



**IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.**

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

**IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED.

TO: Administrative Review Board of Appeals  
City Hall, Rm. 205  
200 E. Wells St.  
Milwaukee, WI 53202  
(414) 286-2231

DATE: 9-30-22

RE: 131 E Chambers  
(Address of property in question)

CITY CLERK'S OFFICE  
2022 OCT -4, PM 2:10  
CITY OF MILWAUKEE

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by Department of Neighborhood Services  
(Name of City Department)

Amount of the charges \$ 177.80

Charge relative to: noncompection

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

I called and talk to the inspector to get a inspection  
Date he told me that he willnt go into that neighborhood  
without a police presence or with him and told me  
to call later to set up a inspection he went and set  
up a date with the police and didnt tall me about  
it want did the inspection without me knowing if the  
police came other there the tenant would leave they dont  
want contact with polices unless they know why so he put this  
in court and gave me a fine to me this is not the way a respectable organization  
do business.  
When I was  
Keeping Contact  
with him

Gary Kruckenberg Signature [Signature]  
Gary Kruckenberg  
Name (please print)

2848 W Wisconsin Ave #102  
Milwaukee WI 53208 Mailing address and zip code  
414-916-0060 Daytime phone number

Gmkruckmc4279@gmail.com

E-Mail Address(es)

## Receipt of A.R.B.A. Appeal Fee

|                          |   |
|--------------------------|---|
| Date:                    | 10/5/22   |
| Received Of:             | Gary Kruckenberg  |
| Property at:             | 131 E. Chambers St. and 1325<br>N. 28 <sup>th</sup> St. |
| Received By:             | LME   |
| Check # (If Applicable): | 1339  |
| Amount:                  | \$50.00   |



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

Inspection Date  
 05/31/2022  
 ORD-22-06546

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 131 E CHAMBERS ST

Taxkey #: 313-0536-000

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:**

OK 9-13-22  
 1) 214-11 The storage of any receptacle containing gasoline is prohibited within a dwelling including basements, crawl spaces and attics. Remove gasoline from the dwelling.  
 COMMON STAIR

**Correct By Date: 07/05/2022**

OK 9-13-22  
 2) 200-24.1 Work was performed without the proper permits being obtained. Obtain quadruple fee construction permit.  
 RES - MIT - 22 - 00401  
 A WALL HAS BE CONSTRUCTED OF FIRST FLOOR BETWEEN THE DINING ROOM AND LIVING ROOM CREATING A NEW SLEEP ROOM. POSTS HAVE BEEN ADDED IN BASEMENT AS SUPPORTS AND APPEAR IMPROPERLY INSTALLED.

Permit must be pulled and inspections conducted and approved then closed out.

**Correct By Date: 07/05/2022**

3) 200-24.1 Work was performed without the proper permits being obtained. Obtain quadruple fee plumbing permit.  
 TO INCLUDE ALL PLUMBING ALTERATIONS IN BASEMENT.

Permit must be pulled and inspections conducted and approved then closed out.

**Correct By Date: 07/05/2022**

OK 9-13-22  
 4) 275-33.5.b Replace missing interior stair handrail.  
 COMMON STAIR

**Correct By Date: 07/05/2022**

OK 9-13-22  
 5) 275-33.3 Replace or remove defective interior stair covering (carpet-vinyl-tile) to provide a safe cleanable surface.  
 COMMON STAIR

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

**Correct By Date: 07/05/2022**

6) 275-33.3.a Repair defective ceiling plaster and paint.

COMMON STAIR

**Correct By Date: 07/05/2022**

7) 275-82.2 Exterminate roaches.

MUST BE A LICENSED EXTERMINATOR, YOU WILL BE REQUIRED TO SHOW PROOF.

**Correct By Date: 07/05/2022**

8) 275-53.2 Properly seal all open drains and water pipes.

KITCHEN SINK

**Correct By Date: 07/05/2022**

9) 275-53.2 Repair, replace or remove defective toilet (if replacing or removing , a permit is required; call 286-3361 if you need permit information).

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"  
FIRST FLOOR

**Correct By Date: 07/05/2022**

10) 275-53 Repair or replace defective shower enclosure.

FIRST FLOOR TUB

**Correct By Date: 07/05/2022**

11) 275-62.2 Repair or replace defective electrical fixture(s).

FIRST FLOOR BATHROOM

**Correct By Date: 07/05/2022**

12) 275-62.3 Discontinue the use of extension cords as a substitute for proper wiring.

FIRST FLOOR CENTER MAIN ROOM-DINING ROOM

**Correct By Date: 07/05/2022**

13) 275-62.2 Repair or replace defective electrical fixture(s).

FIRST FLOOR CENTER MAIN ROOM-DINING ROOM

**Correct By Date: 07/05/2022**

14) 275-62.3 A recent inspection indicated electrical wiring improperly installed or defective that is potentially hazardous. Restore to a safe condition. Permit required.

"Permits must be issued, inspections conducted, alteration approved and then closed out"  
FIRST FLOOR CENTER MAIN ROOM-DINING ROOM CEILING NEAR FIXTURE

**Correct By Date: 07/05/2022**

15) 275-61.5 Replace defective smoke pipe on furnace or boiler and seal to chimney.

**Correct By Date: 07/05/2022**

16) 275-61-5 Repair or replace defective furnace or components thereof.

**Correct By Date: 07/05/2022**

17) 225-31-3, 225-32-2&3 Repair or replace the defective gas piping serving the FURNACE (Permit is not required.)

MULTIPLE LEAKS HAVE BLACK TAPE ON THEM

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

Correct By Date: 07/05/2022

OK  
9-13-22  
18) 275-33.6 Replace defective interior door hardware.  
SECOND FLOOR REAR ENTRY DOOR (FROM COMMON STAIR)

Correct By Date: 07/05/2022

OK  
9-13-22  
19) 275-32.4.a Replace defective window sash.  
COMMON STAIRS

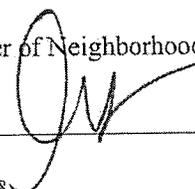
Correct By Date: 07/05/2022

OK  
9-13-22  
20) 275-33.5.a Replace missing interior stair tread.  
COMMON STAIR - MULTIPLE -REPAIR IN A WORKMANLIKE MANNER

Correct By Date: 07/05/2022

OK  
9-13-22  
21) 275-62.2 Repair or replace defective electrical fixture(s).  
COMMON STAIRS

For any additional information, please phone Inspector Robert Lannin at 414-286-5150 or  
RLANNI@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](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -  
  
Robert Lannin  
Inspector

**Recipients:**

G&S INVESTMENTS LLC, GARY KRUCKENBURG (RA) 2848 W WISCONSIN AVE # 102, MILWAUKEE, WI 53208  
G & S INVESTMENTS LLC, 2848 W WISCONSIN AVE #102, MILWAUKEE, WI 53208

**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  
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  
414 286-2543.**

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**

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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 \$177.80 for the first reinspection, \$355.60 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.

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### OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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131 E Chambers Street - Taken 5/31/22 (All)



781 - R. Lannin

131 E Chambers Street - Taken 5/31/22 (All)



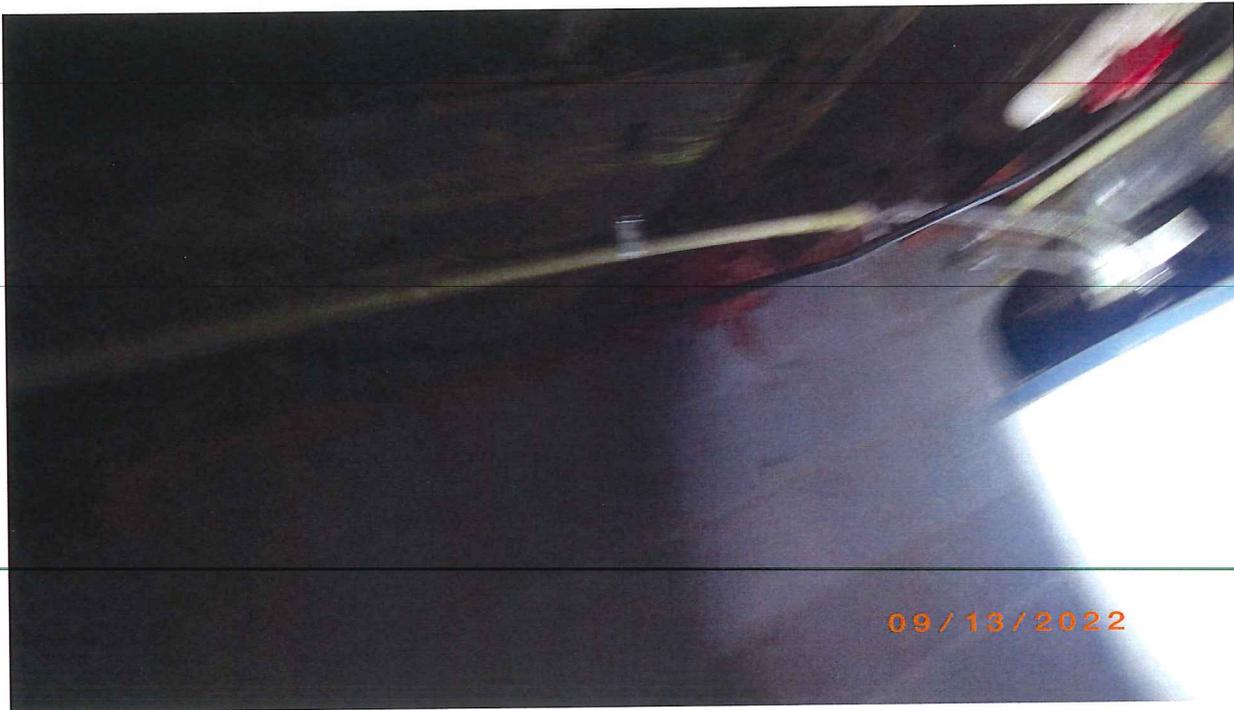
781 - R. Lannin

131 E Chambers Street - Taken 5/31/22 (All)



781 - R. Lannin

131 E Chambers Street - Taken 9/13/22 (All)



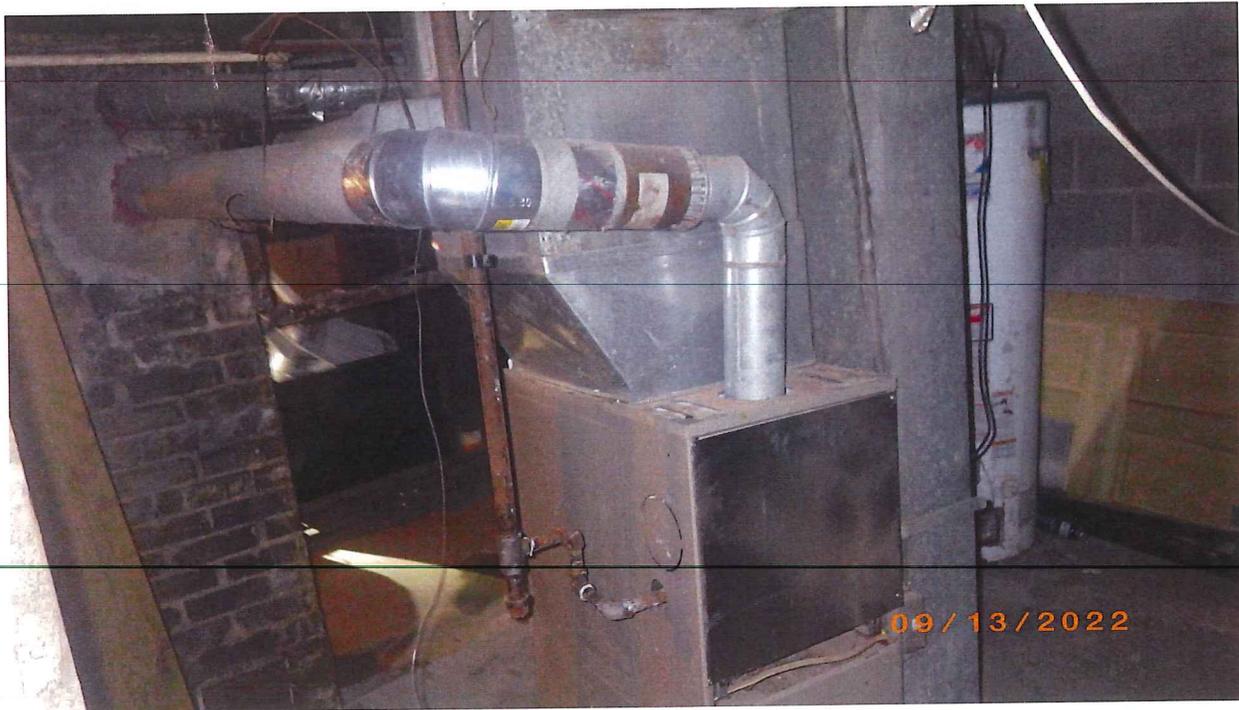
781 - R. Lannin

131 E Chambers Street - Taken 9/13/22 (All)



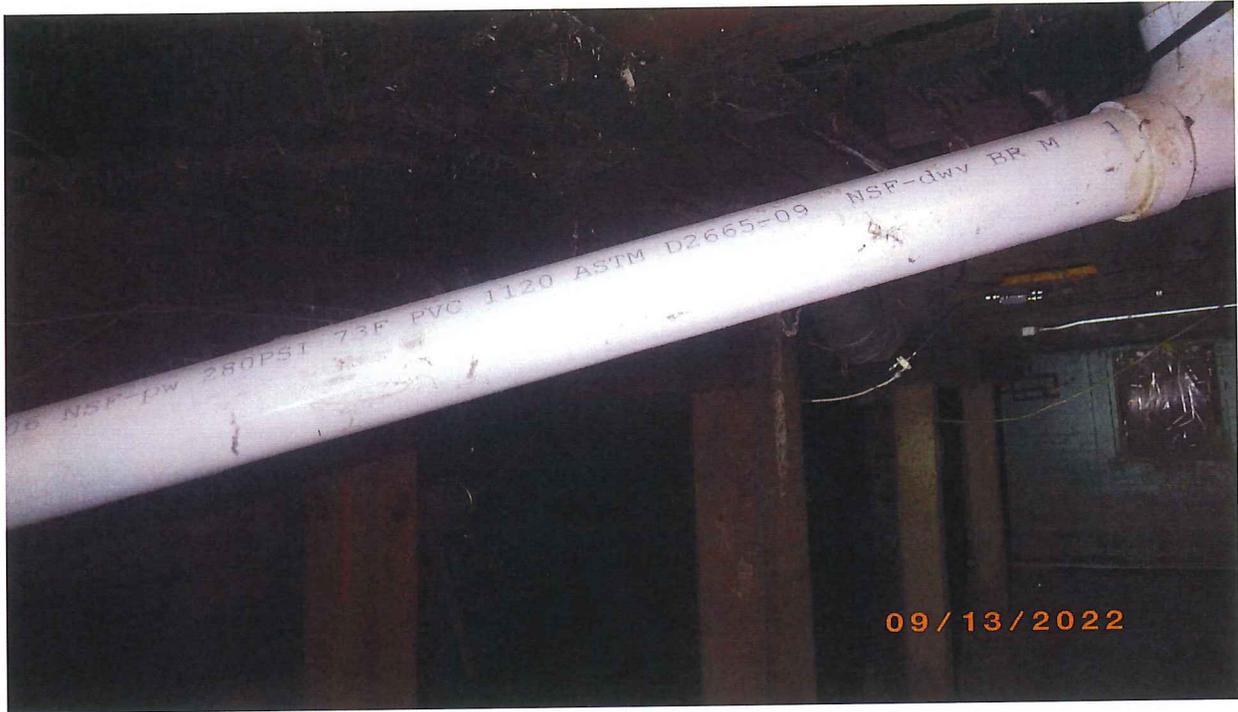
781 - R. Lannin

131 E Chambers Street - Taken 9/13/22 (All)



781 - R. Lannin

131 E Chambers Street - Taken 9/13/22 (All)



781 - R. Lannin

131 E Chambers Street - Taken 9/13/22 (All)



781 - R. Lannin

# CHRONOLOGICAL RECORD OF ENFORCEMENT

**ADDRESS:** 131 E CHAMBERS ST MILWAUKEE WI

**ORDER #**

**Original Inspection Date:** 05/31/2022

ORD-22-06546

| <u>DATE</u> | <u>COMMENT</u>  | <u>Comment By</u> |
|-------------|---|-------------------|
| 06/01/2022  | 5/31/22 MPD D-5 CPU requested inspection at this location. We were escorted in by Betty Clark 414-795-9368 who is the occupant of the north west sleep room on first floor. She pays 450.00 per month for that room. There were deficiencies found at property sand multiple orders issued.                       | RLANNI            |
| 06/01/2022  | 6/01/22 Called and spoke to Gary Kreckenburg 414-916-0060 regarding this inspection. I discussed multiple orders to include other short term and this maintenance order. Today we didn't discuss to much detail (this order) except this order is coming permits and due date. Much detail with short term order. | RLANNI            |
| 06/01/2022  | Order(s) Mailed First Class.  | JRANTA            |
| 06/23/2022  | 6/23/22 Spoke with Gary K. (RA) via phone. Reminded him this order will be due soon, I doing a reinspection of a short term order and will check progress at that time.   | RLANNI            |
| 07/06/2022  | 7/06/22 Called Gary Kreckenburg (RA) 414-916-0060 to let him know I will be at building for another order and will be checking to see what is done.   | RLANNI            |
| 07/06/2022  | 7/01/22 Attempted progress inspection during another inspection. No Entry.  | RLANNI            |
| 07/06/2022  | No Entry-null   | RLANNI            |
| 07/12/2022  | Re-Inspect-null   | RLANNI            |
| 07/12/2022  | 7/07/22 Furnace smoke pipe has been reinstalled and sealed. Permit has been pulled for the alteration in living room. Order is extended.  | RLANNI            |
| 07/21/2022  | 7/21/22 Spoke to Gary Kreckenburg (RA) by phone 414-916-0060 He will be calling for a reinspection of this property next week.  | RLANNI            |
| 09/14/2022  | Meeting to Clarify-null   | MRZEPK            |
| 09/14/2022  | 9/13/22 Reinspection of property with MPD D-5 CPU. No call from ownership for reinspection. Was allowed in by upper unit, inspected basement and common stairs. No entry to lower unit. A fee is accessed and court referral made.  | RLANNI            |
| 09/14/2022  | 9/13/22 Fail-null   | RLANNI            |
| 09/14/2022  | Re Inspection Fee Letter Mailed First Class.  | JRANTA            |
| 09/16/2022  | Returned to inspector for corrections-date in comments shows 9/14/22-should this be 9/13/22? why 2 inspections showing for 9/13/22  | JKLOUD            |
| 09/16/2022  | Ready for prep  | JKLOUD            |
| 09/20/2022  | prepped for service- court 12/1/22 BR#2   | ALUEDK            |
| 09/22/2022  | Attempted-Court 12/01/2022 - Branch #2 - Service Attempted  | KSURDY            |
| 09/23/2022  | Mailed to RA at service address, ARR scheduled for 12/01/22 BR#2  | ALUEDK            |
| 12/07/2022  | MRO scheduled for 03/21/23 Br. 1  | GUVAZQU           |



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

September 14, 2022  
Order #: ORD-22-06546

Department Copy  
MILWAUKEE, WI

Re: 131 E CHAMBERS ST

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

First reinspection \$177.80  
Second reinspection \$355.60  
All subsequent reinspections \$355.60

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 09/13/2022, we imposed a \$177.80 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2023 will automatically be assessed to your 2023 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 Robert Lannin at 414-286-5150 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](http://www.milwaukee.gov/lms).

**This order has been referred to the court section for further enforcement.**

Robert Lannin

Recipients  
G & S INVESTMENTS LLC, 2848 W WISCONSIN AVE #102, MILWAUKEE WI 53208  
G&S INVESTMENTS LLC, GARY KRUCKENBURG (RA), 2848 W WISCONSIN AVE # 102, MILWAUKEE WI 53208

