



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

Preston D. Cole
Commissioner

Thomas G. Mishefske
Operations Manager

February 17, 2017

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

RE: File No.: 161427
Address: 4117 N. 26th 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 to the request provided the applicant pays Reinspection fees of **\$304.20**.

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 open order is attached.

In addition, this applicant owns other properties in the City of Milwaukee without outstanding DNS charges. Those properties, and the amount due, are as follows:

6920 W. Medford Av.	\$ 811.20
3014 N 41 st St.	\$1,277.40
2403 N 44 th St.	\$1,217.60
<u>3221 W. Michigan St.</u>	<u>\$1,217.60</u>
Total	\$4,523.80

The total amount due to the Department of Neighborhood Service for all properties owned by the applicant is **\$4,828.00**.

Sincerely,

Emily McKeown
Housing Policy and Compliance Manager



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 #: 012099611
Inspection Date: May 17, 2016
District #: 794
CT: 42

sing-emp

Recipients:
KAJA HOLDINGS 2 LLC, 16 BERRYHILL RD STE 200, COLUMBIA SC 29210-0000

Re: 4117 N 26TH ST

Taxkey #: 245-0477-000

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

Garage

1. 275-32-4
Repair or replace defective service door on garage.
2. 275-32-3
Replace defective garage roofing material. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.
3. 275-32-3
Repair defects in wall(s) of garage.
4. 275-32-9
Provide an approved service door for garage.

4117 N 26th St

For any additional information, please phone Inspector Theresa Morales at [414]-286-5469 between the hours of 7:00am-9:00am, Monday through Friday.

Per Commissioner of Neighborhood Services By-

Theresa Morales
Inspector

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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.

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.

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 City of Milwaukee
 Department of Neighborhood Services
 CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 12099611

ADDRESS 4117 N 26 ST

DATE OF INSPECTION 5-17-16

DATE	ACTIVITY AND REMARKS	INITIALS	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 _____
5/19/16	ORDERS MAILED FIRST CLASS.		
7-19-16	I received a call from Jessie White Phone #551-4132 OR (tenant)	TM	
8-3-16	I called KAJA LLC Phone #803-413-8808 I Spoke to: If contact is not owner, explain:	TM	
	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 ___		
5-17-16	compl verified in part, orders issued, spoke to man @ property who stated owner is Jessie White - not "Junkies" help remove things from Peoples property	TM	
6-22-16	credited pre RI fee	TM	
6/22/16	MAILED PRE-INSPECTION LETTER	MM	
7-19-16	spoke w/ tenant, agreed to mail copy; meet @ property. He White stated he is trying to purchase home; no ph# in NSI for owner	TM	
8-2-16	RI garage remains in disrepair, pics taken + fee charged - expl orders to Jessie @ property and fees	TM	
8-3-16	search on KAJA Holdings, ph# 803-413-8808 expl orders and fees	TM	
8-3-16	MAILED REINSPECTION LETTER		
9-8-16	RI, violations remain, \$202.50 fee pics taken copy of violations mailed to new RA, refer to court decision	TM	
9-24-16	MAILED REINSPECTION LETTER		

