



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

January 26, 2016

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

Re: File No.: 150955
Address: 3015 N. 9th 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.

The property was placarded as unfit for human habitation on November 9, 2015 at the request of DCD. Therefore, if the Common Council approves the return of the property, the building cannot be occupied until the placard has been removed, an Occupancy Permit has been issued by DNS, and all of the violations causing the placard have been cured.

In addition, 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 each open 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 #: 011803831
Inspection Date: November 09, 2015
District #: 793
CT: 67

sing-com

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

Re: 3015 N 9TH ST
AKA:3015 N 9TH ST

Taxkey #: 312-1414-000

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.

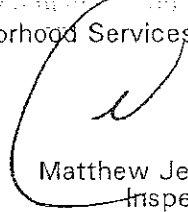
1. Conditions requiring building to be placarded:
2. 275-34-5
Restore electric service.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone Inspector Matthew Jenrich at [414]-286-5459 between the hours of 7:00am-9:00am, Monday through Friday.

Per Commissioner of Neighborhood Services By-



Matthew Jenrich
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 \$60.84 for the first reinspection, \$76.05 for the second, \$202.80 for the third, and \$354.90 for the fourth and all subsequent reinspections. These fees include a 1.4% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax. If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

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.

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 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.

Property Names Summary

Printed 11/09/15 10:53

Page 1

Address: 3015- 3015 N 9TH ST

MPROP File Information

Owner
MATILDA ROSS

Taxkey:312-1414-000

Land use:8810 Units: 1

Lot size: 5005 (35x143)

Year Built:1908

3015 N 9TH ST
MILWAUKEE WI

53206-0000 Conveyance Date:07/01/1989 Type:AS

Name Change:09/22/1989

Zoning:RT4

Recording information

Application #: 226837 Type: Seller notification

Date Received:09/14/2015 Ownership Xfer Date:09/14/2015

Recording Owners/ Operators, etc

O Owner

T Titleholder

CITY OF MILWAUKEE DCD-IN REM

Home: [] - ()

Work:[414] 286-5738 ()

Street Address

Mailing Address

ATTN KAREN TAYLOR

ATTN KAREN TAYLOR

809 N BROADWAY

809 N BROADWAY

2ND FLOOR

2ND FLOOR

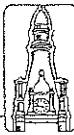
MILWAUKEE

WI 53202

MILWAUKEE

WI 53202

Date 11/9/15 Serial No. 011803831



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

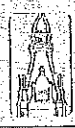
Address 3015 N- 9th St

Investigation / Findings Complaint Police / CPU Investigation Self Initiated

Occupants	Unit/ Address	No. Children / No Adults
<u>Mr. Koss</u>	<u>3015 N- 9th St</u>	<u>1</u>

DATE	ACTIVITY AND REMARKS	INITIALS
<u>11-10-15</u>	PLACARD ORDERS MAILED CERTIFIED <u>to K. Taylor-DCO-inter. fe. mail.</u>	<u>nm</u>
<u>11/9/15</u>	PLACARD NOTICE <input checked="" type="checkbox"/> POSTED <input checked="" type="checkbox"/> PHOTOS TAKEN	<u>(initials)</u>
	BOARD - UP ORDER ISSUED <u>DCO board UP</u>	
	OCCUPANCY PERMIT REQUIRED <input type="checkbox"/> REQUIRED <input checked="" type="checkbox"/> NOT REQUIRED (provide reasons) <u>We exercise Payment Required.</u>	<u>@</u>
	FOLLOW - UP ORDERS <input type="checkbox"/> ISSUED SERIAL#	
	I received a call from <input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Operator	
	OR Phone No.	
	I called	
	I Spoke to: <u>Cindy (DCO)</u> Phone No.	
	If contact is not owner, explain:	
	I VERIFIED THE FOLLOWING INFORMATION	
	A) Owners name <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	B) Phone number <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	C) Mailing Address <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
	If No, correct address is:	
	Copy mailed to new address <input type="checkbox"/> YES <input type="checkbox"/> NO	
	D) Receipt of orders <input checked="" 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 type="checkbox"/> YES <input type="checkbox"/> NO	
<u>11/9/15</u>	<u>Cindy from DCO on site during placard of said property. Spoke with Mr. Koss and personally served tenant copy to Mr. Koss.</u>	<u>@</u>
<u>11-10-15</u>	<u>Faxed to Community Advocates</u>	<u>nm</u>

Date 11/9/15



City of Milwaukee
Department of Neighborhood Services
PLACARD INVESTIGATION WORKSHEET

Address

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

Hazards	Illegal Occupancy	Structural Failure	Conditions
<input checked="" type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable	<input checked="" type="checkbox"/> Not Applicable	<input checked="" 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 type="checkbox"/> Unsafe
<input type="checkbox"/> Unidentified Substances	<input type="checkbox"/> Rooming House	<input type="checkbox"/> Weather Tight	<input type="checkbox"/> Non-Habitable
<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken	<input type="checkbox"/> Photos taken

Defective Fire Prevention / Life Safety

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

Placard to Owner	Placard to Tenant	Contact Supervisor
<input checked="" type="checkbox"/> Immediate	<input type="checkbox"/> Commercial	Name <u>E. Lewandowski</u>
<input type="checkbox"/> Scheduled	<input checked="" type="checkbox"/> Residential	Time <u>8:00 A.M.</u> Approval <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

<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>City of Milw</u>	Name
Phone No.	Phone No.
TIME <u>11:30 A.M.</u>	TIME
Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input type="checkbox"/> Advised	Notification: <input type="checkbox"/> Disconnected <input type="checkbox"/> LVM <input type="checkbox"/> Advised
Notes: <u>On site Cindy from DED</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

D E P A R T M E N T S	We Energies	City of Milwaukee Police Department
	Name <u>Joselyn</u> <input type="checkbox"/> On Scene	Name <u>P.O. Schaefer</u> <input checked="" type="checkbox"/> On Scene
	Phone No. <u>[414] 861-4407</u> TIME <u>8:00 AM</u>	Phone No. <u>P.O. SPADISKE</u> TIME
	Notes: <u>Hand Desk VERIFIED</u> <u>Power Not Scheduled</u>	<input type="checkbox"/> Cleared Property
	Community Advocates	DPW Board up Crew <u>DED crew</u>
Name <u>S. Campbell</u> <input checked="" type="checkbox"/> On Scene	Name	
Phone No. <u>[414] 861-4407</u> TIME <u>7:00 AM</u>	Phone No.	
Notes: <u>Voice mail left</u>	PROPERTY SECURED <input type="checkbox"/> By Owner <input type="checkbox"/> By DPW	
	<input type="checkbox"/> Full Wrap <input type="checkbox"/> Hasp & Lock <input type="checkbox"/> Other	

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 011011301
Inspection Date: August 01, 2014
District #: 117
CT: 67

sing-com

Recipients:
MATILDA ROSS, 3015 N 9TH ST, MILWAUKEE WI 53206-0000

Re: 3015 N 9TH ST

Taxkey #: 312-1414-000

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.

Exterior Sides

General

- 2. 275-32-8
Repair, replace, or remove the defective fence.

South Side

- 3. 275-32-3
Replace missing fascia boards.
- 4. 275-32-3
Replace missing boards in roof eave.
- 5. 275-32-6
Reconnect downspout to gutter system.
- 6. 275-32-6
Replace and properly install missing rain gutters.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

North Side

- 7. 275-32-3
Replace missing fascia boards.
- 8. 275-32-3
Replace missing boards in roof eave.

East First Floor Porch

- 9. 275-32-6
Replace defective rain gutters on porch.

For any additional information, please phone John Yang at [414]-286-5458 between the hours of 7:30am-9:00am and 3:00pm-4:00pm, Monday through Friday.

Per Commissioner of Neighborhood Services By-



John Yang

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.

3015 N 9TH ST

Serial #: 011011301
Inspection Date: August 01, 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.

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 08/01/14 12:29

Page 1

Address: 3015- 3015 N 9TH ST

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MPROP File Information

Owner

MATILDA ROSS

Taxkey:312-1414-000

Land use:8810 Units: 1

Lot size: 5005 (35x143)

Year Built:1908

3015 N 9TH ST

53206-0000 Conveyance Date:07/01/1989 Type:AS

MILWAUKEE WI

Name Change:09/22/1989

Zoning:RT4

=====
Recording information

==== PROPERTY NOT RECORDED ====

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

SERIAL NO. 11011301

ADDRESS 3015 N. 9th

DATE OF INSPECTION 08/01/14

DATE	ACTIVITY AND REMARKS	INITIALS
8-4-14	ORDERS MAILED FIRST CLASS.	RM
	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 <input type="checkbox"/> No <input type="checkbox"/>	
	B) Phone number Yes <input type="checkbox"/> No <input type="checkbox"/>	
	C) Mailing Address Yes <input type="checkbox"/> No <input type="checkbox"/>	
	If no, correct address is _____	
	Copy mailed to new address Yes <input type="checkbox"/> No <input type="checkbox"/>	
	D) Receipt of orders Yes <input type="checkbox"/> No <input type="checkbox"/>	
	E) Explained reinsp. fee policy Yes <input type="checkbox"/> No <input type="checkbox"/>	
08/01/14	Complaint inspection done & orders issued.	JY
08/20/14	Property not recorded - no # in NSS.	JY
8/21/14	MAILED PRE-INSPECTION LETTER	RM
10/0/14	Reinspected & violations remain. Fee charged & refused for further enforcement.	JY
10/6/14	MAILED REINSPECTION LETTER	RW
10-10-14	Deceased "APPROVED FOR MONTHLY'S"	MH
11/10/14	Out of State Letter Unenforceable Letter <u>Previously Litigated Letter</u> Mailed by RM	KH
11-15-14	REINSPECTED VIOLATIONS REMAIN	JW
11-25-14	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS
12-2-14	REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED	JW
12-4-14	REINSPECTED VIOLATIONS REMAIN	JW
1-6-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS
1-7-15	REINSPECTED VIOLATIONS REMAIN	JW
2-7-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS
2-10-15	REINSPECTED VIOLATIONS REMAIN	JW
3-3-15	REINSPECTION FEE NOTIFICATION LETTER MAILED	CS
3-6-15	REINSPECTED VIOLATIONS REMAIN	JW

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 10/02/14 15:41

Page 1

Address: 3015- 3015 N 9TH ST

=====
MPROP File Information

Owner

MATILDA ROSS

Taxkey:312-1414-000

Land use:8810 Units: 1

Lot size: 5005 (35x143)

Year Built:1908

3015 N 9TH ST

MILWAUKEE WI

53206-0000 Conveyance Date:07/01/1989 Type:AS

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Recording information

==== PROPERTY NOT RECORDED ====

