



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

May 5, 2016

Alderman Michael Murphy, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

RE: File No.: 151810
Address: 8940 N. Michele Street

Dear Alderman Murphy:

The owner of the above-referenced property has applied for a vacation of In Rem judgment. The Department of Neighborhood Services does not object provided the applicant pays Vacant Building fees of \$1,115.40 and Reinspection fees of \$1,774.50 for a total of **\$2,889.90**.

The applicant has also indicated an ownership interest in additional properties with outstanding charges. Those properties and the outstanding charges are as follows:

2258 S. Chase Ave	\$3,401.97
1313 W. Rogers St	\$2,894.97
3039 S. 7 th St	\$2,372.76
2335 S. 7 th St	\$2,372.76
2146 S. 16 th St	\$169.85
2214 S. 15 th Street	\$2,372.76
<u>1725 S. 24th St</u>	<u>\$2,372.76</u>
Total	\$15,957.83

The fees due on all properties totals \$18,847.73



In addition, the building was placarded as unfit for human habitation on December 11, 2013. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until all the violations causing the placard have been cured, the placard has been removed, and an Occupancy Permit has been issued by DNS.

Finally, the Department requests that, if the Common Council approves the return of the property, the applicant work to correct all code violations in a timely manner. Copies of all open orders are attached.

Sincerely,

A handwritten signature in cursive script that reads "Emily McKeown".

Emily McKeown

Foreclosure Program Coordinator

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 009225411
Inspection Date: December 21, 2011
District #: 29
CT: 2

mult-com

Recipients:
CITYWIDE INVESTMENTS LLC, JOHN NAZARIO (RA), 25933 MUSKEGO DAM DR, MUSKEGO WI 53150

Re: **8940 N MICHELE ST**

Taxkey #: 034-0905-000

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 60 days of service of this order.**

Exterior Sides

General

- 1. 275-32-10
Repair or replace defective paved area. [repair west area section of driveway]

South Side

- 2. 275-32-4-a
Replace broken window pane. [1st FLOOR]

East Side

- ok { ~~3. 275-32-4-c~~
11-19-12 Repair or replace defective latch and lock on exterior doors.
- 4. ~~275-32-4-c~~ M.I.R.
Replace missing latch and lock device on exterior door.
- 5. 275-32-4-a
Repair, replace or remove defective screen/storm door. [REPAIR AND RESTORE PATIO DOOR] [2nd FLOOR]

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone **Inspector Anthony Alston** at [414]-286-3854 between the hours of **8:00-8:30am or 3:00-4:30pm Monday through Friday.**

Per Commissioner of Neighborhood Services By-



Anthony Alston
Inspector

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.

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 \$50 for the first reinspection, \$75 for the second, \$200 for the third, and \$350 for the fourth and all subsequent reinspections. 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.

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

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 12/22/11 08:39

Page 1

Address: 8940- 8940 N MICHELE ST

MPROP File Information

Owner
 CITY WIDE INVESTMENTS LLC Taxkey:034-0905-000
 Land use:8830 Units: 8
 Lot size: 22660 (0x 0)
 Year Built:1978
 25933 MUSKEGO DAM DR
 MUSKEGO WI 53150-0000 Conveyance Date:02/14/2005 Type:WD
 Name Change:12/28/2006
 Zoning:PD

Recording information

Application #: 140018 Type:Change in ownership
 Date Received:12/30/2008 Ownership Xfer Date:02/14/2005

Recording Owners/ Operators, etc

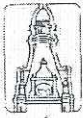
O Owner	T Titleholder
CITYWIDE INVESTMENTS LLC	
Home: [] - ()	Work:[414] 788-1296 ()
----- Street Address -----	----- Mailing Address -----
JOHN NAZARIO (RA)	25933 MUSKEGO DAM RD
25933 MUSKEGO DAM DR	
MUSKEGO WI 53150	MUSKEGO WI 53150

City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. _____

ADDRESS DATE	ACTIVITY AND REMARKS	DATE OF INSPECTION	INITIALS
1/22/11	ORDERS MAILED FIRST CLASS.		M.M.
	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 ___		
2/22/12	MAILED PRE-INSPECTION LETTER		JR
3-8-12	Called John 788-1296 (RA) told him about re-inspection next week - he will try to do repairs - just got back from Florida - never got orders		MS
3-13-12	reinspected - more problems now		MS
3-14-12	MAILED REINSPECTION LETTER		cal
4-5-12	"APPROVED FOR MONTHLYS" 50 ⁰⁰ Deceased		KK
4-11-12	Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by KMK		KK
4-27-12	REINSPECTED VIOLATIONS REMAIN	REINSPECTED VIOLATIONS REMAIN	to
5/1/12	REINSPECTION FEE NOTIFICATION LETTER MAILED		M.M.
5-31-12	REINSPECTED VIOLATIONS REMAIN		MS
6/12/12	REINSPECTION FEE NOTIFICATION LETTER MAILED		M.M.
6-28-12	REINSPECTED VIOLATIONS REMAIN	21-22	to
7-3-12	REINSPECTION FEE NOTIFICATION LETTER MAILED		WA
7-9-12	REINSPECTED VIOLATIONS REMAIN		to
7/11/12	REINSPECTION FEE NOTIFICATION LETTER MAILED		RH
8-23-12	REINSPECTED VIOLATIONS REMAIN		to

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
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-56C

ADDRESS 8940 N Michelle

SERIAL NO. 9225411
 DATE OF INSPECTION

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
8/29/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
9/27/12	REINSPECTED VIOLATIONS REMAIN			Wt
10/4/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKP
10/30/12	REINSPECTED VIOLATIONS REMAIN			to
11/08/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
11-19-12	REINSPECTED VIOLATIONS REMAIN	76-98		M.D.
12-4-12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKP
12-11-12	REINSPECTED VIOLATIONS REMAIN			to
12/18/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
1-3-13	REINSPECTED VIOLATIONS REMAIN			to
1/9/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
2-26-13	REINSPECTED VIOLATIONS REMAIN			to
2/28/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
3-6-13	REINSPECTED VIOLATIONS REMAIN			A
3/11/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
4-24-13	REINSPECTED VIOLATIONS REMAIN			MK
4-29-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
5/20/13	REINSPECTED VIOLATIONS REMAIN			AW
6-7-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
6-19-13	REINSPECTED VIOLATIONS REMAIN			SP
7-3-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			to
7-24-13	REINSPECTED VIOLATIONS REMAIN			SP
8-2-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			A
8-16-13	REINSPECTED VIOLATIONS REMAIN			AGG
9/11/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			Tim
9/27/13	REINSPECTED VIOLATIONS REMAIN	No Contact		
	Process Terminated	13-15		
10/2/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
10-23-13	REINSPECTED VIOLATIONS REMAIN			Tim
10/25/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
11/21/13	REINSPECTED VIOLATIONS REMAIN	Process Terminated		Tim
	Vendor Ownership Process Terminated	19-22		AGG
12/2/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			to
12/16/13	REINSPECTED VIOLATIONS REMAIN			AGG
12/19/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			Tim
1-22-14	REINSPECTED VIOLATIONS REMAIN			



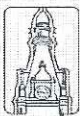
City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS *8940 N. MICHELE ST.*

SERIAL NO. *9225411*
 DATE OF INSPECTION *12.21.11*

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
<i>1/30/14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AGG</i>
<i>2/25/14</i>	REINSPECTED VIOLATIONS REMAIN			<i>WES</i>
<i>3/3/14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>3-07-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>3-19-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>4-02-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>4-7-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>4/14/14</i>	<i>Spoke to John Nazario, stated he is ordering windows and should have this order abated next week. I called him back after reviewing file and left a v/m @ 788-1296 informing him that an additional order (# 9577291) was also in monthlies and acoring fees.</i>			<i>EEL</i>
<i>5-06-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>5-8-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>6-12-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>6-18-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>7-09-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>7-14-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED <i>w/Resource Info</i>			<i>KN</i>
<i>8-1-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>8-14-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>9-24-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>9-29-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>10-07-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>10-14-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>11-19-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>11-24-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>12-03-14</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>12-9-14</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>1/27/15</i>	REINSPECTED VIOLATIONS REMAIN <i>Victims 1</i>			<i>KN</i>
<i>2-2-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED <i>Suzanne Priddy Thomas 7-9</i>			<i>KN</i>
<i>2-11-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>2-27-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>3-11-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>3-19-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>4-07-15</i>	<i>called 788-1296, not available/unable to leave msg</i> REINSPECTED VIOLATIONS REMAIN			<i>KN</i>



City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 8940 W Michele St.

SERIAL NO. 928544
 DATE OF INSPECTION 12-21-11

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
4-9-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>[Handwritten Initials]</i>
5-01-15	REINSPECTED VIOLATIONS REMAIN			<i>KH</i>
5-6-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>[Handwritten Initials]</i>
6/20/15	<i>soft DNS 72</i> REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
7/11/15	REINSPECTED VIOLATIONS REMAIN			<i>[Handwritten Initials]</i>
7-16-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>[Handwritten Initials]</i>
8/17/15	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
8-26-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>[Handwritten Initials]</i>
9/14/15	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
10/8/15	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
10/21/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AS</i>
11/9/15	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
11-19-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AS</i>
12/14/15	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
12/14/15	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>[Handwritten Initials]</i>
1/3/16	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
1/15/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>[Handwritten Initials]</i>
1/28/16	<i>In Rem Ex 8/1/16</i>			<i>[Handwritten Initials]</i>

8940 N MICHELE ST

Serial #: 009577291
Inspection Date: June 28, 2012

TRADUCCION EN ESPAÑOL

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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 06/28/12 15:33

Page 1

Address: 8940- 8940 N MICHELE ST

MPROP File Information

Owner
 CITY WIDE INVESTMENTS LLC
 25933 MUSKEGO DAM DR
 MUSKEGO WI 53150-0000

Taxkey:034-0905-000
 Land use:8830 Units: 8
 Lot size: 22660 (0x 0)
 Year Built:1978
 Conveyance Date:02/14/2005 Type:WD
 Name Change:12/28/2006
 Zoning:PD

Recording information

Application #: 140018 Type:Change in ownership
 Date Received:12/30/2008 Ownership Xfer Date:02/14/2005

Recording Owners/ Operators, etc

O Owner	T Titleholder
CITYWIDE INVESTMENTS LLC	
Home: [] - ()	Work: [414] 788-1296 ()
----- Street Address -----	----- Mailing Address -----
JOHN NAZARIO (RA)	25933 MUSKEGO DAM RD
25933 MUSKEGO DAM DR	
MUSKEGO WI 53150	MUSKEGO WI 53150

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

SERIAL NO. 9577291

ADDRESS 8940 N Michelle DATE OF INSPECTION 6-28-12

DATE	ACTIVITY AND REMARKS	INITIALS
7/2/12	ORDERS MAILED FIRST CLASS.	DH
11/10/12	Pre-reinspection letter issued.	As
	I received a call from _____ Phone # _____	
	OR _____ off Rec	
11-16-12	I called John _____ Phone # 788-1296	
	I Spoke to: _____	
	If contact is not owner, explain: <u>He said he thought work was done but he would check + get back to me. told him of the PLZ fee etc. He said hold call me back.</u>	
	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 _____	As
	Copy mailed to new address Yes ___ No ___	
	D) Receipt of orders Yes ___ No ___	
	E) Explained reinsp. fee policy Yes ___ No ___	
11/19/12	MAILED PRE-INSPECTION LETTER	SKS
11/28/12	PLZ- Violo remain	As
11/30/12	\$50 fee letter issued & mailed - Called the above # - 2/13 Refer for court	As
12/11/12	"APPROVED FOR MONTHLY'S" <u>Em</u>	As
2-20-13	REINSPECTED VIOLATIONS REMAIN	As
2-28-13	REINSPECTION FEE NOTIFICATION LETTER MAILED	SKS
3-10-13	REINSPECTED VIOLATIONS REMAIN	As
3-11-13	REINSPECTION FEE NOTIFICATION LETTER MAILED	SKP
4-24-13	REINSPECTED VIOLATIONS REMAIN	mc
4-29-13	REINSPECTION FEE NOTIFICATION LETTER MAILED	As
5-15-13	REINSPECTED VIOLATIONS REMAIN	As
6-7-13	REINSPECTION FEE NOTIFICATION LETTER MAILED	
6-19-13	REINSPECTED VIOLATIONS REMAIN	2m
7-3-13	REINSPECTION FEE NOTIFICATION LETTER MAILED	SP
7-24-13	REINSPECTED VIOLATIONS REMAIN	To
8-2-13	REINSPECTION FEE NOTIFICATION LETTER MAILED	SP
8-16-13	REINSPECTED VIOLATIONS REMAIN	As
9-11-13	REINSPECTION FEE NOTIFICATION LETTER MAILED	As
9-27-13	REINSPECTED VIOLATIONS REMAIN <u>No Complaint 12-15</u>	Trw
	<u>POSTED TENANT</u>	

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 _____

Property Names Summary

Printed 11/30/12 08:42

Page 1

Address: 8940- 8940 N MICHELE ST

MPROP File Information

Owner
CITY WIDE INVESTMENTS LLC
25933 MUSKEGO DAM DR
MUSKEGO WI 53150-0000
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Land use:8830 Units: 8
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O Owner	T Titleholder
CITYWIDE INVESTMENTS LLC	
Home: [] - ()	Work:[414] 788-1296 ()
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JOHN NAZARIO (RA)	25933 MUSKEGO DAM RD
25933 MUSKEGO DAM DR	
MUSKEGO WI 53150	MUSKEGO WI 53150



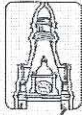
City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS 8940 N. MICHAEL ST

SERIAL NO. 9577291
 DATE OF INSPECTION 6/28/12

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
10/2/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
10-23-13	REINSPECTED VIOLATIONS REMAIN			Jin
10/25/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
11/21/13	REINSPECTED VIOLATIONS REMAIN <i>Verified Ownership, Photos Taken 1/9-22</i>			TWW
12/2/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
12/16/13	REINSPECTED VIOLATIONS REMAIN			fo
12/19/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
1-22-14	REINSPECTED VIOLATIONS REMAIN			Jin
1/30/14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
2/24/14	REINSPECTED VIOLATIONS REMAIN			J-E
3/3/14	REINSPECTION FEE NOTIFICATION LETTER MAILED			KK
3-11-14	REINSPECTED VIOLATIONS REMAIN			KN
3-19-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			KP
4-02-14	REINSPECTED VIOLATIONS REMAIN			KN
4-7-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			SP
4/14/14	See # 9225411			
5-06-14	REINSPECTED VIOLATIONS REMAIN			KH
5-8-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
6-12-14	REINSPECTED VIOLATIONS REMAIN			KN
6-18-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
7-09-14	REINSPECTED VIOLATIONS REMAIN			KN
7-14-14	REINSPECTION FEE NOTIFICATION LETTER MAILED <i>w/Resource Info</i>			CS
8-11-14	REINSPECTED VIOLATIONS REMAIN			fo
8-14-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9-24-14	REINSPECTED VIOLATIONS REMAIN			KN
9-29-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
10-07-14	REINSPECTED VIOLATIONS REMAIN			KH
10-14-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
11-29-14	REINSPECTED VIOLATIONS REMAIN			KP
11-24-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
12-03-14	REINSPECTED VIOLATIONS REMAIN			KH
12-9-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
1/27/15	REINSPECTED VIOLATIONS REMAIN <i>Seizure, Photos Taken 7-7</i>			TWW
2-2-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
2-11-15	REINSPECTED VIOLATIONS REMAIN			KN



City of Milwaukee
Department of Neighborhood Services

DNS-36C

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS 8940 W Michele St.

SERIAL NO. 9577291
DATE OF INSPECTION 6-28-12

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
2-28-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
3-11-15	REINSPECTED VIOLATIONS REMAIN			KN
3-19-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
4-07-15	called 788-1296, not available/unable to leave message REINSPECTED VIOLATIONS REMAIN			KN
4-9-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
5-01-15	REINSPECTED VIOLATIONS REMAIN			KN
5-6-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
6-29-15	left DNS 72 REINSPECTED VIOLATIONS REMAIN			HW
6-29-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
7-10-15	REINSPECTED VIOLATIONS REMAIN			HW
7-16-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
8-12-15	REINSPECTED VIOLATIONS REMAIN			HW
8-26-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
9-14-15	REINSPECTED VIOLATIONS REMAIN			HW
9-22-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
10-9-15	REINSPECTED VIOLATIONS REMAIN			HW
10-21-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
11-01-15	REINSPECTED VIOLATIONS REMAIN			HW
11-19-15	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
12-14-15	REINSPECTED VIOLATIONS REMAIN			HW
1-20-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
1-18-16	REINSPECTED VIOLATIONS REMAIN			HW
1-15-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			CS
1-28-16	In Rem Est 8/1/16			CS

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

PAL
11-2-13
~

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



DEPARTMENT COPY

Serial #: 010614641
Inspection Date: December 11, 2013
District #: ~~101~~ 287 ~
CT: 2

mult-com

Recipients:
CITYWIDE INVESTMENTS LLC, JOHN NAZARIO (RA), 25933 MUSKEGO DAM DR, MUSKEGO WI 53150

Re: 8940 N MICHELE ST

Taxkey #: 034-0905-000

Emergency order. The Commissioner of The Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.

Inspection of the above premises revealed conditions that violate the Milwaukee Code of Ordinances which cause this premises to be considered a hazard to the safety and welfare of the occupants or the public and is hereby placarded as unfit for human habitation, occupancy and use as is regulated by Section 200-11(5) and 218.01 (S.S.66.0413).

You are hereby ordered to vacate the premises immediately and to keep the premises vacated until such time as the following conditions have been corrected and approved in writing by this Department.

Note: Pursuant to 200-42-2-d, any building, structure or premise placarded and found unfit for human habitation or use under any order issued in accordance with this code shall not be occupied unless and until a certificate of occupancy has been obtained.

1. Conditions requiring building to be placarded:

Fire Prevention

2. 214-3
IFC 901.6 Repair defective or inoperable fire alarm and restore system to a fully operating condition.
3. 214-3
IFC 907.20.2, NFPA 10.4.4 Table 10.4.4 All unmonitored fire alarm systems are required to be functionally tested on a quarterly basis by the property owner or the owner's representative. Qualified service personnel shall perform an annual test of the system. Provide a written report of the required testing to the code official.

8940 N. Michele St

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

4. 214-3
IFC 906.1 Portable fire extinguishers shall be provided in all residential occupancies having more than 2 dwelling units. A minimum of one type 2A extinguisher is required on every floor level including the basement. The maximum travel distance to an extinguisher is 75 feet. Extinguishers are required to be mounted to the wall in a conspicuous location with a maximum height of 5 feet to the top of the extinguisher. Provide the minimum number of approved fire extinguishers. 2 missing, 1 discharged
5. 214-3
IFC 1028.3 Remove obstruction to designated fire exits immediately. >> Front door screwed shut <<
6. 214-27
Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector. -All units, all common areas.
7. 275-62
Repair or replace defective electrical system. All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner in accordance with all applicable laws. Restore electrical system to a proper working condition - Permit required.
8. 275-53
Repair or replace defective plumbing system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in a good, sanitary, working condition. Restore plumbing system to an operable condition - Permit required. Improperly installed water heater(s). Improperly wired, leaking, lacking overflow tubes, installed without permits.
9. 275-55
Repair or replace defective sewage system. Every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. Restore sewage system to a proper working condition - Permit required. Leaking sewer lines, impropely repaired stacks.
10. 275-34-5
Restore electric service. Entire building, all units.

For any additional information, please phone Inspector Michael Stahler at [414]-286-2587 between the hours of 7:00am-9:00am or 4:00pm-5:00pm Tuesday through Friday.

Per Commissioner of Neighborhood Services By-



Michael Stahler
Inspector

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.

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.

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

RIGHT TO APPEAL

You may appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414-286-2543 in order to file an appeal.

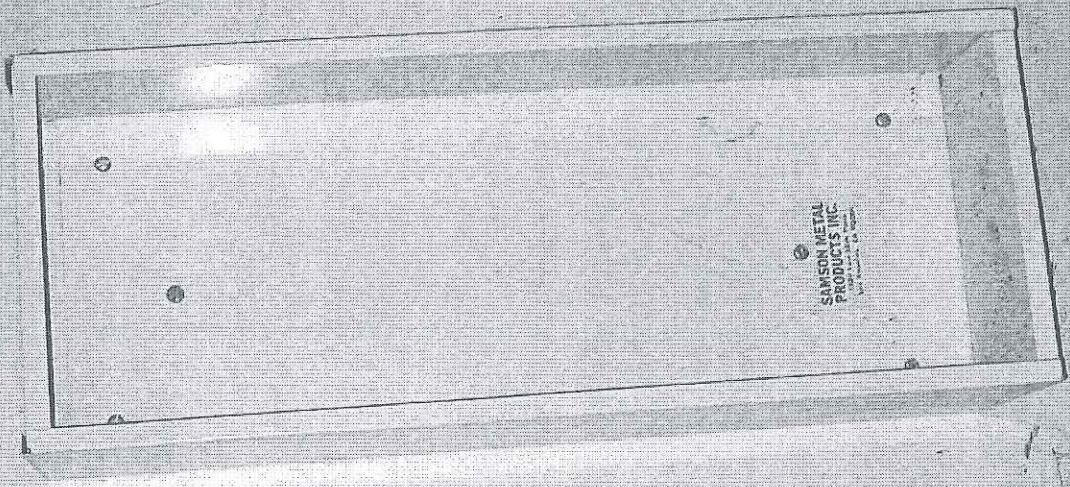
TRADUCCION EN ESPAÑOL

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.

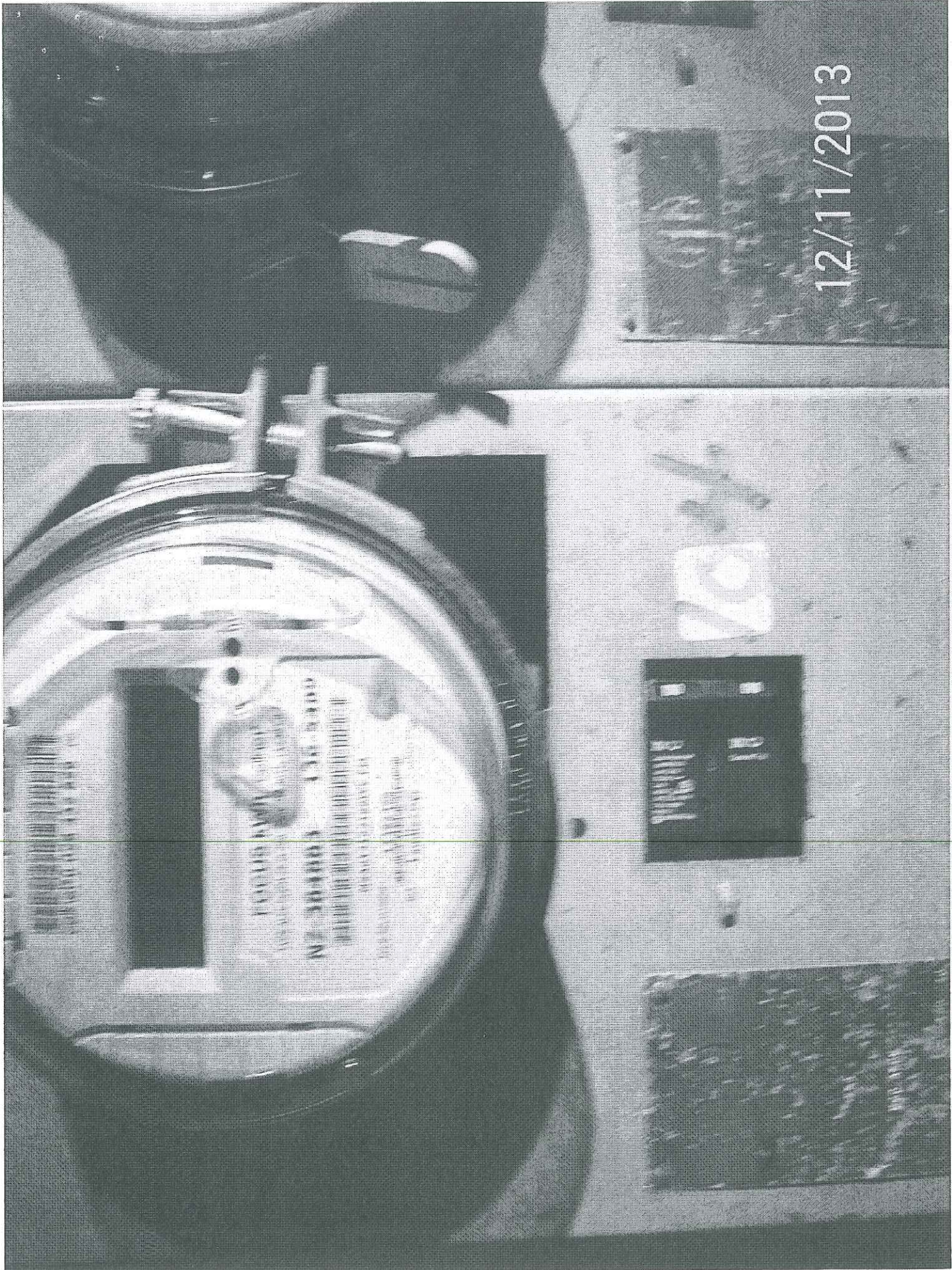
LUS HMOOB

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.

12/11/2013



SAMSON METAL
PRODUCTS INC.
1000 W. 10th St. Suite 100
Lawrence, KS 66044



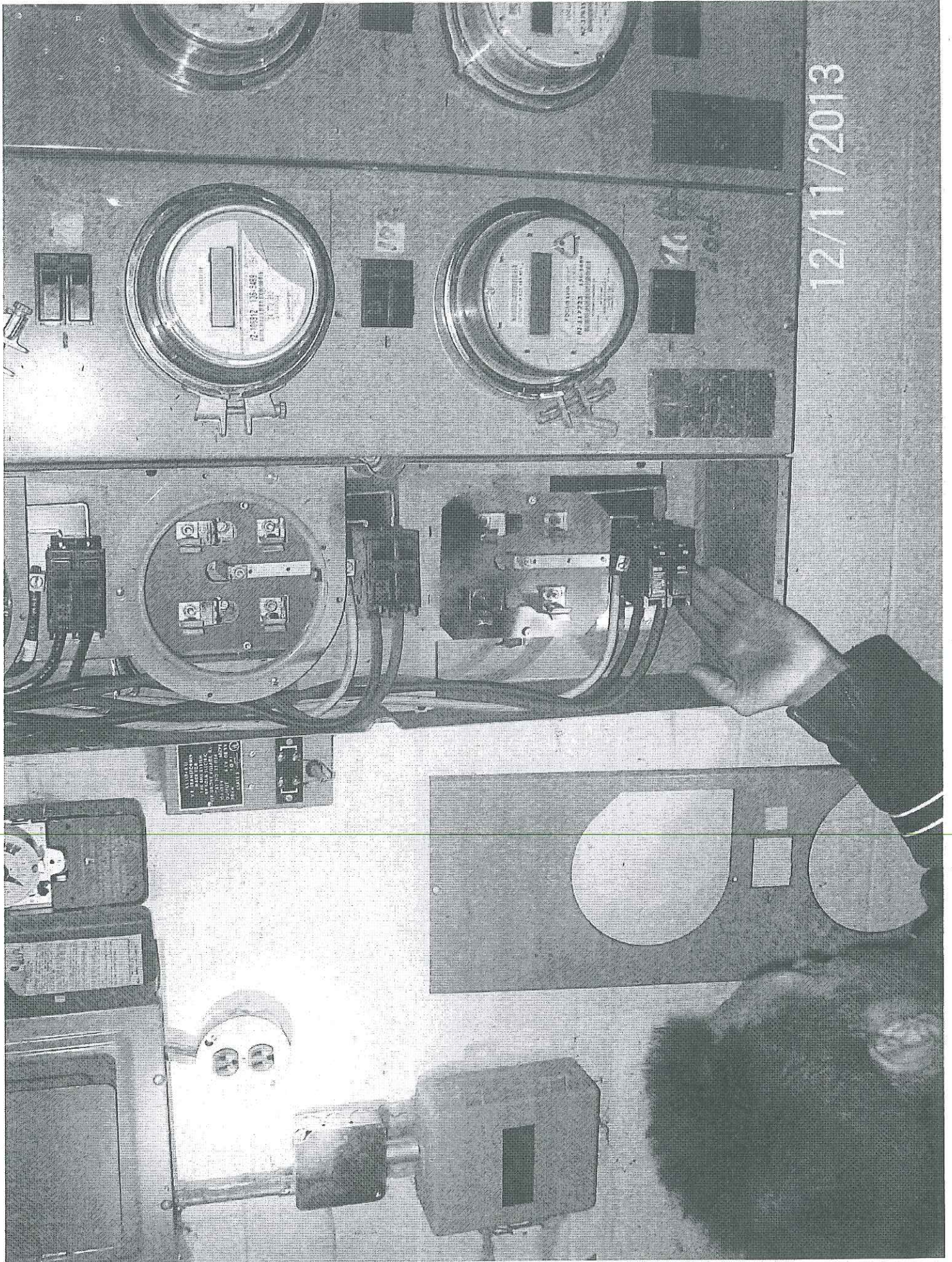
12/11/2013

12/11/2013

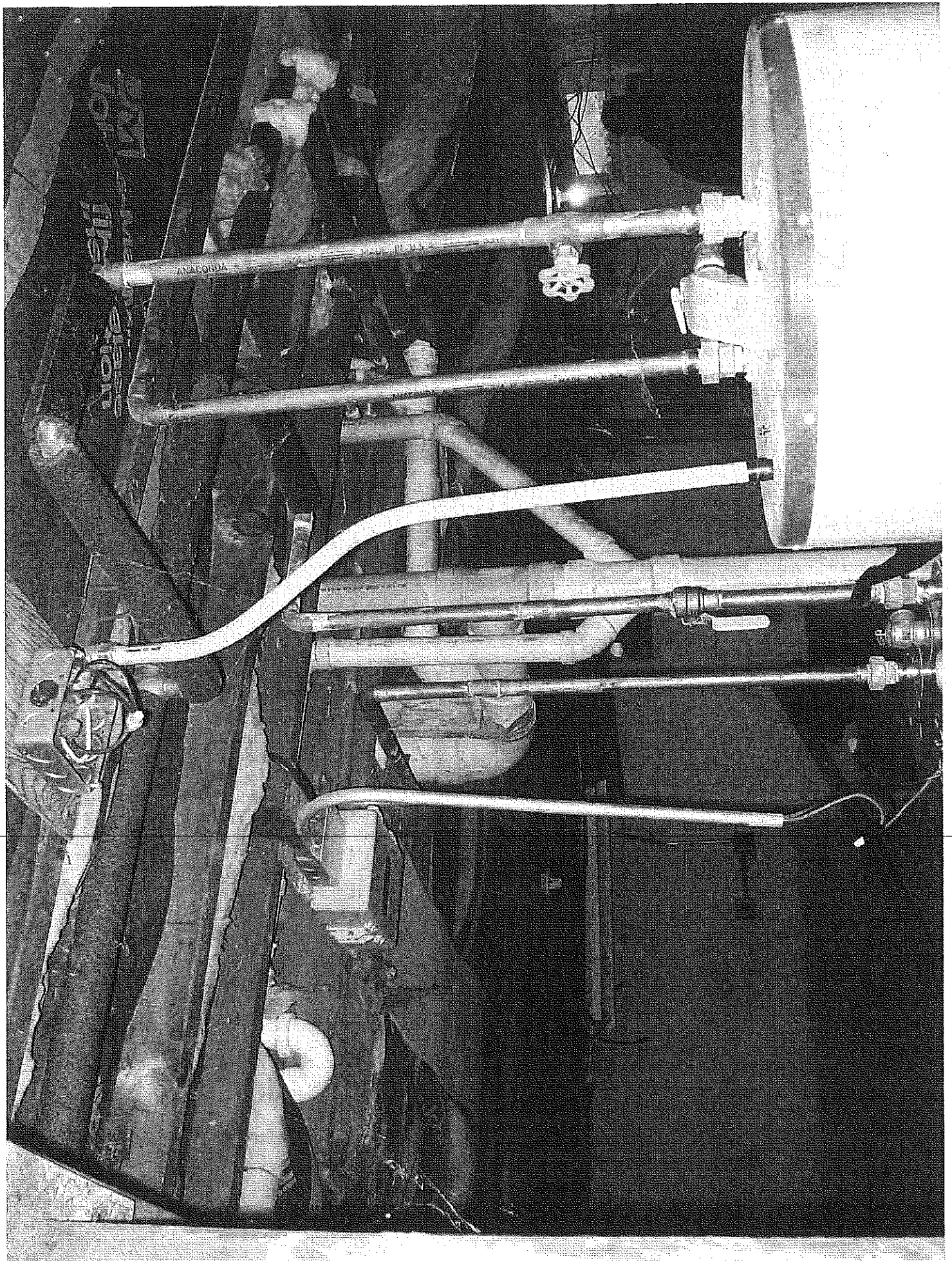
12/11/2013

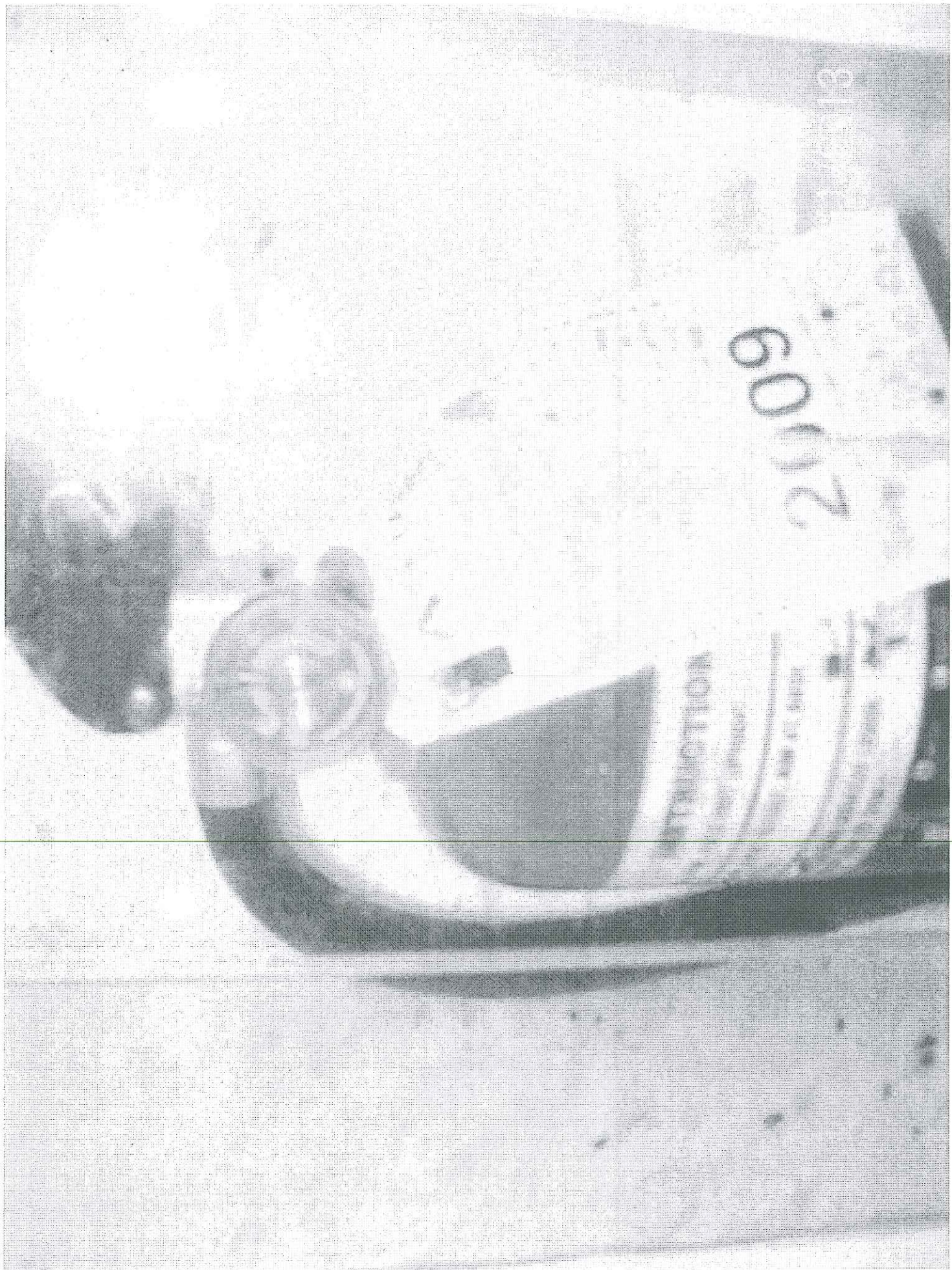
12/11/2013





12/11/2013





2009

18

Property Names Summary

Printed 12/12/13 11:33

Page 1

Address: 8940- 8940 N MICHELE ST

MPROP File Information

Owner
 CITY WIDE INVESTMENTS LLC Taxkey:034-0905-000
 Land use:8830 Units: 8
 Lot size: 22660 (0x 0)
 Year Built:1978
 25933 MUSKEGO DAM DR 53150-0000 Conveyance Date:02/14/2005 Type:WD
 MUSKEGO WI Name Change:12/28/2006
 Zoning:PD

Recording information

Application #: 140018 Type:Change in ownership
 Date Received:12/30/2008 Ownership Xfer Date:02/14/2005

Recording Owners/ Operators, etc

O Owner	T Titleholder
CITYWIDE INVESTMENTS LLC	
Home: [] - ()	Work:[414] 788-1296 ()
----- Street Address -----	----- Mailing Address -----
JOHN NAZARIO (RA)	25933 MUSKEGO DAM RD
25933 MUSKEGO DAM DR	
MUSKEGO WI 53150	MUSKEGO WI 53150

7012 2920 0001 7619 6456

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To

Street, Apt. No.,
or PO Box No. Citywide Investments LLC
John Nazario, RA

City, State, ZIP+4 25933 Muskego Dam Dr
Muskego, WI 53150

PS Form 3800, August 2005

See Reverse for Instructions

Date 12-11-13 Serial No. 10614641



City of Milwaukee
 Department of Neighborhood Services
 PLACARD CHRONOLOGICAL OF
 PLACARD ENFORCEMENT

Address 8940 N. Michele

Investigation / Findings Complaint Police / CPU Investigation Self Initiated

Occupants	Unit/ Address	No. Children / No Adults
George Kurnot	Unit 101	1
Jonny Sewell	Unit 102	1
Hassan Miller	Unit 103	1
Latoya Pitt	Unit 104	1 / 1
See below for additional occupants		

DATE	ACTIVITY AND REMARKS	INITIALS
12/12/13	PLACARD ORDERS MAILED CERTIFIED	AG
12-11-13	PLACARD NOTICE <input checked="" type="checkbox"/> POSTED <input checked="" type="checkbox"/> PHOTOS TAKEN	MS
	BOARD - UP ORDER ISSUED	
	OCCUPANCY PERMIT REQUIRED <input checked="" type="checkbox"/> REQUIRED <input type="checkbox"/> NOT REQUIRED (provide reasons)	MS
12-11-13	FOLLOW - UP ORDERS <input checked="" type="checkbox"/> ISSUED SERIAL#	
	I received a call from <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Operator	
	OR Phone No.	
12-11-13	Called by Pete Larikson PL	
	I Spoke to: John Nazario Phone No. 788-1296	
	If contact is not owner, explain:	
Pete	VERIFIED THE FOLLOWING INFORMATION	
	A) Owners name <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PL	
	B) Phone number <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PL	
	C) Mailing Address <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO PL	
	If No, correct address is:	
	Copy mailed to new address <input type="checkbox"/> YES <input type="checkbox"/> NO	
	D) Receipt of orders <input type="checkbox"/> YES <input type="checkbox"/> NO	
	E) Explained Placard Procedure <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	F) Explained Occupancy Permit Procedure <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	occupants Unit # No children / No Adults	
	Quiana Kahn Unit 202 3 / 1	
	Crystal Ray Unit 203 2 / 1	
12/12/13	PLACARD NOTIFICATION LETTER MAILED	AG
12/12/13	Faxed to Community Advocates	AG

Date 12-11-13



City of Milwaukee
Department of Neighborhood Services
PLACARD INVESTIGATION WORKSHEET

Address 8940 N. Michelle

Electrical	Plumbing	Water Supply	Heating
<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable
<input checked="" type="checkbox"/> Lacking Service	<input type="checkbox"/> Lacking System	<input type="checkbox"/> Lacking Service	<input checked="" type="checkbox"/> Lacking Service
<input checked="" type="checkbox"/> Defective Electrical	<input type="checkbox"/> Defective System	<input type="checkbox"/> Defective Service	<input type="checkbox"/> Defective Service
<input checked="" type="checkbox"/> Tampered Electric Meter	<input type="checkbox"/> Obstructed System	<input type="checkbox"/> Tampered Water Meter	<input type="checkbox"/> Tampered Gas Meter
<input checked="" type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken

Hazards	Illegal Occupancy	Structural Failure	Conditions
<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable
<input type="checkbox"/> Storage/Obstruction	<input type="checkbox"/> Illegal Occupancy	<input type="checkbox"/> Foundation	<input type="checkbox"/> Unsanitary/Infestation
<input type="checkbox"/> Combustible/Flammable	<input type="checkbox"/> Attic / Basement	<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Unsafe
<input type="checkbox"/> Unidentified Substances	<input type="checkbox"/> Rooming House	<input type="checkbox"/> Weather Tight	<input checked="" type="checkbox"/> Non Habitable
<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input checked="" type="checkbox"/> Photos taken

Defective Fire Prevention / Life Safety			
<input checked="" type="checkbox"/> Smoke Detectors	<input type="checkbox"/> Combustible Waste	<input checked="" type="checkbox"/> Exposed Wiring	<input checked="" type="checkbox"/> Fire Extinguishers
<input checked="" type="checkbox"/> CO Detectors	<input type="checkbox"/> Hazardous Material	<input checked="" type="checkbox"/> Exposed Electric Panel	<input checked="" type="checkbox"/> Obstructed Egress
<input checked="" type="checkbox"/> Fire Alarm	<input type="checkbox"/> Excessive Fire Load	<input type="checkbox"/> Extension Cords	<input checked="" type="checkbox"/> Exit Door Defective

Placard to Owner	Placard to Tenant	Contact Supervisor
<input type="checkbox"/> Immediate	<input type="checkbox"/> Commercial	Name <u>Pete Laritson-present</u>
<input type="checkbox"/> Scheduled	<input type="checkbox"/> Residential	Time <u>12:00</u> Approval <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

OWNER	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Agent <input type="checkbox"/> Not Recorded	<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Agent <input type="checkbox"/> Not Recorded
	Name <u>John Nazario</u>	Name
	Phone No. <u>(414) 788-1296</u>	Phone No.
	TIME <u>12:15</u>	TIME
	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input checked="" type="checkbox"/> Advised	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input type="checkbox"/> Advised
	Notes: <u>Pete Laritson called owner</u> <u>advised</u>	Permits <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A Violations <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A Complaints <input type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> N/A

DEPARTMENT	We Energies	City of Milwaukee Police Department
	Name <u>Mike Lapoint</u> <input checked="" type="checkbox"/> On Scene	Name <u>Officer Rutario Davis</u> <input type="checkbox"/> On Scene
	Phone No. <u>221-15075</u> TIME <u>12:00</u>	Phone No. <u>719-2682</u> TIME <u>3:00</u>
	Notes:	<input checked="" type="checkbox"/> Cleared Property with 2 other officer
	Community Advocates	DPW Board up Crew
	Name <u>Shawanna Campbell</u> <input checked="" type="checkbox"/> On Scene	Name <u>Cream City Jay Geiger</u>
Phone No. <u>861-4497</u> TIME <u>3:00</u>	Phone No. <u>897-1542</u>	
Notes: <u>Gave relocation packets to all tenants</u>	PROPERTY SECURED <input type="checkbox"/> By Owner <input checked="" type="checkbox"/> By DPW <input checked="" type="checkbox"/> Full Wrap <input type="checkbox"/> Hasp & Lock <input type="checkbox"/> Other	

5. 275-55
Repair or replace defective sewage system. Every plumbing stack, waste and sewer line shall be so installed and maintained as to function properly and shall be kept free from obstructions, leaks and defects to prevent structural deterioration or health hazards. Restore sewage system to a proper working condition - Permit required.

Interior

Basement

6. 275-53-2
Replace leaking water heater (permit required; call 286-3361 if you need permit information).

For any additional information, please phone **Inspector Michael Stahler** at [414]-286-2587 between the hours of 7:00am-9:00am or 4:00pm-5:00pm Tuesday through Friday.

Per Commissioner of Neighborhood Services By-



Michael Stahler
Inspector

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.

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 \$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.

8940 N MICHELE ST

Serial #: 010981271
Inspection Date: July 16, 2014

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

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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 07/18/14 08:37

Page 1

Address: 8940- 8940 N MICHELE ST

MPROP File Information

Owner
CITY WIDE INVESTMENTS LLC

Taxkey:034-0905-000

Land use:8830 Units: 8

Lot size: 22660 (0x 0)

25933 MUSKEGO DAM DR
MUSKEGO WI

Year Built:1978

53150-0000 Conveyance Date:02/14/2005 Type:WD

Name Change:12/28/2006

Zoning:PD

Recording information

Application #: 140018 Type:Change in ownership

Date Received:12/30/2008 Ownership Xfer Date:02/14/2005

Recording Owners/ Operators, etc

O Owner

T Titleholder

CITYWIDE INVESTMENTS LLC

Home: [] - ()

Work: [414] 788-1296 ()

Street Address

Mailing Address

JOHN NAZARIO (RA)

25933 MUSKEGO DAM RD

25933 MUSKEGO DAM DR

MUSKEGO

WI 53150

MUSKEGO

WI 53150

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

SERIAL NO. 10981271

ADDRESS 8940 N. Michelle DATE OF INSPECTION 7-16-14

DATE	ACTIVITY AND REMARKS	INITIALS
7-22-14	ORDERS MAILED FIRST CLASS.	gab
	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 ___	
9-2-14	Called owner - mailbox full	MS
9-3-14	MAILED PRE-INSPECTION LETTER	gab
9-10-14	Entry not allowed refer for monthly reinspection	MS
9-12-14	MAILED REINSPECTION LETTER	gab
9-15-14	REC'D COURT LARITSON APPROVED FOR MONTHLY'S" A 50% ²⁰	PL
10-07-14	REINSPECTED VIOLATIONS REMAIN	KN
10-14-14	REINSPECTION FEE NOTIFICATION LETTER MAILED	KN
11-09-14	REINSPECTED VIOLATIONS REMAIN	KN
11-24-14	REINSPECTION FEE NOTIFICATION LETTER MAILED	KN
12-07-14	REINSPECTED VIOLATIONS REMAIN	KN
12-9-14	REINSPECTION FEE NOTIFICATION LETTER MAILED	KN
1/27/15	REINSPECTED VIOLATIONS REMAIN + 552 units. 210000 Trans. 7-9.	KN
2-2-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	KN
2-11-15	REINSPECTED VIOLATIONS REMAIN	KN
2-27-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	KN
3-11-15	REINSPECTED VIOLATIONS REMAIN	KN
3-19-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	KN

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

DNS-36C

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS *8940 N Michele St.*

SERIAL NO. *10981271*
DATE OF INSPECTION *7-16-14*

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
<i>4-07-13</i>	<i>called 788-1296, not available/unable to leave message</i> REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>4-9-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>5-01-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>KN</i>
<i>5-6-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>KN</i>
<i>6-23-15</i>	<i>2 ft DNSD</i> REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
<i>6-29-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AW</i>
<i>7-10-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
<i>7-16-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AW</i>
<i>8-12-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
<i>8-26-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AW</i>
<i>9-14-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
<i>9-22-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AS</i>
<i>10-8-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
<i>10-21-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AS</i>
<i>11-9-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
<i>11-19-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AS</i>
<i>12-4-15</i>	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
<i>12-11-15</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AS</i>
<i>1-11-16</i>	REINSPECTED VIOLATIONS REMAIN			<i>AW</i>
<i>1-15-16</i>	REINSPECTION FEE NOTIFICATION LETTER MAILED			<i>AS</i>
<i>8-28-16</i>	<i>In Rm Ex 8/1/16</i>			<i>AS</i>