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Project 00000149

Rehab Project Information

Real Estate Opportunity	Walker, Amber L Household - 2864 N Sherman Blvd	Project Owner	Jessica Wolff
SOW#		Status	Pre Occupancy
Organization Name	Walker Household	Primary Client Contact	Amber Walker
HUD Financial Coach	Dina Knibbs	Current Phase	Phase 2
Description			

Other Information

CCC Required?	No	Occupancy Permit Required?	No
Code Violations, SR's, and Permits	https://aca-prod.accela.com/MILWAUKEE/Default.aspx	Google Drive Folder Link	https://drive.google.com/drive/folders/16MkUWFg2pckluodyG0XgAq7PKWxlA57J?usp=sharing

Financial Information

Total Est'd Pro Cost	\$50,279.00	Project Budget Amount	\$45,365.10
Total Sweat Work Savings	\$9,038.00	Expended Amount	\$17,862.63
Estimated Total Net Cost	\$41,241.00	Remaining Budget Amount	\$27,502.47
Est'd Total Cost + Contingency (10%)	\$45,365.10		

Key Dates

Project Start Date	7/23/2021	Rehab Start Date	7/23/2021
CCC Issue Date		Occupancy Start Date	
Phase 1 Start Date	7/23/2021	Phase 1 End Date	9/7/2021
Phase 2 Start Date	9/8/2021	Phase 2 End Date	10/23/2021
Phase 3 Start Date	10/24/2021	Phase 3 End Date	12/8/2021
Phase 4 Start Date	12/9/2021	Phase 4 End Date	1/23/2022
Phase 5 Start Date		Phase 5 End Date	
Phase 6 Start Date		Phase 6 End Date	

Project Completion Date

Real Estate Opportunity Information

Sale Type	City Tax Foreclosure
Project Realtor	Jenean Shorter
Purchase Price	\$33,750.00
Expected Closing Costs	\$3,895.00
Property Type	

CONGRATULATIONS!

Thank you for purchasing a property from the City of Milwaukee.

What are the next steps?

Complete the essential repairs as noted on the scope of work and in the offer to purchase that you submitted to the City. Be sure to complete the work and to have the work inspected by the City within 180 days of your closing date. Call the Department of Neighborhood Services (DNS) at 414-286-2163 when you're ready for the inspection.

Do I need permits for the repair work?

All plumbing, heating, electrical, and structural repairs require permits before work can start. Visit milwaukee.gov/homeowner for more information, or call DNS Permit & Development Center at 414-286-8210.

Do I need a licensed contractor?

Plumbing, heating, electrical and structural work require licensed contractors. The City maintains a list of contractors licensed to take out permits for work on properties within City limits. You can access that list at milwaukee.gov/licensedcontractors.

What about lead paint?

Disturbing lead painted surfaces requires a licensed lead abatement contractor and a permit. Permits for lead abatement are available from the City of Milwaukee Health Department, located at the Zeldler Municipal Building, 841 N. Broadway, 1st Floor.

How do I get my performance deposit back?

Call 414-286-2163 to reach a DNS Neighborhood Improvement Program Inspector. Tell them you purchased a property from the City of Milwaukee, you completed all of the essential repairs, and you are ready to have your inspection. Make sure you or your agent can be present for the appointment, and provide access to the entire premises for inspection. You must do this prior to the 180th day after your closing or it will be too late and you will lose your deposit. If you do get the inspection within that 180 day period, and you pass the inspection showing that you did complete all essential repairs, then the inspector will provide you and DCD and the Knight Barry Title Company with an "Essential Repair Verification Form" (ERVF). So long as the ERVF form is issued and the title company receives the ERVF form within the 180 days, then you will get your deposit back. Knight Barry Title Company, who is holding the performance deposit, will mail the check to the address you listed on your offer to purchase form.



I have been working on my property, but got a notice of a code violation. Why?

All property owners in the City are responsible for ensuring their property meets applicable building codes and ordinances, and all properties are subject to code enforcement at any time, so keeping your property in good repair is the best way to prevent code violations.

How can I make sure the property I bought from the City becomes a nice neighborhood?

Make sure you keep the exterior of the property in great condition. Shovel snow, salt the walkways and cut the grass in a timely fashion. Be sure to pick up trash in the yard and make exterior improvements. A little love goes a long way.

Other contact information that you may find useful:

WE Energies
(Gas and Electric Service)
1-800-242-9137

Milwaukee Water Works
(Water and Sewer)
414-286-2830

City of Milwaukee Request for City Services
(Trash and recycle cart request, any other issues requiring City attention)
414-286-CITY (2489)



City of Milwaukee

Department of Neighborhood Services

Field Inspection Report

Permit Number: NOCC-22-02008 Date: 01/10/2025
Project Address: 2864 N SHERMAN BL
Project Name: Single Family Home
Inspection Type: Construction Occupancy Inspection
Division: Construction Inspectors
Inspection Result: Pass

Correct by Date:

Correct by Time:

Violation Location:

Inspector: Todd Anderson Phone: 414-286-2519

Please schedule a follow up inspection upon the completion of the noncompliant work. Code deficiencies must be corrected and inspected before they are concealed. You may be placed on the "No Permit to Violator List" if the noncompliant work is not corrected in 30 days.

Recipient: _____

To obtain more information about this permit or to schedule another inspection log on to:

City of Milwaukee

Department of Neighborhood Services

Field Inspection Report

Permit Number: NOCC-22-02008 Date: 12/02/2024
Project Address: 2864 N SHERMAN BL
Project Name: Single Family Home
Inspection Type: Construction Occupancy Inspection
Division: Construction Inspectors
Inspection Result: Fail

Seal chimney breaches, repair/replace bathroom door hardware, install guard on rear porch.

Correct by Date:

Correct by Time:

Violation Location:

Inspector: Todd Anderson

Phone: 414-286-2519

Please schedule a follow up inspection upon the completion of the noncompliant work. Code deficiencies must be corrected and inspected before they are concealed. You may be placed on the "No Permit to Violator List" if the noncompliant work is not corrected in 30 days.

Recipient: _____

To obtain more information about this permit or to schedule another inspection log on to:

City of Milwaukee

Department of Neighborhood Services

Field Inspection Report

Permit Number: NOCC-22-02008 Date: 01/03/2024
Project Address: 2864 N SHERMAN BL
Project Name: Single Family Home
Inspection Type: Construction Occupancy Inspection
Division: Construction Inspectors
Inspection Result: Fail

Exterior missing guard rails on front and back stoops and back second floor porch, missing screens and storms, first floor bedroom 1 missing trim and Flooring and base molding Bedroom 2 missing door and window trim, and base molding, Third bedroom missing window, trim, flooring, and base molding, basement and rails leading to basement CO detector combination smoke. all unfinished drywall should have a washable surface.

Progress has been made since last inspection.

Correct by Date:

Correct by Time:

Violation Location:

Inspector: Todd Anderson

Phone: 414-286-2519

Please schedule a follow up inspection upon the completion of the noncompliant work. Code deficiencies must be corrected and inspected before they are concealed. You may be placed on the "No Permit to Violator List" if the noncompliant work is not corrected in 30 days.

Recipient: _____

To obtain more information about this permit or to schedule another inspection log on to:

City of Milwaukee

Department of Neighborhood Services

Field Inspection Report

Permit Number: NOCC-22-02008 Date: 10/26/2023
Project Address: 2864 N SHERMAN BL
Project Name: Single Family Home
Inspection Type: Construction Occupancy Inspection
Division: Construction Inspectors
Inspection Result: Fail

not ready for inspections, install handrails finish flooring, so it's a washable surface finish trim work around all openings install hardware on doors call for reinspection

Correct by Date:

Correct by Time:

Violation Location:

Inspector: Todd Anderson

Phone: 414-286-2519

Please schedule a follow up inspection upon the completion of the noncompliant work. Code deficiencies must be corrected and inspected before they are concealed. You may be placed on the "No Permit to Violator List" if the noncompliant work is not corrected in 30 days.

Recipient: _____

To obtain more information about this permit or to schedule another inspection log on to:



- HOME
- SEARCH
- SUMMARY
- INTERIOR
- EXTERIOR
- ABOUT

| Printable Record Card | Previous Assessments | Sale Owner History | Permits

Card 1 of 1

Location 2864 N SHERMAN BL	Property Account Number 3080524000	Parcel ID 3080524000
		Old Parcel ID

Current Property Mailing Address

Owner AMBER WALKER	City MILWAUKEE
Address 8903 N MICHELE ST	State WI
	Zip 53224
	Zoning RS5

Current Property Sales Information

Sale Date 7/22/2021	Legal Reference 11143634
Sale Price 33,750	Grantor(Seller) CITY OF MILW

Current Property Assessment

Year 2024	Total Parcel Value
Land Area 0.19697 - AC	Building Value 177,100
	Yard Items Value 4,600
	Land Value 7,600
	Total Value 189,300

Narrative Description

This property contains 0.19697 - AC of land mainly classified as Residential with a(n) Res O/S A & 1/2 style building, built about 1929 , having Brick exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential unit(s), 8 total room(s), 4 total bedroom(s), 1 total bath(s), 1 total half bath(s), 0 total 3/4 bath(s).

Legal Description

RESIDENCE PARK IN NW 1/4 SEC 13-7-21 BLOCK 24 N 48' LOT 22 & S 4' LOT 23 NID #04

Property Images

