



AR 24218

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: 12/12/24

RE: 4566 N. 84th St.
(Address of property in question)

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 \$ 406.46

Charge relative to: 2nd Inspection

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:

Please see attached.

Debbie McKay
Signature

Debbie McKay
Name (please print)

11000 W. Daphne, 53224
Mailing address and zip code

(414) 807-0444
Daytime phone number

d.mckay929@gmail.com
E-Mail Address(es)

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

Inspection Date
06/22/2023
ORD-23-07693

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 4566 N 84TH ST

Taxkey #: 224-0193-000

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: 09/30/2023

1) 275-32.2 Structural failure. All supporting structural members of all structures shall be kept structurally sound, free of deterioration and maintained capable of safely bearing the dead and live loads imposed upon them. Repair or replace defective structural members - Permit required.

"Permits must be issued, inspections conducted, alteration approved and then closed out"

--NORTHEAST SECOND FLOOR PORCH--

Correct By Date: 09/30/2023

2) 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

--MAIN BUILDING--

Correct By Date: 09/30/2023

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

--GARAGE--

Correct By Date: 09/30/2023

4) 275-32.3 Repair or replace defective metal trim on exterior wall.

--GARAGE--

Correct By Date: 09/30/2023

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

5) 275-32.3 Replace defective siding on exterior walls.

--GARAGE--

Correct By Date: 09/30/2023

6) 275-62.2 Replace missing cover plate on electric outlet.

--EAST AND WEST SIDE OF MAIN BUILDING--PROVIDE WEATHERPROOF COVERS--

Correct By Date: 09/30/2023

7) 275-81.5.a-1 Premises must be graded in such a way that excess water will properly drain, and not accumulate to become either a hazard or a nuisance.

Correct By Date: 09/30/2023

8) 225-8-2, 225-01, SPS 382.36(4) Properly install the clear water sump pump discharge pipe to grade.

Correct By Date: 09/30/2023

9) 275-32.4.a Repair defective basement storm windows.

--EAST SIDE OF MAIN BUILDING INCLUDING DRYER VENT--

For any additional information, please phone Inspector **Robert Bates** at **414-286-8169** or **RBATES@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:

GP ONE LLC, DEBBIE MCKAY RA 11000 W DAPHNE STREET, MILWAUKEE, WI 53224
GP ONE LLC, 11000 W DAPHNE ST, 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 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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 \$203.20 for the first reinspection, \$406.40 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) 928-1600 o Community Advocates, 728 James Lovell Street, Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog 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

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 4566 N 84TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 06/22/2023

ORD-23-07693

| <u>DATE</u> | <u>COMMENT</u> | <u>Comment By</u> |
|-------------|---|-------------------|
| 06/28/2023 | Mailed order first class. | BRANER |
| 09/27/2023 | 9/26/23 MEETING TO CLARIFY WITH OWNER AND CONTRACTOR | RBATES |
| 10/30/2023 | Pre-reinspection fee letter and Compliance loan program information mailed via first class mail. | KNIEVE |
| 08/09/2024 | Re-inspected on (08/09/2024). Partial Compliance. Violations # remain. | RCOTTR |
| 08/09/2024 | SPOKE WITH OWNER DEBBIE A MCKAY - 414-807-0444, JUST GOT A BID ON THE GARAGE WORK NEEDING TO BE COMPLETED. EMAILING CURRENT PHOTOS AND OLD ORDERS. | RCOTTR |
| 08/21/2024 | Compliance fees removed due to partial compliance. | RCOTTR |
| 10/30/2024 | Re-inspected on (09/09/2024). Partial Compliance. Violations # 3 - 9 remain. Extension granted until 10/30/2024. | RCOTTR |
| 10/30/2024 | Re-inspected on (10/30/2024). Partial Compliance. Violations #3 - 9 remain. Referred to Court. | RCOTTR |
| 10/31/2024 | Mailed reinspection fee letter first class. | BRANER |
| 11/12/2024 | Re-inspected on (11/08/2024). Partial Compliance. Violations #3-8 remain. Referred to Court. | RCOTTR |
| 11/12/2024 | Mailed reinspection fee letter 1st class w/CLP card 11/12 | SCASTR |
| 11/13/2024 | Re-inspected on (10/30/2024). No Compliance; violations 3-8 remain. Referred to court. | RCOTTR |
| 11/18/2024 | Ready for service | ANCOX |
| 11/18/2024 | Ready for prep | JKLOUD |
| 11/22/2024 | 11/20/2024 - Court 1/23/2024 Br 1 - Service attempted | DKAGEL |
| 11/22/2024 | 11/22/2024 - Court 1/23/2024 Br 1 - Service completed | DKAGEL |
| 11/22/2024 | ARR scheduled for 01/23/25 Br. 1 served | GUVAZQU |
| 12/04/2024 | Spoke with Debbie McKay 414-807-0444 and shared contact for Jennifer Klouda. | RCOTTR |
| 12/12/2024 | Received a message from Debbie McKay-414-807-0444-I returned the call and spoke to her but she had to cut the call short because she was at an appointment-she will call me back after her appointment. She called back and we went over the court process/stipulation. She has called Dave K and is set to get an inspection next week. .If in compliance she will reach out to me for a stipuation. | JKLOUD |
| 12/19/2024 | Appeal filed - ARBA #24218 | LBUEGE |
| 01/02/2025 | 1/2/2025 - RI - Compliance | DKAGEL |
| 01/02/2025 | Spoke to Debbie McKay-she requested a stipulation be sent to her at dmckay929@gmail.com | JKLOUD |
| 01/08/2025 | Received signed stipulation | JKLOUD |
| 01/21/2025 | Received an email from Debra wondering how to pay the fine-I replied to her and indicated she will receive after the court date. | JKLOUD |
| 01/23/2025 | Litigated compliance on 01/23/25 Br. 1 | GUVAZQU |
| 04/07/2025 | 8/9/24 not corrected voided. Fee's were void but not final. Now are final. | LGALLU |





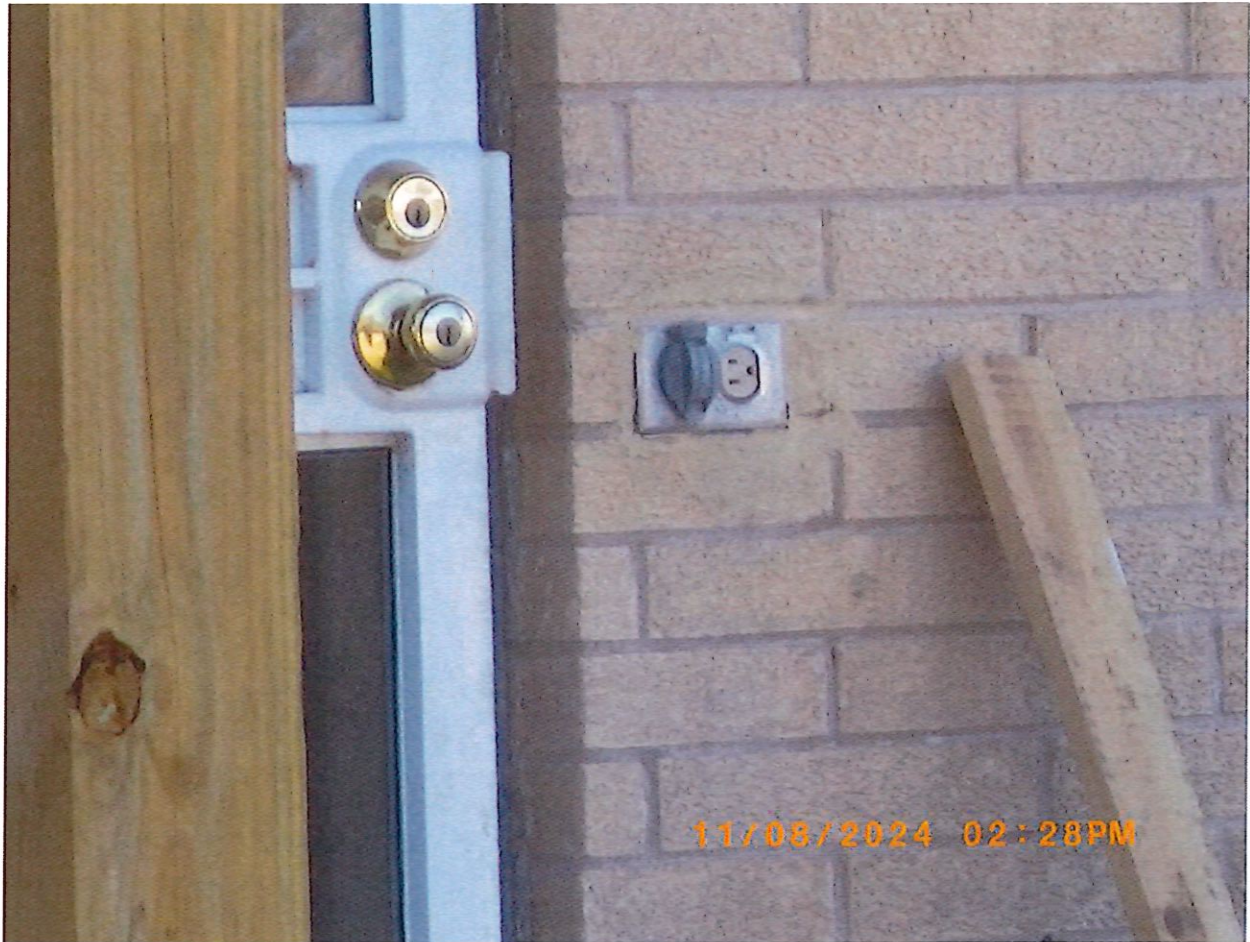




















Reed, Kristen

From: Debbie McKay <dmckay929@gmail.com>
Sent: Monday, November 18, 2024 8:04 AM
To: Cottreau, Rebecca
Subject: 84th street

Good morning Rebecca I meant to send this photos early November. It's been really hard to get people to commit to starting and completing the work. They take on other jobs and then your job get pushed back . I hired some else and he had a hiccup. It was the same way when I got the porch completed ...I wasn't disrespecting you when the work wasn't done. It was on my mind constantly and I was constantly begging to get contractors to complete the work. I apologize again and didn't know that you had reopened up this file, I am committed to getting this work done has this Building means a lot to me it was purchased when my husband there was a police officer was lit, and he took pride and keeping it a immaculate I'm trying to feel his shoes, but I'm not doing a good job and I got told you earlier. I help my daughter-in-law with her mom who had dementia and I didn't want her to go into a nursing home but I am working hard to go over and above is just the contractors are holding me up. I hope I can regain your trust again and I apologize again I pride myself on trying to do what I supposed to do but when I rely on others, I fall short thank you again in advance.

Sincerely

Debbie McKay

ORD-23-07693 - Order Violation

Menu Delete Help

| <input type="checkbox"/> Task | Status | Comments | Status Date | Action By | Record Date/Time |
|--|----------------------|----------|-------------|-------------------|---------------------|
| <input type="checkbox"/> Adjudication | Litigated Compliance | | 01/23/2025 | Guadalupe Vazquez | 01/23/2025 12:29:58 |
| <input type="checkbox"/> Court Reinspection | Pass | | 01/02/2025 | David Kagel | 01/02/2025 12:22:41 |
| <input type="checkbox"/> Adjudication | Ready for court | | 11/22/2024 | Guadalupe Vazquez | 11/22/2024 14:37:25 |
| <input type="checkbox"/> Summon Service | Completed | | 11/22/2024 | David Kagel | 11/22/2024 13:38:03 |
| <input type="checkbox"/> Summon Service | Attempted | | 11/22/2024 | David Kagel | 11/22/2024 13:37:14 |
| <input type="checkbox"/> Adjudication | Ready for Service | | 11/18/2024 | Anastasia Cox | 11/18/2024 10:16:41 |
| <input type="checkbox"/> Adjudication | Ready for Prep | | 11/18/2024 | Jennifer Klouda | 11/18/2024 10:14:07 |
| <input type="checkbox"/> Order Re-Inspection | Fail | | 11/12/2024 | Kristen Reed | 11/13/2024 16:18:51 |
| <input type="checkbox"/> Re-Inspection | Adjudication | | 11/13/2024 | Kristen Reed | 11/13/2024 16:18:23 |
| <input type="checkbox"/> Order Re-Inspection | Fail | | 11/13/2024 | Rebecca Cottreau | 11/13/2024 15:21:49 |
| <input type="checkbox"/> Re-Inspection | Adjudication | | 10/30/2024 | Rebecca Cottreau | 10/30/2024 16:22:37 |
| <input type="checkbox"/> Order Re-Inspection | Fail | | 10/30/2024 | Rebecca Cottreau | 10/30/2024 09:52:32 |
| <input type="checkbox"/> Order Re-Inspection | Re-Inspect | | 08/09/2024 | Rebecca Cottreau | 08/09/2024 16:15:30 |
| <input type="checkbox"/> Information Obtain | Meeting to Clarify | | 09/27/2023 | Robert Bates | 09/27/2023 11:20:01 |
| <input type="checkbox"/> Contact Attempt | Complete | | 06/28/2023 | Robert Bates | 06/28/2023 10:13:01 |
| <input type="checkbox"/> Generate Order | Order Generated | | 06/28/2023 | Robert Bates | 06/28/2023 10:12:38 |
| <input type="checkbox"/> Initial Investigation | Order Issued | | 06/28/2023 | Robert Bates | 06/28/2023 09:36:43 |