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Assistant City Attorneys

October 3, 2019

Judiciary & Legislation Committee
of the Honorable Common Council
Attn: Ms. Joanna Polanco, Staff Assistant
Room 205, City Hall
City of Milwaukee

Re: File #190698
Applicant: Renold Cousins and Camille Cousins
Property address: 4439 N. 27th Street

Dear Ms. Polanco:

This is the second time this file has been heard by the Judiciary and Legislation Committee.

This office has had the opportunity to review the above-referenced application, including whether the applicants have any outstanding debts with the Milwaukee Municipal Court.

Milwaukee Municipal Court records indicate that Mr. Cousins has a small balance on an outstanding code violation:

Case Number	Principal balance	If paid by 10/14/19	If paid by 11/14/19
2018TJ000450/17051976	\$690.00	\$6.34	\$6.34

Mrs. Cousins has an outstanding building code violation judgment for the property at 3266 N. 17th Street:

Case Number	Principal balance	If paid by 10/14/19	If paid by 11/14/19
17051977	\$280.00	\$280.00	\$280.00



Judiciary & Legislation Committee
Attn: Ms. Joanna Polanco
October 3, 2019
Page 2

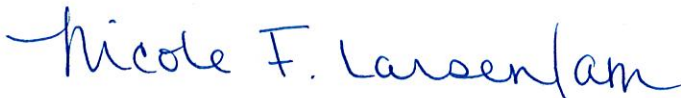
Additionally, Ms. Cousins has a bench warrant outstanding for her arrest in the above-referenced case.

Mr. and Mrs. Cousins also still have outstanding building code violations at their property located at 3266 N. 17th Street which have not been abated. Because the violations were not abated, new municipal court actions were filed against them and are currently pending. Copies of the summonses and complaint are attached.

To arrange payment of the outstanding debts, the applicants should immediately contact Michael Bermejo at Arnold Scott Harris, P.C., (312) 574-1812, or make a check payable to Arnold Scott Harris, P.C., 111 W. Jackson Blvd., Ste. 600, Chicago, IL 60604. The payers should include the case number on their check(s).

If there are any questions, please do not hesitate to contact me.

Sincerely,

Handwritten signature of Nicole F. Larsen in blue ink.

NICOLE F. LARSEN
Assistant City Attorney

NFL:amm

encl.

1155-2019-249:263734

1/9/14
12:30 PM

SUMMONS AND COMPLAINT - MILWAUKEE COURT - CITY OF MILWAUKEE
COUNTY OF MILWAUKEE - STATE OF WISCONSIN

CITY OF MILWAUKEE VS.	DATE OF SERVICE	CASE NUMBER 19038516
DEFENDANT(S) NAME AND ADDRESS (LAST NAME FIRST) COUSINS, RENOLD S 8950 W HUSTIS ST MILWAUKEE, WI 53224	DATE OF BIRTH 6-9-1959	
TAX KEY 284-0722-000	DATE AND TIME FOR APPEARANCE MUNICIPAL COURT 951 N. James Lovell Street Milwaukee, WI 53233 (414) 286-3800 Date: 10/24/2019 BR #2 Time: 08:30AM	
VIOLATION OF MILWAUKEE CODE OF ORDINANCE (BUILDING AND ZONING CODE) CHAP. 275 (6 CTS)		
DATE OF VIOLATION 11-29-2017 / 7-25-2019		
ADDRESS OF VIOLATION 3266-68 N 17 ST		
SERIAL NUMBER ORD-17-18976		

The complainant complains on the plaintiff's behalf that on the above date in the City of Milwaukee, Wisconsin that the defendant as owner, operator or occupant violated the above-designated section of the Milwaukee Code by refusing or neglecting to obey a lawful order of the Commissioner of the Department of Neighborhood Services, City of Milwaukee. A copy of the order is attached issued pursuant to Sec. 200- 12 of the Milwaukee Code of Ordinances.

The penalty for violation of the foregoing ordinance is contained in Sec. 200-19 of the Milwaukee Code of Ordinances and provides for a daily forfeiture of not less than \$150.00 nor more than \$10,000.00 for each offense together with the costs of prosecution and in default of payment thereof, no more than 90 days in the County Jail or House of Correction. The above-named defendant may enter a not guilty plea by mail to 951 N. James Lovell Street, Milwaukee, WI 53233 or by fax to (414) 286-3615. It must be received at least five (5) business days before the court date listed on the summons and complaint. You will be notified of your court date by mail.

WHEREFORE, plaintiff demands a forfeiture judgment against the defendant and in the case of nonpayment of such judgment, imprisonment in the County Jail or House of Correction.

If you file an appeal from the judgment of the Municipal Court, you have the right to request a jury trial on appeal.

State of Wisconsin)
) SS The Complainant herein being first duly sworn on oath deposes and says that he has read the foregoing complaint and
Milwaukee County) knows the content thereof, and that the same is true of his own knowledge except as to those matters therein alleged on
) information and belief and as to those matters he believes them to be true.

Complainant's Signature By *[Signature]* Payroll Number 011108 Date Typed: 8-21-2019

THEREFORE, you are hereby summoned to appear at the Milwaukee Municipal Court in Milwaukee, Wisconsin, to answer said complaint at the place and on the date and time set forth above; and in case of your failure to appear, judgment may be rendered against you according to the demand of the complainant, or a warrant for your arrest may be issued.

APPROVED FOR FILING BY CITY ATTORNEY _____
DATE OF ISSUE _____

Copies
Yellow: Muni Court
Pink: Defendant
White: DNS

SUMMONS AND COMPLAINT – MILWAUKEE COURT – CITY OF MILWAUKEE
 COUNTY OF MILWAUKEE – STATE OF WISCONSIN

CITY OF MILWAUKEE VS.	DATE OF SERVICE	CASE NUMBER 19038517
DEFENDANT(S) NAME AND ADDRESS (LAST NAME FIRST) COUSINS, CAMILLE N 8950 W HUSTIS ST MILWAUKEE, WI 53224	DATE OF BIRTH 4-7-1966	
TAX KEY 284-0722-000	DATE AND TIME FOR APPEARANCE MUNICIPAL COURT 951 N. James Lovell Street Milwaukee, WI 53233 (414) 286-3800 Date: 10/24/2019 BR #2 Time: 08:30AM	
VIOLATION OF MILWAUKEE CODE OF ORDINANCE (BUILDING AND ZONING CODE) CHAP. 275 (6 CTS)		
DATE OF VIOLATION 11-29-2017 / 7-25-2019		
ADDRESS OF VIOLATION 3266-68 N 17 ST		
SERIAL NUMBER ORD-17-18976		

The complainant complains on the plaintiff's behalf that on the above date in the City of Milwaukee, Wisconsin that the defendant as owner, operator or occupant violated the above-designated section of the Milwaukee Code by refusing or neglecting to obey a lawful order of the Commissioner of the Department of Neighborhood Services, City of Milwaukee. A copy of the order is attached issued pursuant to Sec. 200- 12 of the Milwaukee Code of Ordinances.

The penalty for violation of the foregoing ordinance is contained in Sec. 200-19 of the Milwaukee Code of Ordinances and provides for a daily forfeiture of not less than \$150.00 nor more than \$10,000.00 for each offense together with the costs of prosecution and in default of payment thereof, no more than 90 days in the County Jail or House of Correction. The above-named defendant may enter a not guilty plea by mail to 951 N. James Lovell Street, Milwaukee, WI 53233 or by fax to (414) 286-3615. It must be received at least five (5) business days before the court date listed on the summons and complaint. You will be notified of your court date by mail.

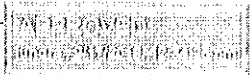
WHEREFORE, plaintiff demands a forfeiture judgment against the defendant and in the case of nonpayment of such judgment, imprisonment in the County Jail or House of Correction.

If you file an appeal from the judgment of the Municipal Court, you have the right to request a jury trial on appeal.

State of Wisconsin) The Complainant herein being first duly sworn on oath deposes and says that he has read the foregoing complaint and
) SS knows the content thereof, and that the same is true of his own knowledge except as to those matters therein alleged on
 Milwaukee County) information and belief and as to those matters he believes them to be true.

Complainant's Signature By *James J. Kowalski* Payroll Number 011108 Date Typed: 8-21-2019

THEREFORE, you are hereby summoned to appear at the Milwaukee Municipal Court in Milwaukee, Wisconsin, to answer said complaint at the place and on the date and time set forth above; and in case of your failure to appear, judgment may be rendered against you according to the demand of the complainant, or a warrant for your arrest may be issued.

APPROVED FOR FILING BY CITY ATTORNEY _____  _____
 DATE OF ISSUE _____

Copies:
 Yellow - Mon Court
 Pink - Defendant
 White - DNS



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

Inspection Date
 11/29/2017
 ORD-17-18976

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3266 N 17TH ST

Taxkey #: 284-0722-000

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.

Violation Location: East Side

Correct By Date: 03/05/2018

1) 275-32.4 a Replace broken window panes. --AND ALL SIDES OF HOUSE AS NEEDED--

Correct By Date: 03/05/2018

2) ~~275-32.8~~ Repair, replace, or remove the defective fence.

Correct By Date: 03/05/2018

3) 225-32.3.f Replace missing chimney cap.

Correct By Date: 03/05/2018

4) 275-32.3.f Replace mortar missing in chimney (tuckpoint).

Correct By Date: 03/05/2018

5) 275-32.3 Replace defective 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: West Side

Correct By Date: 03/05/2018

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

6) 275-32.6 Repair or replace defective downspout. --EXTEND DOWNSPOUTS AT LEAST TWO FEET FROM FOOTINGS OR FOUNDATIONS--

Violation Location: West Side

Correct By Date: 03/05/2018

7) 275-32.6 Replace defective rain gutters. --ALL SIDES OF HOUSE AS NEEDED--

Correct By Date: 03/05/2018

8) 275-32.5.g Replace defective porch floor boards and secure to supporting structure. --SECOND FLOOR WEST PORCH--

Correct By Date: 03/05/2018

9) 275-32.3.g Repair or remove defective skirting around porches. --FIRST FLOOR WEST PORCH--

Correct By Date: 03/05/2018

10) 200-21 PERMITS REQUIRED. Obtain proper permits for all alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

Has permit checked out

--NEW ELECTRICAL SERVICE--

Violation Location: Garage

Correct By Date: 03/05/2018

11) 275-32.9 Replace defective garage doors).

Correct By Date: 06/05/2018

12) Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner). 275-32.3.a --ALL TRIM, PORCHES, EXTERIOR OF WINDOW SASHES, FRAMES--

Correct By Date: 06/05/2018

13) All ferrous metal surfaces shall be properly surface-coated when required to prevent deterioration. 275-32.3.b

Violation Location: Garage

Correct By Date: 06/05/2018

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

143713

14)275-32.3-a Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.

For any additional information, please phone Inspector Robert Bates at 414-286-5785 or RRATES@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 -

Robert Bates
Inspector

Recipients:

RENOLD S COUSINS, 2950 W HUSTIS ST, MILWAUKEE, WI 53224
CAMILLE N COUSINS, 2950 W HUSTIS ST, MILWAUKEE, WI 53224
RENOLD S COUSINS, 2950 W HUSTIS ST CAMILLE N COUSINS, MILWAUKEE, WI 53224

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 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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

3296 N 17TH ST

Serial #: ORD 17-18976
Inspection Date: 11/29/2017

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. 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, 728 N. James Lovell St., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LES 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
