



Department of Neighborhood Services

Erica Lewandowski
Commissioner

Thomas Mishefske
Operations Director

Michael Mazmanian
Operations Director

May 18, 2020

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

RE: File No.: 191848
Address: 5043 N. 54th 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 request provided the applicant pays Reinspection fees of \$101.60.

Sincerely,

Tanz Rome
Business Operations Manager





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

Inspection Date
09/25/2019
ORD-19-17940

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

ABOVE HORIZONS LLC
MILWAUKEE FREIGHT LLC
3818 N 17TH ST
MILWAUKEE, WI 53206

Re: 5043 N 54TH ST

Taxkey #: 210-0468-000

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: 12/30/2019

1) 275-81.5 Premises must be maintained in a dust free, erosion free condition by suitable landscaping with grass or other planted ground cover, or by paving with asphalt, concrete, or such other means that may be approved by the Commissioner of Neighborhood Services.

Violation Location: North Side

Correct By Date: 12/30/2019

2) 275-32.4.a Replace broken window panes.

Violation Location: East Side

Correct By Date: 12/30/2019

3) 275-32.3 Replace missing mortar in foundation. (AT PORCH)

Violation Location: East Side

Correct By Date: 12/30/2019

4) 275-32.3.g Repair or replace defective concrete or masonry porch steps.

Violation Location: East Side

Correct By Date: 12/30/2019

5) 275-32.3.g Repair defective concrete porch floor.

Violation Location: South Side

Correct By Date: 12/30/2019

6) 275-32.4.a Replace broken basement window panes and putty.

Violation Location: South Side

Correct By Date: 12/30/2019

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7) 275-32.4.a Repair or replace defective window screens.

Violation Location: South Side

Correct By Date: 12/30/2019

8) 275-32.3 Replace missing siding on exterior walls. (AT END CAPS)

Violation Location: West Side

Correct By Date: 12/30/2019

9) 275-32.4.a Replace defective exterior door.

Violation Location: West Side

Correct By Date: 12/30/2019

10) 275-32.4.a Replace defective window in exterior door.

Violation Location: West Side

Correct By Date: 12/30/2019

11) 275-32.3 Replace defective fascia boards.

Violation Location: West Side

Correct By Date: 12/30/2019

12) 275-32.3.g Repair or replace defective trim boards on porch. (AT COLUMNS)

Correct By Date: 12/30/2019

13) 275-32.3 Replace defective siding on exterior walls.

Violation Location: West Side

Correct By Date: 12/30/2019

14) 275-32.6 Replace missing downspout and connect to gutter system.

Violation Location: Garage

Correct By Date: 12/30/2019

15) 275-32.9 Provide an approved garage door.

For any additional information, please phone Inspector **Jason Rusnak** at 414-286-2817 or jrusna@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 -

Jason Rusnak
Inspector

Recipients:

ABOVE HORIZONS LLC., SHANNON MARIE CHACHERE-MINDINGALL (RA) 3123 W FAIRMOUNT AVE, MILWAUKEE, WI 53209

MILWAUKEE FREIGHT LLC, BYRON ALLEN ARTIS (RA) 3818 N 17TH ST, MILWAUKEE, WI 53216

ABOVE HORIZONS LLC, 3818 N 17TH ST MILWAUKEE FREIGHT LLC, MILWAUKEE, WI 53206

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.

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Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the 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 \$101.60 for the first reinspection, \$203.20 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL

Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 384-3700 o Community Advocates, 728 N. James Lovell St., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

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