

AR 22235



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

Inspection Date  
06/13/2022  
ORD-22-07166

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

Re: 3350 A N 29TH ST

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Taxkey #: 286-1012-000

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.

**Violation Location: North Side**

**Correct By Date: 09/20/2022**

- 1 ) 275-32.3 Replace defective boards in roof eave.  
\*\*\*missing aluminum in roof eave\*\*\*

**Violation Location: NA**

**Correct By Date: 09/20/2022**

- 2 ) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.

**Violation Location: NA**

**Correct By Date: 09/20/2022**

- 3 ) 275-32.3.c-1 Paint previously painted masonry surfaces or remove all paint from masonry surfaces in a workmanlike manner.

**Violation Location: NA**

**Correct By Date: 09/20/2022**

- 4 ) 275-32.3.a Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.

**Violation Location: South Side**

**Correct By Date: 09/20/2022**

- 5 ) 275-32.4.a Repair, replace or remove defective screen/storm door.

**Violation Location: West Side**

**Correct By Date: 09/20/2022**

- 6 ) 275-32.3.h-1-b Handrails required on open sides of porch steps. Install missing handrail(s).

**Violation Location: West Side**

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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Correct By Date: 09/20/2022

7 ) 275-32.6 Repair or replace defective rain gutters.

Violation Location: West Side

Correct By Date: 09/20/2022

8 ) 275-32.3 Replace mortar missing from exterior wall (tuckpoint).

Violation Location: West Side

Correct By Date: 09/20/2022

9 ) 275-32.3.g Replace defective boards in porch ceiling.

Violation Location: West Side

Correct By Date: 09/20/2022

10 ) 275-32.3 Replace defective 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.

\*\*\*on porch\*\*\*

Violation Location: West Side

Correct By Date: 09/20/2022

11 ) 275-32.3 Replace defective siding on exterior walls.

\*\*\*hole in brick veneer\*\*\*

Violation Location: West Side

Correct By Date: 09/20/2022

12 ) 275-32.3 Replace defective siding on exterior walls.

\*\*\*on dormer\*\*\*

Violation Location: West Side

Correct By Date: 09/20/2022

~~13 ) 275-32.4.a~~ Repair, replace or remove defective screen/storm door.

Violation Location: West Side

Correct By Date: 09/20/2022

14 ) 275-42.4 Provide at least one window screen for all openable windows required for ventilation. In any rental dwelling unit, every openable window shall have a window screen

Violation Location: West Side

Correct By Date: 09/20/2022

15 ) 275-32.4.a Repair or replace defective window screens.

Violation Location: West Side

Correct By Date: 09/20/2022

~~16 ) 275-32.3.b~~ Repair, replace or remove carpet from entry stairs to eliminate tripping hazard.

Violation Location: Garage

Correct By Date: 09/20/2022

17 ) 275-32.3 Replace defective 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.

Violation Location: Garage

Correct By Date: 09/20/2022

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OFFICIAL NOTICE OF VIOLATION

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~~18) 275-32.3~~ *abated 10/31/22* Repair or replace defective eave boards on garage.

Violation Location: Garage

Correct By Date: 09/20/2022

19) 275-32.3 Repair or replace defective fascia boards on garage.

Violation Location: Garage

Correct By Date: 09/20/2022

20) 275-32.3 Replace defective siding on exterior walls.

Violation Location: Garage

Correct By Date: 09/20/2022

~~21) 275-32.3~~ *abated 10/31/22* Repair or replace defective trim boards on garage.

Violation Location: Garage

Correct By Date: 09/20/2022

~~22) 275-32.3.c.2~~ *abated 10/31/22* Paint previously painted surfaces in a workmanlike manner.

For any additional information, please phone Inspector Yair Agosto at 4142862269 or [yagosto@milwaukee.gov](mailto:yagosto@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](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -

*Yair Agosto*  
Inspector

#### Recipients:

JOANN JONES, 1520 R ST NW, WASHINGTON, DC 20009

~~JOANN JONES, 1520 R ST NW, WASHINGTON, DC 20009~~

JOANN JONES, 1301 15TH ST NW APT 812, WASHINGTON, DC 20005

#### 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.

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

#### OFFICIAL NOTICE OF VIOLATION

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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.

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#### 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 \$177.80 for the first reinspection, \$355.60 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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#### OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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Property: **3350-3350 N 29TH ST MILWAUKEE, WI**

Owner	Info
JOANN JONES	Taxkey: 2861012000
	Land Use: 8820
	Lot Size: 4158.00000
1301 15TH ST NW APT 812	Year Built: 1919
WASHINGTON DC,20005	Commercial Units:
	Residential Units: 2
	Conveyance Date: 2017-12-26
	Conveyance Type: QC
	Name Change: 2019-12-30
	Zoning: RT3

COPY

Latest Property Registration Information

Date Registration Received: 2018-01-02  
Link to ACA Registration: [MREC-18-01179](#)

Type	Name	Phone	Address	Email
Authorized Contact Person	JOANN JONES	9014125554	1520 R ST NW WASHINGTON,DC 20009	
Registration Owner	JOANN JONES	9014125554	1520 R ST NW WASHINGTON,DC 20009	



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

October 31, 2022  
Order #: ORD-22-07166

COPY

Department Copy  
MILWAUKEE, WI

Re: 3350 A N 29TH ST

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

First reinspection \$177.80  
Second reinspection \$355.60  
All subsequent reinspections \$355.60

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 10/31/2022, we imposed a \$177.80 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2023 will automatically be assessed to your 2023 tax bill.

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

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Jamie Gierczak at 4142863854 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Jamie Gierczak

Recipients

JOANN JONES, 1301 15TH ST NW APT 812, WASHINGTON DC 20005  
JOANN JONES, 1520 R ST NW, WASHINGTON DC 20009  
JOANN JONES, 1520 R ST NW, WASHINGTON DC 20009



# CHRONOLOGICAL RECORD OF ENFORCEMENT

**ADDRESS:** 3350 A N 29TH ST MILWAUKEE WI

**ORDER #**

**Original Inspection Date:** 06/13/2022

ORD-22-07166

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
06/14/2022	Mailed order first class.	BRANER
06/28/2022	Verified. An inspection on 6/13/22 by Inspector Agosto verified the complaint. Orders issued due 9/20/22.	YAGOSTO
06/28/2022	Called Joann Jones at 901-412-5554. Confirmed receipt of orders. Advised that she would start work when she has the money.	YAGOSTO
08/12/2022	8/12/22 -- Joann Jones the owner of 3350 N 29th street called to ask for an extension for her order that is due 9/20/22 into the future. While she has a tenant in this unit and is getting a rent paid, she doesn't have the money to fix the issues because the tenant is paying a low income rent and is occupying both units. I told her no to the extension, we need to see that some of the work is being completed first and/or she has a signed contract showing that the work is scheduled to be completed. She said she is going to work on finding a contractor. JG	JGIERC
08/12/2022	8/12/22 -- I emailed her community warehouse information, and explained that even if they can't help her directly, maybe they have resources that they can direct her too. See email. JG	JGIERC
09/23/2022	9/23/22 -- Called Joann Jones the owner of 3350 N 29th Street at 901-412-5554 and gave her a 30 day extension. I let her know if she doesn't get the work done in 30 days, her order will be sent to the court section. JG	JGIERC
09/23/2022	9/22/22 -- Joann Jones left me a message asking for an extension and to call her back. JG	JGIERC
10/24/2022	10/21/22 -- Joann Jones 901-412-5554 called me leaving a voicemail asking me to call her back. JG	JGIERC
10/24/2022	10/24/22 -- Called Joann Jones 901-412-5554 and she asked if she could have an extension on the roof. I let her know that I will be going out to re-inspect and I need to see 50% of the work complete in order to give her any extension. I explained that I gave her a 30 day extension already and I won't be back out to re-inspect until 10/28/22. She agreed and I let her know after I re-inspect, we will talk about an extension but if I do not see 50% of the work complete, it will be referred to the court section. JG	JGIERC
10/31/2022	Fail-Re-inspected on 10/31/22. Partial Compliance. Violations remain. Referred to Court.	JGIERC
11/01/2022	MAILED REINSPECTION LETTER	LBUEGE
11/08/2022	Returned to inspector to call owner to verify what the current mailing address is	JKLOUD
11/14/2022	11/14/22 -- Called Joann Jones to verify address and left a message JG	JGIERC
11/14/2022	11/14/22 -- Called Joann Jones at 901-412-5554 and verified with her that her address is 1301 15th St NW APT 812, Washington DC 20005. JG	JGIERC
11/14/2022	11/14/22 -- Per last comment, Joann Jones called me back. JG	JGIERC
11/14/2022	Ready for prep	JKLOUD
11/14/2022	prepped for process service to Washington, DC - court 1/12/23 BR#2	ALUEDK
11/23/2022	Served via process server 11/16/22 - ARR scheduled for 1/12/23 BR#2	ALUEDK
12/15/2022	Appeal filed - ARBA #22235	LBUEGE

Print Date: 12/16/2022, 3:06:59 PM

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Showing 1 to 2 of 2 entries



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



WEST  
(6)



WEST  
(3)  
(4)(2)



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



WEST  
(3)



WEST  
(2)  
(4)



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



WEST  
(7)



WEST  
(4)



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



WEST  
(8)



WEST  
(9)



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166





3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



WEST  
(10)



WEST  
(10)  
(15)  
(14)



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



WEST  
(10)



NORTH  
(11)



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



WEST-  
SOUTH  
— (8)



WEST  
(12)

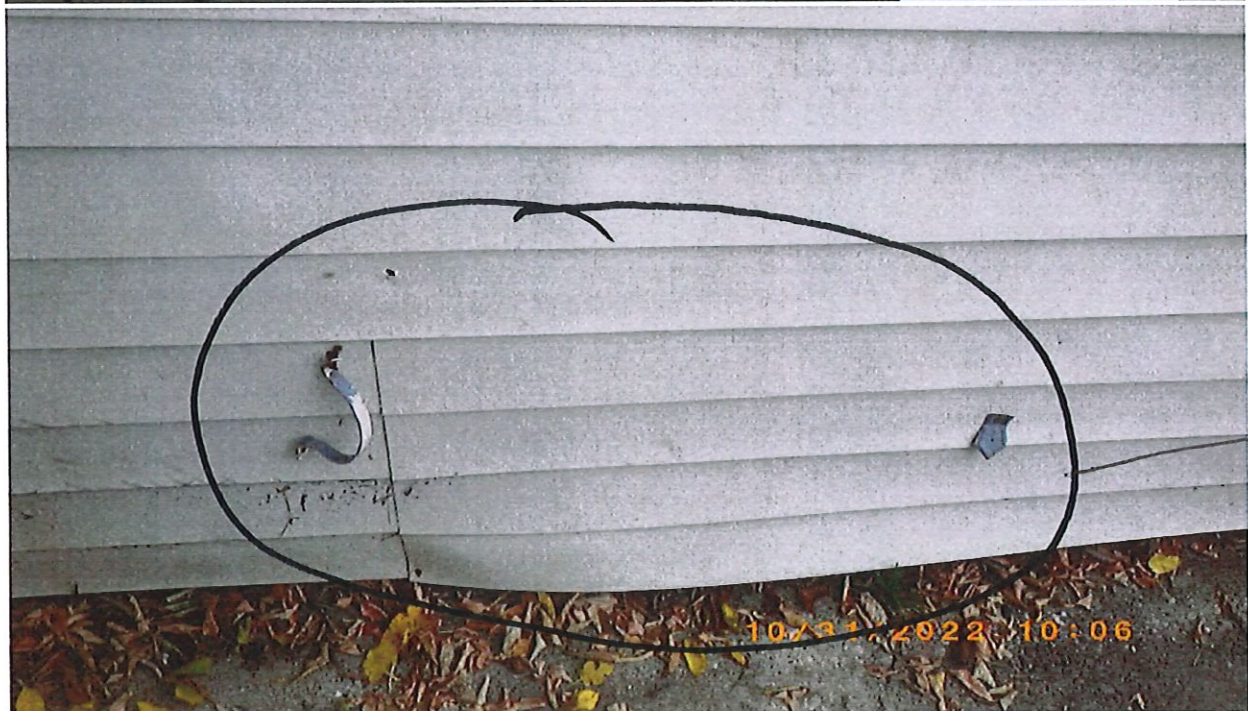


3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



SOUTH  
(5)

3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166





3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



GARAGE

(20)

10/31/2022 10:06



GARAGE

(17)

10/31/2022 10:07



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



GARAGE  
-(20)



GARAGE  
-(19)



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



GARAGE  
(20)



SOUTH  
(4)



3350 N 29<sup>th</sup> St  
J Gierczak  
ORD-22-07166



WEST  
(7)



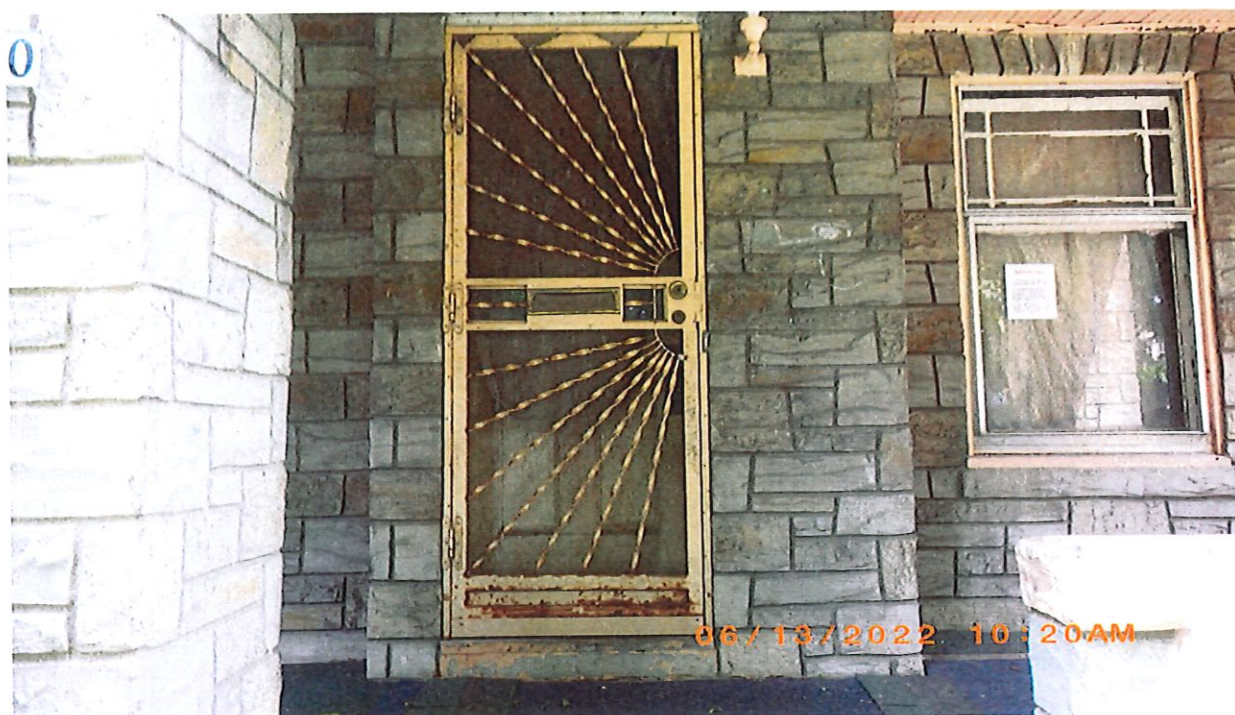
3350 N 29th St



Y. Agosto



3350 N 29th St



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