



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

January 26, 2016

Alderman Ashanti Hamilton, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

Re: File No.: 151277
Address: 2708 W. Auer Avenue

Dear Alderman Hamilton:

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 return of this property provided the applicant pays Code Compliance fees of **\$182.52**.

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. This includes an order to have the home inspected for compliance with electrical codes, which was issued after the City took title. A copy of the two open orders is attached.

Sincerely,

Emily McKeown
Foreclosure Program Coordinator



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Electrical Section
841 N. Broadway
Milwaukee, WI 53202



DEPARTMENT COPY

Serial #: 011824161
Inspection Date: November 18, 2015
District #: 703
CT: 63

mult-per

Recipients:
CITY OF MILWAUKEE DCD-IN REM, ATTN KAREN TAYLOR, 809 N BROADWAY, 2ND FLOOR, MILWAUKEE
WI 53202

Re: 2708 W AUER AV
AKA:2708 W AUER AV

Taxkey #: 286-0266-000

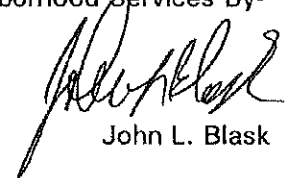
A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below within 30 days of service of this order.

In accordance with Section 222-11-3, electrical work must be done in an approved manner by a Milwaukee licensed electrical contractor, who must procure a permit before work is started. 222-13-1 Obtain a proper electrical permit for all violations except for those in which "permit is not required" is so indicated.

1. 222-13
Electrical permit is required. Have a licensed electrician obtain a permit.
2. 222-13
BRANCH CIRCUITS WERE INSTALLED WITHOUT A PERMIT WHOLE HOUSE
MUST BE INSPECTED FOR COMPLIANCE.

For any additional information, please phone John L. Blask at [414]-286-5819 between the hours of 7:30am-9:00am, Monday through Friday.

Per Commissioner of Neighborhood Services By-


John L. Blask

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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 \$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.

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.

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 City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 11824161

ADDRESS 2708 W Aver Ave

DATE OF INSPECTION 11-18-15

DATE	ACTIVITY AND REMARKS	INITIALS
<u>11/23/15</u>	ORDERS MAILED FIRST CLASS.	<u>BR</u>
	I received a call from _____ Phone # _____	
	OR	
<u>11/23/15</u>	I called <u>Karen Taylor</u> Phone # <u>(414) 221-5738</u>	<u>BR</u>
<u>11/23/15</u>	I Spoke to: <u>Karen Taylor</u>	
	If contact is not owner, explain:	
	I Verified the following information:	
	A) Owners name Yes _____ No _____	
	B) Phone number Yes _____ No _____	
	C) Mailing Address Yes _____ No _____	
	If no, correct address is _____	
	Copy mailed to new address Yes _____ No _____	
	D) Receipt of orders Yes _____ No _____	
	E) Explained re insp. fee policy Yes _____ No _____	
<u>12/23/15</u>	Spoke to Karen Taylor. She said if The violations are not Dangerous Iron they will not be corrected. The buyers of The property will be notified that corrections are needed and they will be responsible to have that work completed.	<u>BR</u>
<u>11/20/15</u>	Sent Pre-16 Inspection Letter	<u>BR</u>
<u>DEC 23 2015</u>	SENT PRE-REINSPECTION FEE LETTER TO OWNER	<u>BR</u>
<u>1/7/16</u>	NO Permit on file. property is occupied. NO entry. SEND 1st Letter	<u>BR</u>

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

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 011783241
Inspection Date: October 28, 2015
District #: 115
CT: 63

dupl-cod

Recipients:
ANJUAN CLEMONS, 2708 W AUER AV, MILWAUKEE, WI 53216

Re: **2708 W AUER AV**

Taxkey #: 286-0266-000

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 **June 01, 2016**.

Certificate of Code Compliance Program. The City of Milwaukee Code of Ordinances includes a provision for a Certificate of Code Compliance in designated areas and properties in the city. The violations noted in this letter prevent the issuance of the final certificate.

Exterior Sides

General

1. 275-32-8
Repair, replace or remove defective fence gate. (AT ALLEY)
2. 275-32-3-a
Protect all wood trim with paint or other approved coating applied in a workmanlike manner. (TO INCLUDE SCRAPING, SANDING, CAULKING AND PRIMING IF/AS NEEDED)
3. 275-32-3-f
Replace mortar missing in chimney (tuckpoint).

North Side

4. 275-32-4-a
Replace broken window pane.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

East Side

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. (REPAIR AS NEEDED: CURLING SHINGLES/VALLEY ESPECIALLY)
6. 275-32-3
Replace defective siding on exterior walls. (REPAIR DEFECTIVE CEDAR SIDING AS NEEDED)

West Side

7. 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. (REPAIR AS NEEDED: CURLING SHINGLES/VALLEY ESPECIALLY)
8. 275-32-3
Replace defective siding on exterior walls. (ESPECAIALLY CEDAR SIDING AS NEEDED)

South First Floor Porch

9. 275-32-6
Repair or replace defective rain gutters.
10. 275-32-3-h-3-a
Replace missing balusters in porch guardrail, with maximum spacing of four inches.
11. 275-32-3-g
Repair or replace defective trim boards on porch. (ESPECIALLY THE ROTTING BOX BEAM OVER THE STAIRS)

Garage

12. 275-32-11
Provide approved address numbers for the alley side of the garage.
13. 275-32-3
Replace missing fascia boards on garage. (ESPECIALLY NORTH SIDE)

For any additional information, please phone Inspector Mark Medrek at [414]-286-8520 between the hours of 9:00am-11:00am AND 3:00pm-5:00pm- Monday 7:00am-11:00am AND 2:00pm-3:00pm-Tuesday.

Per Commissioner of Neighborhood Services By-



Mark Medrek
Inspector

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LEAD PAINT CAUTION

Defective painted surfaces were noted on this inspection. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings. For information regarding lead safe repair practices, contact the Milwaukee Health Department at 286-0387.

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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2708 W AUER AV

Citation # - *Numero de Citacion*: DNS011783241
Citation Date - *Citacion Fecha*: October 28, 2015

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.

2708 W. AUER AV, 10/28/15



Inspector Medrek

2708 W. AUER AV, 10/28/15



Inspector Medrek

Property Names Summary

Printed 10/29/15 07:37

Page 1

Address: 2708- 2708 W AUER AV

MPROP File Information

Owner

ANJUAN CLEMONS

Taxkey:286-0266-000

Land use:8820 Units: 2

Lot size: 3885 (37x105)

Year Built:1915

2708 W AUER AV

53216-0000 Conveyance Date:05/19/2015 Type:QC

Name Change:07/23/2015

Zoning:RT3

MILWAUKEE WI

Recording information

Application #: 224267 Type:Change in ownership

Date Received:05/21/2015 Ownership Xfer Date:05/19/2015

Recording Owners/ Operators, etc

O Owner

T Titleholder

ANJUAN CLEMONS

Home:[414] 221-1411 () Work:[] - ()

----- Street Address ----- Mailing Address -----

2708 W AUER AV

2708 W AUER AV

MILWAUKEE

WI 53216-0000

MILWAUKEE

WI 53216-0000

