



Department of Neighborhood Services

Thomas Mishefske
Commissioner

Michael Mazmanian
Operations Director

October 8, 2019

Susan LaBudde
lovemydawgs@icloud.com

RE: 2581 N Terrace Avenue
BY EMAIL

Dear Susan LaBudde,

This is in response to your request for, “*letters to me from Todd/dns in February and June of this year described in your email on 9/3/19, as well as, ‘info about the lower condo next door at 2587 N Terrace’ noted in your email date 9/12/19.*” Responsive records are attached.

Please note that I have redacted the complainant names. My reasoning is as follows:

The Wisconsin Attorney General is charged with interpreting Wisconsin’s Public Records Law, Section 19.39, Stats., Wis. Stats. The Attorney General has interpreted the public records law to conclude that one exception to the public right of full access to public records is when information has been obtained “by a public agency on the promise that it would be kept confidential and not be disclosed.” O.A.G. 284, 289 (1971). The Attorney General clarified the exception as follows:

“First, there must have been a clear pledge made. Second, the pledge should have been made in order to obtain the information. Third, the pledge must have been necessary to obtain the information.

Finally, even if a pledge of confidentiality fulfills these criteria, thus making the record containing the information obtained clearly within the exception, the custodian must still make an additional determination in each instance that the harm to the public interest that would result from permitting inspection outweighs the great public interest in full inspection of public records.”

In each case the complainant name(s) were obtained after a clear pledge of confidentiality was given, the pledge was made in order to obtain the information; and, the pledge was necessary to obtain the information. It is important that the Department be able to gain trust from Milwaukee citizens so that we can obtain complaints in a candid manner. If complainants know in advance that their names will be disclosed to the public they may be less willing to bring their complaints





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to our attention, which would result in our being unable to properly do our job, which is to provide a safe and clean environment for our citizens. This would not be in the public interest.

Therefore, after conducting the required balancing test, I have determined that the balance tips in favor of nondisclosure of the citizen's name(s) who requested confidentiality.

Additionally, the Wisconsin Supreme Court has recognized that public-policy considerations underlying other statutory provisions may supply policy reasons justifying non-disclosure. One of the areas in which the court has applied this rationale is in recognition of "the importance the legislature puts on privacy and reputational interests of Wisconsin citizens." *Woznicki v. Erickson*, 202 Wis. 2d 178, 187 (1996); *Milwaukee Teachers' Education Ass'n v. Milwaukee Board of School Directors*, 227 Wis. 2d 779 (1999).

Please also note that we have withheld attorney work product. *See Seifert v. School Dist. of Sheboygan Falls*, 2007 WI App 207, ¶¶ 5, 28. "The common law long has recognized the privileged status of attorney work product, including the material, information, mental impression and strategies an attorney compiles in preparation for litigation." *Id.* ¶ 28. The work-product doctrine is also codified in Wis. Stat. § 804.01(2)(c)1.

Pursuant to sec. 19.35 (4), Stats., my determination is subject to review by mandamus under sec. 19.37(1), Stats. or upon application to the Wisconsin Attorney General or Milwaukee County Corporation Counsel.

Governmental bodies in Wisconsin are governed by Wisconsin Public Records Law, Wisconsin Statutes, Sections 19.31-39. Please note that each City department is custodian of its own records. If you wish to receive information from City departments other than DNS, you must make separate requests.

If you have any questions, feel free to contact me at 414-286-2567 or soconn@milwaukee.gov.

Sincerely,

Steph O'Connor
Department of Neighborhood Services





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

Inspection Date
11/20/2018
ORD-18-16146

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2581 N TERRACE AV

Taxkey #: 318-0412-200

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: 06/03/2019

1) COMPLIANCE WITH CERTIFICATES OF APPROPRIATENESS. Failure to comply with a certificate of appropriateness shall be a violation of this section. In the event work is being performed without, or not in accordance with, a certificate of appropriateness, the board shall request that a stop work order be issued by the commissioner of neighborhood services. **YOU ARE ORDERED TO COMPLY WITH ALL PROVISIONS OF THE CERTIFICATE OF APPROPRIATENESS. 200-61-7-c**

Comply with the Certificate of Appropriateness (#180671) issued 9/17/18 for the removal of 3 Sola-tubes. For any additional information, please phone Inspector **Todd Vandre at 414-286-8763 or tvandr@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 -

Todd Vandre
Inspector

Recipients:

SUSAN LA BUDDE, 2581 N TERRACE AVE, MILWAUKEE, WI 53211

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 appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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



Parcel #: 3180412200

Menu Cancel Help



Full Name SUSAN LA BUDDE	Owner Status A	Primary
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Owner Name 2	Phone
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Owner Name 3



Mail Address
2581 N TERRACE AVE

Mail City MILWAUKEEWI	Mail State	Mail Zip 53211	Country/Region
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Record



Report 1



My Tasks



ORD-18
-16146



Parcels

Print Date: 11/26/2018, 1:06:02 PM

Property: **2581-2581 N TERRACE AV**

Owner	Info
SUSAN LA BUDDE	Taxkey: 3180412200
	Land Use: 8811
	Lot Size: 13504
2581 N TERRACE AVE	Year Built: 1971
MILWAUKEE WI ,53211	Units: 1
	Conveyance Date: 2018-04-09
	Conveyance Type: CD
	Name Change: 2018-06-18
	Zoning: RS5

Latest Property Registration Information

Date Registration Received:
Link to ACA Registration:

Type	Name	Phone	Address	Email
No data				

Showing 0 to 0 of 0 entries



MILWAUKEE
HISTORIC
PRESERVATION
COMMISSION
LIVING WITH HISTORY

180671

Certificate of Appropriateness

Milwaukee Historic Preservation Commission/200 E. Wells Street/Milwaukee, WI

14-286-3004

Property 2581 N. TERRACE AV. North Point North HD
Description of work Install one Solatube on the rear slope of the roof.
Date issued 9/17/2018 PTS ID 114594 COA: solat

8/29/18
Approved
10/9/18
DENVER

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

Three Solatubes visible from Terrace Avenue were not approved by the Commission.

All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.

If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/build, or call (414) 286-8210.

Susan L. Bussell
4/14-458-0013

City of Milwaukee Historic Preservation Staff

Copies to: Development Center, Ald. Nik Kovac, Contractor, Inspector Vandre



View from Belleview Place of the one approved Solatube



Aerial photo showing approximate locations of all four installed Solatubes (yellow dots). One approved Solatube is circled in green. Three denied Solatubes are encircled by a red "no" symbol.



Front view showing three denied Solatubes.



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/4/2018

Ald. Nik Kovac District: 3

Staff reviewer: Tim Askin

PTS #114594 CCF #180671

Property	2581 N. TERRACE AV.	North Point North HD
Owner/Applicant	SUSAN LA BUDDE 2581 N TERRACE AVE MILWAUKEE WI 53211	Susan A LaBudde 2581 N Terrace MILWAUKEE WI 53211
Proposal	Retroactive approval of the installation of four solatubes on the roof of the condominium unit.	
Staff comments	<p>This appears before us because of a complaint made directly to the Department of Neighborhood Services.</p> <p>Solatubes are a sort of skylight, 14" in diameter that reflect sunlight down into an interior space. They serve the same purpose as a skylight with greater privacy, which is notable given the height of the surrounding buildings at this property.</p> <p>Three of the Solatubes are highly visible from Terrace Avenue. The majority of the staff photos were taken from the south corner of the intersection of Terrace and Belleview on the sidewalk.</p> <p>The three Solatubes closest to Terrace Avenue are in clear contravention of the North Point North District Guidelines which state the following: Retain the original roof shape. Dormers, skylights, and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-to-way. Avoid making changes to the roof shape that would alter the building height, roofline, and pitch or gable orientation.</p> <p>The Solatube on the rear slope of the roof may be considered for retention by the Commission. There is significant visibility from the adjacent buildings because of their substantially greater heights. Nonetheless, there is very limited street visibility of it from Belleview and none from Terrace. The significant visibility from surrounding buildings is also an argument for retention of this one Solatube, as a traditional skylight would cause significant privacy issues. On balance, staff feels the rear Solatube should be considered for approval.</p> <p>Applicant notes that there is an option to install a dimming device that closes at night to prevent light being reflected out of the tube during the nighttime. This may be appropriate for the rear tube. This seems unnecessary. It has not been a condition placed on any approved skylights in the past. It also does not ameliorate the alteration of the roofline, which is the primary issue with the installation.</p>	
Recommendation	Recommend HPC Denial of frontmost three Solatubes. Recommend approval of the rear slope Solatube.	
Conditions		
Previous HPC action		
Previous Council action		

2581 N Terrace 11/20/18 Todd Vandre



254

2581 N Terrace Ave 8/5/2019 Todd Vandre





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

August 06, 2019
Order #: ORD-18-16146

Department Copy

Re: 2581 N TERRACE AV

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

First reinspection \$101.60
Second reinspection \$203.20
All subsequent reinspections \$203.20

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 08/05/2019, we imposed a \$101.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2019 tax bill.**

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, we 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 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 as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Todd Vandre at 414-286-8763 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Failure to fully comply with the Historic Preservation decision (180671).

Todd Vandre

Recipients

SUSAN LA BUDDE, 2581 N TERRACE AVE





Thomas Mishefske
Commissioner

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

February 25, 2019

Department Copy

Re: 2581 N TERRACE AV

The property you own at the above address has outstanding code violations. Order #ORD-18-16146 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 \$101.60 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection as well as all subsequent reinspections are \$203.20 each. These fees include a 1.6% 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 contact me so that this Work Order is not referred to the Court Section. Please call Inspector Todd Vandre at 414-286-8763 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Order to comply with the Certificate of Appropriateness issued 9/17/18 for the removal of 3 Sola-tubes.

Todd Vandre

Recipients:

SUSAN LA BUDDE, 2581 N TERRACE AVE, MILWAUKEE, WI 53211



CASE MANAGEMENT

Tax Key: 3180412200

Record ID: ADVDS-19-06250

Address: 2581 N TERRACE AV, MILWAUKEE, WI 532113821

Record ID	File Date	Address	Complaint Text
ADVDS-19-06250	07/22/2019	2581 N TERRACE AV, MILWAUKEE, WI 532113821	

Date	Comment	Staff Name
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Record Workflow

Record Action (Task)	Record Status	Date	Inspection	Status	Date
Record Creation Updated by ASA script.	Record Created	2019-07-22	Pre-inspection Inspector Phone: null Inspector: Crystal Dupree	Criteria Not Met - Close	2019-08-29
DPW Review	Contractor to Complete	2019-08-28			
Closure wf set via EMSE script	Record Closed	2019-08-29			
DNS Preinspection wf set via EMSE script	Does not meet disconnection criteria - Record Closed	2019-08-29			

CASE MANAGEMENT

Tax Key: 3180412200

Record ID: ORD-18-16146

Address: 2581 N TERRACE AV, MILWAUKEE, WI 532113821

Record ID **File Date** **Address** **Complaint Text**
ORD-18-16146 11/26/2018 2581 N TERRACE AV, Special Enforcement Inspection| Comply with COA conditions. entered address:
MILWAUKEE, WI 532113821 2581 N TERRACE AV

Date	Comment	Staff Name
2018-11-26	11/26/18-Order mailed via 1st class mail.-LL	
2019-02-25	02/25/2019 No listing found for Susan LaBudde. Contact letter issued.	Todd Vandre
2019-02-25	2/25/19 Pre Reinspection Letter Mailed First Class-JR	Jennifer Rantanen-Davis
2019-04-16	04/16/2019 Returned call to Susan LaBudde (458-0013). She stated she is in the process of filing an appeal for the removal of the solar tubes. I informed her the order comes due on 6/3/19.	Todd Vandre
2019-06-03	Appeal denied by Common Council. COA for one Solutube only on rear slope stands as written. Council File 180671 "Substitute resolution affirming the Historic Preservation Commission's decision and denying an appeal relating to a Certificate of Appropriateness for the installation of three Solutubes at 2581 N. Terrace Avenue, in the North Point North Historic District, for Susan LaBudde."	Tim Askin
2019-06-05	06/03/2019 Inspection found no change, contact owner.	Todd Vandre
2019-07-08	07/08/2019 Left a voice message for Susan LaBudde (458-0013) concerning the order.	Todd Vandre
2019-08-06	08/05/2019 No response from Susan LaBudde. Inspection found the east Sola tube has been removed, but the 2 on the north roof remain. Photos taken and fee issued. Left a card with the owner in the lower condo, 2579 N Terrace. She stated that Ms. La Budde is out of town.	Todd Vandre
2019-08-06	8/6/19- Re-inspection mailed first class mail. -NT	Nyesha Turner
2019-09-04	09/03/2019 Returned call to Susan LaBudde (414-458-0013). She stated she is appealing the HPC decision and the reinspection fee assessed. I asked that she provide some documentation. Ms. LaBudde stated she will email the information. I informed her that I will discuss the enforcement with my supervisor after receiving the information. She also requested information for open records request. I provided Steph O'Connor's contact info.	Todd Vandre
2019-09-05	09/05/22019 Hold order per discussion with manager, Archie Blunt, until ARAB appeal is heard.	Todd Vandre
2019-09-20		Peter Laritson

Record Workflow

Record Action (Task)	Record Status	Date
Generate Order Order issued.	Order Generated	2018-11-26
Contact Attempt No listing for the owner, contact letter issued.	Complete	2019-02-25
Re-Inspection Contact letter issued.	Generate Pre-Reinspection Fee Letter	2019-02-25
Re-Inspection	Reinspect	2019-07-08
Re-Inspection Fee letter issued.	Generate Reinspection Fee Letter	2019-08-06
Re-Inspection Extended for ARAB hearing.	Reinspect	2019-09-06

Inspection	Status	Date
Initial Investigation Order issued to comply with COA conditions. Inspector: Todd Vandre	Order Issued	2018-11-20
Order Re-Inspection No change, contact. Inspector Phone: 414-286-8763 Inspector: Todd Vandre	Order Extended	2019-06-03
Order Re-Inspection Violations remain. Inspector: Todd Vandre	Fail	2019-08-05



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

Inspection Date
11/20/2018
ORD-18-16146

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Inspector

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OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Thomas Mishefske
Commissioner

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

February 25, 2019

SUSAN LA BUDDE
2581 N TERRACE AVE
MILWAUKEE, WI 53211

Re: 2581 N TERRACE AV

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SUSAN LA BUDDE, 2581 N TERRACE AVE, MILWAUKEE, WI 53211





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

August 06, 2019
Order #: ORD-18-16146

Department Copy

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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 08/05/2019, we imposed a \$101.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2019 tax bill.**

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, we 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 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 as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Todd Vandre at 414-286-8763 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Failure to fully comply with the Historic Preservation decision (180671).

Todd Vandre

Recipients

SUSAN LA BUDDE, 2581 N TERRACE AVE



CASE MANAGEMENT

Tax Key: 3180412200

Record ID: ENF-2018-35196

Address: 2581 N TERRACE AV, MILWAUKEE, WI 532113821

Record ID	File Date	Address	Complaint Text
ENF-2018-35196	11/26/2018	2581 N TERRACE AV, MILWAUKEE, WI 532113821	Special Enforcement Inspection Comply with COA conditions. entered address: 2581 N TERRACE AV

Date	Comment	Staff Name
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Record Workflow

Record Action (Task)	Record Status	Date	Inspection	Status	Date
Investigation Updated via script.	Order Issued	2018-11-26	Initial Investigation Order issued to comply with COA conditions. Inspector Phone: 414-286-8763 Inspector: Todd Vandre	Order Issued	2018-11-20

ENF-2018-35196

Menu Reports Help

File Date: 11/26/2018

Application Status: [Order Issued](#)

Description of Work: [Special Enforcement Inspection](#) | [Comply with COA conditions](#) | [entered address: 2581 N TERRACE AV](#)

Case Type: [Special Enforcement Case](#)

Address: 2581 N TERRACE AV, MILWAUKEE, WI 532113921

Owner Name: SUSAN LA BUDDÉ

Parcel No: 3180412200

Application Name:

Contact Info: Name: [Todd Vandre](#) | Organization Name: [Complainant](#) | Contact Type: [Complainant](#) | Relationship: [Complainant](#) | Address: [null null](#) | Contact Primary Address: [null null](#) | Status: [Active](#) | Contact Start Date: 11/26/2018 | Contact End Date: [null](#)

Custom Fields: GENERAL
 Lagan ID: 101002542913
 Priority: 8811
 MPROF Land Use: ENF_CPT_TD
 Priority Type: Source
 Complaint Information: Lagan
 Special Enforcement Inspection: Emergency
 Aldermanic District: No
 Police District: 3
 Fire District: 2
 Image: 1
 Side: 1
 ASR Number: 780
 CDBG Insp Date: Source2
 Other City Department: DNS Referring Section
 CDBG: CDBG Insp Date
 DNS Section Assigned

COMPLAINT TYPE

Signs: License / Permit
 Zoning: Illegal Rooming
 Illegal Occupancy and Use: Exterior Maintenance
 Interior Maintenance: Vehicles
 Special Landlord: Nuisance

ASSESS SCRIPT

Apply void
 Void fee item

CASE HISTORY

Change By: [Change Date](#) | [Changed Comment](#) | [Changed Complaint](#) | [Changed Response](#) | [District DSS Status](#) | [Complaint Status](#) | [Create date](#) | [Create time](#) | [Entry by](#) | [Resource](#) | [Responded](#)

Workflow Status: Task: [Investigation](#) | Assigned To: [Todd Vandre](#) | Status: [Order Issued](#) | Status Date: 11/26/2018 | Action By: [Todd Vandre](#)

Condition Status: Name: [Short Comments](#) | Status: [Status](#) | Apply Date: [Apply Date](#) | Severity: [Severity](#) | Action By: [Action By](#)

Case Comments: [View ID](#) | [Comment](#) | [Date](#)

Total Fine Assessed: \$0.00

Total Fine Invoiced: \$0.00

Balance: \$0.00

Scheduled/Pending Inspections: [Inspection Type](#) | [Inspection Date](#) | [Inspector](#) | [Status](#) | [Comments](#)

Resulted Inspections: [Inspection Type](#) | [Inspection Date](#) | [Inspector](#) | [Status](#) | [Comments](#)

Initial Investigation: 11/20/2018 | [Todd Vandre](#) | [Order Issued](#) | [Comments](#)

Violation: [Violation Text](#) | [Order issued to comply with COA conditions](#) | [Inspector Phone: 414-266-8763](#)

Initiated by Product: AV/360

CASE MANAGEMENT

Tax Key: 3180412200

Record ID: ENF-2018-21117

Address: 2581 N TERRACE AV, MILWAUKEE, WI 532113821

Record ID	File Date	Address	Complaint Text
ENF-2018-21117	07/18/2018	2581 N TERRACE AV, MILWAUKEE, WI 532113821	Special Enforcement Inspection Solar tubes installed without a COA. entered address: 2581 N TERRACE AV

Date	Comment	Staff Name
2018-07-18	7/17/18-Orders mailed first class mail - HG	Heather Gaworski

Record Workflow

Record Action (Task)	Record Status	Inspection	Status	Date
Investigation Updated via script.	Order Issued	Initial Investigation Order issued to obtain a COA from Historic Preservation. Phone: 414-286-8763 Inspector: Todd Vandre	Order Issued	2018-07-17

ENF-2018-21117

Menu Reports Help

File Date: 07/18/2018

Application Status: Order Issued

Description of Work: Special Enforcement Inspection | Solar tubes installed without a COA, entered address: 2581 N TERRACE AV

Case Type: Special Enforcement Case

Address: 2581 N TERRACE AV, MILWAUKEE, WI 532113921

Owner Name: SUSAN LA BUDE

Parcel No: 3180412200

Application Name:

Contact Info: Name: Todd Vandrie Organization Name: Complainant Contact Type: Complainant Relationship: Complainant Address: null null Contact Primary Address: Status: Active Contact Start Date: 07/18/2018 Contact End Date:

Custom Fields: GENERAL
 Lagan ID: 101002396100
 Priority: MPROP Land Use 3811
 Priority Type: ENF_CPT_TD
 Case Type: Complaint Information
 DNS000001: Special Enforcement Inspection | Solar tubes installed without a COA
 Confidential Status: Aldermanic District
 No: 3
 Fire District: 1
 Image: 1
 Side: Police District
 Other City Department: ASR Number
 CDBG: CDBG Insp Date

COMPLAINT TYPE: BOZA Expiration
 Signs: MPD
 Zoning: BPIP
 Illegal Occupancy and Use: No Heat
 Interior Maintenance: Historic Preservation
 Special Landlord: Void fee item
 ASSESS SCRIPT: Apply void

CASE HISTORY
 Change By Change Date Changed Comment Changed Response District DSS Status Complaint Status Create date Create time Entry by Resource Responded

Workflow Status:	Task	Assigned To	Status	Status Date	Action By	
Investigation		Todd Vandrie	Order Issued	07/18/2018	Todd Vandrie	
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Case Comments:	View ID	Comment	Date			
	HTLLM	7/17/18-Orders mailed first class mail - HG	07/18/2018			
Total Fine Assessed:	\$0.00					
Total Fine Invoiced:	\$0.00					
Balance:	\$0.00					
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	
	Initial Investigation	07/17/2018	Todd Vandrie	Order Issued	Order issued to obtain a COA from Historic Preservation. Inspector Phone: 414-286-8763	
Violation:	Violation Text					
Initiated by Product:	AV360					

CASE MANAGEMENT

Tax Key: 3180412200

Record ID: ORD-18-09162

Address: 2581 N TERRACE AV, MILWAUKEE, WI 532113821

Record ID	File Date	Address	Complaint Text
ORD-18-09162	07/18/2018	2581 N TERRACE AV, MILWAUKEE, WI 532113821	Special Enforcement Inspection] Solar tubes installed without a COA. entered address: 2581 N TERRACE AV

Date	Comment	Staff Name
2018-07-18	07/17/2018 Spoke to Susan La Budde (414-458-0013) at the property. She stated she was unaware of the COA requirement for the solar tubes. Explained the process and who to contact. She is leaving to go out of the country for about one week and will contact Historic Preservation when she returns.	Todd Vandre
2018-07-18	7/18/18-Orders mailed first class mail - HG	Heather Gaworski
2018-11-26	11/20/2018 COA approved for 1 solartube, 3 must be removed. Inspection found all 4 remain. Issue new order to comply with the COA.	Todd Vandre

Record Workflow

Record Action (Task)	Record Status	Date
Generate Order Order issued.	Order Generated	2018-07-18
Contact Attempt	Complete	2018-11-20
Re-Inspection Order closed, new order issued.	Closed	2018-11-20

Inspection	Status	Date
Initial Investigation Order issued to obtain a COA from Historic Preservation. Inspector: Todd Vandre	Order Issued	2018-07-17
Order Inspection Order closed. Inspector Phone: 414-286-8763 Inspector: Todd Vandre	Pass	2018-11-20



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

Inspection Date
07/17/2018
ORD-18-09162

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2581 N TERRACE AV

Taxkey #: 318-0412-200

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: 08/24/2018

1) 320-21-11.a Certificate required. No person or entity shall alter, reconstruct, or rehabilitate any part of the exterior of a historic structure or structure or improvement on a historic site or within a historic district, construct any improvement on a historic site, on a parcel that contains a historic structure, or on a parcel within a historic district, including a parcel which is to be rendered vacant or partially vacant by reason of partial or complete demolition of a structure within a historic site or district, or partially or wholly demolish any historic structure or structure within a historic site or district, or partially or wholly demolish any historic structure or structure or improvement on a historic site or within a historic district, or permit any of these activities to occur unless a Certificate of Appropriateness has been issued by the Historic Preservation Commission. You are hereby ordered to obtain a Certificate of Appropriateness for alterations or construction. Contact the Historic Preservation Commission at 286-5712 for information on how to obtain a Certificate of Appropriateness.

Solar tubes installed without a Certificate of Appropriateness.

For any additional information, please phone Inspector **Todd Vandre at 414-286-8763 or tvandr@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 -

*Todd Vandre
Inspector*

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Recipients:

SUSAN LA BUDDE, 2581 N TERRACE AVE, MILWAUKEE, WI 53211

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 appellants 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 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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

CASE MANAGEMENT

Tax Key: 3180411100

Record ID: ENF-2018-31028

Address: 2587 N TERRACE AV, MILWAUKEE, WI 532113821

Record ID	File Date	Address	Complaint Text
ENF-2018-31028	10/06/2018	2587 N TERRACE AV, MILWAUKEE, WI 532113821	Interior Of Building In Disrepair Lower unit in this building has installed illegal interior glass doors that are not fireproof and not up to code entered address: 2587 N TERRACE AV

Date	Comment	Staff Name
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Record Workflow

Record Action (Task)	Record Status	Date	Inspection	Status	Date
Investigation Updated via script.	No Violation Found	2018-10-08	Initial Investigation No violations observed at 2857 - 2859 North Terrace Avenue by Inspector Gregg Vosswinkel (414) 286-3570 Inspector Phone: 414-286-3570 Inspector: Gregg Vosswinkel	No Violation Found	2018-10-08

File Date: 10/06/2018

Application Status: Closed

Description of Work: Interior Of Building In Disrepair Lower unit in this building has installed illegal interior glass doors that are not fireproof and not up to code entered address: 2587 N TERRACE AV

Case Type: Residential Case

Address: 2587 N TERRACE AV, MILWAUKEE, WI 532113821

Owner Name: ROBERT FORREST OR SUCC

Parcel No: 3180411100

Application Name:

Contact Info: Name Organization Name Contact Type Relationship Address Contact Primary Address Status Contact Start Date Contact End Date

Complainant Complainant null null 10/06/2018 Active

Custom Fields: GENERAL
 Lagan ID 101002493319
 Priority Type
 MPROD Land Use 8811
 Source Lagan
 Emergency
 Inspection District 119
 Source2
 DNS Referring Section
 DNS Section Assigned
 CDBG Insp Date
 Zoning
 Priority
 Case Type DNS101019
 Confidential Status
 Yes
 Fire District 2
 Image
 Other City Department
 MIKE311 original address
 Census Tract
 Year Built

COMPLAINT TYPE Block Survey Erosion Control
 Bedbugs Habitability Ordinance Heat
 Exterior Maintenance Interior Maintenance Overcrowding
 Historic Preservation Animals Bees
 Vacant Building Pest Nuisance
 Chickens
 Vehicles

ASSESS SCRIPT
 Apply void
 Void fee item

CASE HISTORY
 Change By Change Date Changed Comment Changed Response District DSS Status Complaint Status Create date Create time Entry by Resource Responded

Workflow Status	Task	Assigned To	Status	Status Date	Action By		
Investigation		Gregg Vosswinkel	No Violation..	10/06/2018	Gregg Vosswinkel		
Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By	
Case Comments:	View ID	Comment	Scheduled Date	Inspector	Status	Comments	
Total Fine Assessed:	\$0.00						
Total Fine Invoiced:	\$0.00						
Balance:	\$0.00						
Scheduled/Pending Inspections:	Inspection Type	Inspection Date	Inspector	Scheduled Date	Inspector	Status	Comments
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Scheduled Date	Inspector	Status	Comments
Initial Investigation		10/08/2018	Gregg Vosswinkel			No Violation Found	No violations observed at 2587 - 2589 North Terrace Avenue by Inspector Gregg Vosswinkel (414) 28...
Violation:	Violation Text						