



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

March 19, 2015

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

Re: File No.: 141651
Address: 3743 – 3745 N. 40th Street

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 Reinspection fees of **\$2,484.30**.

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. A copy of the order is attached.

Sincerely,

Emily P. McKeown
Foreclosure Program Coordinator

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 010690981
Inspection Date: February 13, 2014
District #: 798
CT: 39

dupl-ref

Recipients:
CHARLES B STOKES, 5366 W GLENBROOK RD, BROWNDEER WI 53223
AVA STOKES, 5366 W GLENBROOK, BROWN DEER WI 53223
CHARLES B STOKES, 5366 W GLENBROOK RD, BROWNDEER WI 53223

Re: 3743-3745 N 40TH ST

Taxkey #: 268-0071-000

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.

Some or all of the violations in this letter have been reissued from a previously litigated order.

- 1. 275-32-3
Protect surfaces with paint or other approved coating applied in a workmanlike manner. PAINT ALL WOOD SIDING, TRIM AND GARAGE SURFACES. PAINT PREVIOUSLY PAINTED METAL SURFACES.

Exterior Sides

General

- 2. 252-74-3
Repair or replace defective parking surface--existing gravel (established before July 17, 1973 for singles or duplexes only) shall be maintained free of ruts, which may accumulate standing water. Spreading of gravel to any street, alley or sidewalk shall be discontinued.
- 3. 275-32-3-f
Replace mortar missing in chimney (tuckpoint).

South Side

OK
4-2-14
J.Y.

- A. ~~275-32-6~~
Repair or replace defective downspout.
- B. ~~275-32-4-a~~
Replace broken window pane.

OFFICIAL NOTICE OF VIOLATION
The City of Milwaukee - Department of Neighborhood Services

East Side

6. 275-32-3
Replace mortar missing from exterior wall (tuckpoint).
7. 275-34-3
Provide storm windows for each habitable room.

West Side

8. 275-32-3
Replace missing fascia boards.
9. 275-32-3
Replace defective siding on exterior walls.
10. 275-34-3
Provide storm windows for each habitable room.

West Second Floor Porch

11. 200-24
PERMITS REQUIRED. Obtain proper permits for all SECOND STORY PORCH alterations. Permit must be issued, inspections conducted, alteration approved and then closed out. PORCH PERMIT REQUIRED FOR RECONSTRUCTION OF PORCH. CALL 286-8210 FOR PERMIT INFORMATION.
12. 275-32-3-g
Provide an approved guardrail for porch.
13. 275-32-3-g
Replace missing porch floor boards and secure to supporting structure.

East First Floor Porch

14. 275-32-3-h
Handrails required on open sides of porch steps. Install missing handrail(s). WHEN HANDRAILS PROTECTING THE OPEN SIDES OF A STAIRWAY ARE REPLACED, THEY SHALL HAVE AN INTERMEDIATE RAIL OR RAILS OR AN ORNAMENTAL PATTERN DESIGNED TO PREVENT THE PASSAGE OF AN OBJECT WITH A DIAMETER LARGER THAN 4 INCHES.

Garage

15. 275-32-4
Repair or replace defective service door on garage.
16. 275-32-3
Repair or replace defective fascia boards on garage.
17. 275-32-3
Repair or replace defective trim boards on garage.

For any additional information, please phone Inspector Mary Strankowski at [414]-286-5459 between the hours of 8:00am-10:00am or 3:30pm-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-



Mary Strankowski
Inspector

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 \$50.70 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.

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.

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.

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.

Property Names Summary

Printed 02/18/14 09:43

Page 1

Address: 3743- 3745 N 40TH ST

MPROP File Information

Owner

CHARLES B STOKES III & AVA

Taxkey:268-0071-000

Land use:8820 Units: 2

Lot size: 4485 (39x115)

Year Built:1931

5366 W GLENBROOK RD

BROOKFIELD WI

53223-0000

Conveyance Date:03/01/1979 Type:WD

Name Change:11/08/2010

Zoning:RT2

Recording information

Application #: 13195 Type:Original recording

Date Received:09/30/1993 Ownership Xfer Date:Not entered

Recording Owners/ Operators, etc

O Owner

CHARLES B STOKES

T Titleholder

Home:[414] 354-4894 ()

Work:[] - ()

Street Address

Mailing Address

5366 W GLENBROOK RD

5366 W GLENBROOK RD

BROWNDEER

WI 53223

BROWNDEER

WI 53223

O Owner

AVA STOKES

T Titleholder

Home:[414] 354-4894 ()

Work:[] - ()

Street Address

Mailing Address

5366 W GLENNBROOK

5366 W GLENNBROOK

BROWN DEER

WI 53223

BROWN DEER

WI 53223

A Authorized agent

ALEX HORTMAN JR

Home:[414] 354-4894 ()

Work:[] - ()

Street Address

Mailing Address

5366 W GLENBROOK RD

5366 W GLENBROOK RD

BROWN DEER

WI 53223

BROWN DEER

WI 53223

P Preferred Contact

CHARLES B STOKES

Home:[414] 354-4894 ()

Work:[] - ()

Street Address

Mailing Address

5366 W GLENBROOK RD

5366 W GLENBROOK RD

BROWND EER WI 53223

BROWND EER WI 53223

=====

Page 1
 City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 102690981

ADDRESS DATE	ACTIVITY AND REMARKS	DATE OF INSPECTION	INITIALS
3743 N 40 th 2/19/14	ORDERS MAILED FIRST CLASS.	2/13/14	RW
	I received a call from _____ Phone # _____ OR I called _____ Phone # _____ I Spoke to: _____ 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 reinsp. fee policy Yes ___ No ___		
2/13/14	Issue Prev. Litigated		MD
2/24/14	Called owner 354-4894, phone just keeps rvg w/ pre-inspection letter issued		J.S.
3/27/14	MAILED PRE-INSPECTION LETTER		KK
4/2/14	Inspection many violations remain, fee issued, referred for court action		J.S.
4/2/14	MAILED REINSPECTION LETTER		KK
5/2/14	"APPROVED FOR MONTHLYS" 50 th Deceased		KK
5/6/14	Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by KMK		KK
5/28/14	REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED		J.S.
6/12/14	REINSPECTED VIOLATIONS REMAIN		J.S.
6/18/14	REINSPECTION FEE NOTIFICATION LETTER MAILED		KK
7/15/14	REINSPECTED VIOLATIONS REMAIN		J.S.
8/1/14	REINSPECTION FEE NOTIFICATION LETTER MAILED w/ Resource Info		J.S.

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

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement Division
4001 S. 6th St.
Milwaukee, WI 53221
March 24 , 2014

DEPARTMENT COPY



RE: 3743-3745 N 40TH ST

The property you own at the above address has outstanding code violations. Order # 10690981 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 \$50.70 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection is \$76.05, the 3rd is \$202.80 and the 4th is \$354.90. All subsequent reinspections are \$354.90 each. These fees include a 1.4% 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.

Your compliance date is/was March 20, 2014. The fee for non-compliance is \$50.70 and the order will be referred to the court section for litigation.

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 call me at [414] 286-3166 during the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday if you have any questions and to arrange for an inspection.

Joshua Stouff
Inspector

Recipients:
CHARLES B STOKES, 5366 W GLENBROOK RD, BROWNDEER WI 53223
CHARLES B STOKES, 5366 W GLENBROOK RD, BROWNDEER WI 53223
AVA STOKES, 5366 W GLENBROOK, BROWN DEER WI 53223

Property Names Summary

Printed 04/03/14 07:48

Page 1

Address: 3743- 3745 N 40TH ST

MPROP File Information

Owner
CHARLES B STOKES III & AVA
5366 W GLENBROOK RD
BROOKFIELD WI 53223-0000
Taxkey:268-0071-000
Land use:8820 Units: 2
Lot size: 4485 (39x115)
Year Built:1931
Conveyance Date:03/01/1979 Type:WD
Name Change:11/08/2010
Zoning:RT2

Recording information

Application #: 13195 Type:Original recording
Date Received:09/30/1993 Ownership Xfer Date:Not entered

Recording Owners/ Operators, etc

O Owner T Titleholder
CHARLES B STOKES
Home:[414] 354-4894 () Work:[] - ()
Street Address Mailing Address
5366 W GLENBROOK RD 5366 W GLENBROOK RD
BROWNDEER WI 53223 BROWNDEER WI 53223

O Owner T Titleholder
AVA STOKES
Home:[414] 354-4894 () Work:[] - ()
Street Address Mailing Address
5366 W GLENNBROOK 5366 W GLENNBROOK
BROWN DEER WI 53223 BROWN DEER WI 53223

A Authorized agent
ALEX HORTMAN JR
Home:[414] 354-4894 () Work:[] - ()
Street Address Mailing Address
5366 W GLENBROOK RD 5366 W GLENBROOK RD
BROWN DEER WI 53223 BROWN DEER WI 53223

P Preferred Contact
CHARLES B STOKES
Home:[414] 354-4894 () Work:[] - ()

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Special Enforcement
4001 S. 6th St.
Milwaukee, WI 53221
April 3, 2014

DEPARTMENT COPY



RE: 3743-3745 N 40TH ST

Order #: 10690981

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

First reinspection \$50.70
Second reinspection \$76.05

Third reinspection \$202.80
All subsequent reinspections \$354.90

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 4/2/14, we imposed a \$50.70 reinspection fee, which includes a 1.4% training and technology surcharge.

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, I 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 \$50.70 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 to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Please call me at [414] 286-3166 during the hours of 8:00-9:00am and 3:00-4:30pm Monday through Friday for information on which violations remain uncorrected or if you have any questions.

Joshua Stouff
Inspector

Recipients:
CHARLES B STOKES, 5366 W GLENBROOK RD, BROWNDEER WI 53223
CHARLES B STOKES, 5366 W GLENBROOK RD, BROWNDEER WI 53223
AVA STOKES, 5366 W GLENBROOK, BROWN DEER WI 53223

