handrail on service walk steps.

Violation Location: South Side

Correct By Date: 03/27/2019

7) 275-32.4.a Repair, replace or remove defective screen/storm door.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Violation Location: Garage

Correct By Date: 03/27/2019

8) 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\..

Violation Location: South Side

Correct By Date: 03/27/2019

9) 275-32.6 Remove obstruction from rain gutters.

For any additional information, please phone Inspector **Carmen Plummer-Johnson at 414-286-8615 or cplumm@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.**

Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Carmen Plummer-Johnson
Inspector

Recipients:

GDI INVESTMENTS, 2736 N 53RD STREET, MILWAUKEE, WI 53210
CARLA GAMBLE, 2736 N 53RD STREET, MILWAUKEE, WI 53210
GDI INVESTMENTS, 2736 N 53RD ST, MILWAUKEE, WI 53210

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 appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 \$101.60 for the first reinspection, \$203.20 for the second and all subsequent reinspections. These fees include a 1.6% 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, necesite 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, 728 N. James Lovell St., Milwaukee WI, 53233, 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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

Dismissed
12/19/18
Kk



DEPARTMENT COPY

TOTAL INSPECTION FEE
\$ PL
ENTERED FINES Kk

Serial #: 011864521
Inspection Date: December 10, 2015
District #: 121
CT: 59

dupl-ref

Recipients:
CITY TRANSFORMATION LTD, THERESA ANTHONY (RA), PO BOX 5169, MILWAUKEE WI 53206-0000
CITY TRANSFORMATION LIMITED, THERESA ANTHONY (RA), 1442 N FARWELL AVE STE #300,
MILWAUKEE WI 53202

Re: **2736 N 53RD ST**

Taxkey #: 306-1374-000

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

Exterior Sides

General

- 1. 275-32-11
• Provide approved address numbers for the rear of the building.
- 2. 275-32-8
Repair, replace, or remove the defective fence.
- ~~3. 275-32-8
Repair, replace or remove defective fence gate.~~

on
2/8/18
mm

South Side

- 4. 275-32-3
• Repair or replace defective metal trim on exterior wall. (END CAPS)
- 5. 275-32-4-a
Repair or replace defective storm windows.
- 6. 275-32-4-a
Repair, replace or remove defective screen/storm door.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

East Side

- 7. 275-32-10
Repair or replace defective service walk.
- ~~8. 275-32-3-h~~
Replace missing handrail on service walk steps.
- 9. 275-32-3
Replace defective siding on exterior walls.

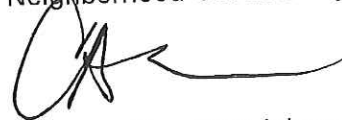
OK
6/2/15

Garage

- 10. 275-32-4
Replace defective service door on garage.
- 11. 275-32-6
Remove obstructions from garage gutter or remove entire gutter system.

For any additional information, please phone **Carmen Plummer-Johnson** at [414]-286-8615 between the hours of 7:30am-9:00am and 3:00pm-4:00pm, Monday through Friday.

Per Commissioner of Neighborhood Services By-



Carmen Plummer-Johnson

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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.

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

SERIAL NO. 01188452
25488110

2736 N. 53rd St

DATE OF INSPECTION 12.10.15

ADDRESS
DATE

ACTIVITY AND REMARKS

INITIALS

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

<u>12/17/15</u>	ORDERS MAILED FIRST CLASS.	<u>KMK</u>
	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 <input type="checkbox"/> No <input type="checkbox"/>	
	B) Phone number Yes <input type="checkbox"/> No <input type="checkbox"/>	
	C) Mailing Address Yes <input type="checkbox"/> No <input type="checkbox"/>	
	If no, correct address is _____	
	Copy mailed to new address Yes <input type="checkbox"/> No <input type="checkbox"/>	
	D) Receipt of orders Yes <input type="checkbox"/> No <input type="checkbox"/>	
	E) Explained reinsp. fee policy Yes <input type="checkbox"/> No <input type="checkbox"/>	
<u>12-24-15</u>	MAILED PRE-INSPECTION LETTER	<u>KMK</u>
<u>1/14/16</u>	Checked P.P.T. <u>Whittie Brooks, Chuck WCCA.</u> ^{asked in letter} _{for execution} <u>CPT</u>	
<u>1/15/16</u>	reinsp. fee <u>via letter</u> <u>reman fee/court</u> <u>AWD</u>	
<u>1/20/16</u>	Call <u>393-0900</u> <u>New Life County Business Assn</u> <u>by Theresa Anthony</u> <u>reinsp.</u>	
<u>Valle</u>	MAILED REINSPECTION LETTER	<u>KMK</u>
<u>2-1-16</u>	<u>Previously litigated - Recommend Monthly Reinspections</u>	<u>TEW</u>
	REINSPECTION FEE	
	\$ <u>60.89</u>	
	Deceased entered in N.S.S. <u>TEW</u>	<u>TEW</u>
<u>5/18/16</u>	Out of State Letter	
	Unenforceable Letter	
	<u>Previously Litigated Letter</u>	
	Mailed by KMK	
<u>5/24/16</u>	REINSPECTED VIOLATIONS REMAIN <u>NO ANSWER</u>	<u>KMK</u> <u>TEW</u>
<u>5/25/16</u>	<u>Down</u> <u>Proctor</u> <u>Theresa</u> <u>Anthony</u> <u>(215-8477)</u> <u>living over</u> <u>owner.</u> <u>She advised that</u> <u>a copy</u> <u>per BE</u>	<u>TEW</u>



City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 2736 N. 53rd St SERIAL NO. 011884521
 DATE OF INSPECTION 12/10/16

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
	MAILED TO HOME @ 2736 N. 53rd St			TW
6/1/16	ltr. ret'd from PO Box 5169			KK JK
6/1/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			(AM) JD
6/21/16	REINSPECTED VIOLATIONS REMAIN no answer color 1-3			
6/30/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			TW
7/7/16	REINSPECTED VIOLATIONS REMAIN No answer 17-20			
	AT Door. Photos Taken			JK TW
7/15/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
8/9/16	REINSPECTED VIOLATIONS REMAIN No answer @ 10-13			JK TW
	Door. Photos Taken			
8/18/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK TW
9/15/16	REINSPECTED VIOLATIONS REMAIN No answer @ 29-31			
	Door. Photos Taken			JK TW
10/19/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
10/20/16	REINSPECTED VIOLATIONS REMAIN No answer @ 10-12			JK TW
	Door, Cont. Photos Taken			
10/27/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK TW
11/8/16	REINSPECTED VIOLATIONS REMAIN No contact 1-2			
	Photos Taken			JK TW
11/9/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			
12/15/16	REINSPECTED VIOLATIONS REMAIN No answer @ 13-15			JK TW
	Door. Photos Taken			
1/6/17	ltr. ret'd from 1442 N Farwell Ave Ste 300			KK JK TW
1/6/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			
1/19/17	REINSPECTED VIOLATIONS REMAIN No contact 14-16			TW JK
	Photos Taken			
1/20/17	Taxes IN arrears \$10,504.25, 2 years.			TW JK
1/26/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			
2/2/17	REINSPECTED VIOLATIONS REMAIN No contact 28-30			TW
	Photos Taken			
2/6/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK TW
3/12/17	REINSPECTED VIOLATIONS REMAIN No contact 15, 17			
	Photos Taken			JK
3/24/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			



City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DMS-36C

SERIAL NO. 011864521

DATE OF INSPECTION 12/16/15

ADDRESS 2736 N. 53rd St.

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
4/13/17	REINSPECTED VIOLATIONS REMAIN No Contact. Photos.		1-3	TMM ✓ JK
4/25/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
5/10/17	REINSPECTED VIOLATIONS REMAIN No Answer on Door. Photos		1-3	TMM ✓
5/14/17	Taxes In arrears 2 years. \$11,097.42.			TMM ✓
5/12/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
6/9/17	REINSPECTED VIOLATIONS REMAIN No Answer on Door. Photos		1-3	TMM ✓ JK
6/13/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
7/12/17	REINSPECTED VIOLATIONS REMAIN Went over violations w/ Theresa Anthony. She made copies of the order - when can when done, left card.		4-8	TMM ✓
7/13/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
8/10/17	REINSPECTED VIOLATIONS REMAIN No answer.		14-16	TMM ✓
8/14/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
9/12/17	REINSPECTED VIOLATIONS REMAIN Left card w/ son.		45-47	TMM ✓
9/22/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
10/19/17	REINSPECTED VIOLATIONS REMAIN No answer.		8-12	TMM ✓
10/20/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
11/10/17	REINSPECTED VIOLATIONS REMAIN No answer.		41-44	TMM ✓
11/14/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
12/14/17	REINSPECTED VIOLATIONS REMAIN No Contact		6-8	TMM ✓
12/15/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
1/25/18	REINSPECTED VIOLATIONS REMAIN Shows to Andrea ANDREA Anthony on site. Left card.		1-4	TMM ✓
1/26/18	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
2/8/18	REINSPECTED VIOLATIONS REMAIN No Contact.		30-32	TMM ✓
2/12/18	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
3/21/18	REINSPECTED VIOLATIONS REMAIN No answer. Card	Card	25-28	TMM ✓
3/23/18	REINSPECTION FEE NOTIFICATION LETTER MAILED w/ clp unit			JK
4/10/18	REINSPECTED VIOLATIONS REMAIN No answer, card.		1-4	TMM ✓ JK
4/13/18	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
5/27/18	REINSPECTED VIOLATIONS REMAIN No answer.		21-23	TMM ✓
5/31/18	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
6/16/18	REINSPECTED VIOLATIONS REMAIN No answer.		11-12	TMM ✓
6/25/18	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
7/26/18	REINSPECTED VIOLATIONS REMAIN No answer.		6-8	TMM ✓
7/27/18	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK

