City of Milwaukee

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

Inspection Date
11/21/2024
ORD-24-15599

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 5360 N 51ST BL

Taxkey #: 191-0403-000

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: 06/02/2025

1) 275-32.3 Replace all 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.

Correct By Date: 06/02/2025

2) 275-32.3 Replace all 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.

Correct By Date: 06/02/2025

3) 275-32.4.a Replace broken window panes (HOLE SOUTH).

Correct By Date: 06/02/2025

4) 275-32.8 Repair, replace, or remove the defective fence (ENTIRE PROPERTY).

Correct By Date: 06/02/2025

5) 275-32.3.c-2 Paint previously painted exterior surfaces in a workmanlike manner (HOUSE/GARAGE).

For any additional information, please phone Inspector **Latanya Lindsey at 414-286-3367 or LLINDS@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 -

Latanya Lindsey
Inspector

Recipients:

MICHAEL S MANSKE, 5360 N 51ST BL, MILWAUKEE, WI 53218

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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 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. Filling 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 $203.20 for the first reinspection, $406.40 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, comuniquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog 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.

City of Milwaukee

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

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

July 22, 2025

Department Copy

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Re: 5360 N 51ST BL
The property you own at the above address has outstanding code violations. Order #ORD-24-15599 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of $254.00 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection as well as all subsequent reinspections are $508.00 each. These fees include a 1.6% training and technology surcharge. Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

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. Please get the corrections made as soon as possible.

Please contact me so that this Work Order is not referred to the Court Section. Please call Inspector Latanya Lindsey at **414-286-3367** 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.

Latanya Lindsey

Recipients:
MICHAEL S MANSKE, 5360 N 51ST BL, MILWAUKEE, WI 53218

City of Milwaukee

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

August 14, 2025
Order #: ORD-24-15599

Department Copy
MILWAUKEE, WI

Re: 5360 N 51ST BL

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

First reinspection $254.00
Second reinspection $508.00
All subsequent reinspections $508.00

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 08/07/2025, we imposed a $254.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 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 Latanya Lindsey at **414-286-3367** 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.

FAILURE TO CORRECT EXTERITOR VIOLATIONS AT PROPERTY.

Latanya Lindsey

Recipients

MICHAEL S MANSKE, 5360 N 51ST BL, MILWAUKEE WI 53218

CASE MANAGEMENT

Tax Key: 1910403000

Record ID: ORD-24-15599

Address: 5360 - 5360 N 51ST BL, MILWAUKEE, WI 532183303

Record ID	File Date	Address	Complaint Text
ORD-24-15599	11/25/2024	5360 - 5360 N 51ST BL, MILWAUKEE, WI 532183303	Roof is falling off

Date		Staff Name
2024-11-27	Reviewed by supervisor. OK to mail.	Thomas Wessel
2024-11-27	Mailed orders 1st class with CLP card	
2024-12-04	9:6am Spoke with owner Michael M 414-639-8361 he acknowledges receiving orders will call in late May 2025-LL	Latanya Lindsey
2025-07-23	Mailed pre-reinspection fee letter first class.	Brenda Raner
2025-08-05	10:39am Spoke to Michael M 639-8361 stated his painting the trim, the window is repaired and a contractor will be out on this Friday for roof-LL	Latanya Lindsey
2025-08-14	8/7/25 Reinspection exterior violations remain at property-Lindsey	Latanya Lindsey
2025-08-14	Mailed reinspection fee letter first class.	Brenda Raner
2025-10-14	ARBA filed AR - 25125	Lucy Schmidt
2025-12-01	11/25/25 Reinspection painting remains; all other violations abated. Order extended to allow for painting. No reinspection fee issued at this time. -Lindsey	Latanya Lindsey
2025-12-01	Late entry11/24/24 11:44am Left message about fees from August 2025-Lindsey	Latanya Lindsey

Record Workflow

Record Action (Task)	Record Status	Date
Generate Order	Order Generated	2024-11-25
Contact Attempt	Complete	2025-08-14

Inspection	Status	Date
Initial Investigation	Order Issued	2024-11-21
Issue exterior orders-Lindsey Inspector: Latanya Lindsey		
Order Re-Inspection	Re-Inspect	2025-08-07
8/7/25 Reinspection exterior violations remain at property-Lindsey Inspector: Latanya Lindsey		
Order Re-Inspection	Order Extended	2025-11-25
11/25/25 Reinspection order extended to allow time for painting. No reinspection fee issued. -Lindsey Inspector: Latanya Lindsey		

Print Date: 2/6/2026, 8:29:51 AM

Property: 5360-5360 N 51ST BL MILWAUKEE, WI

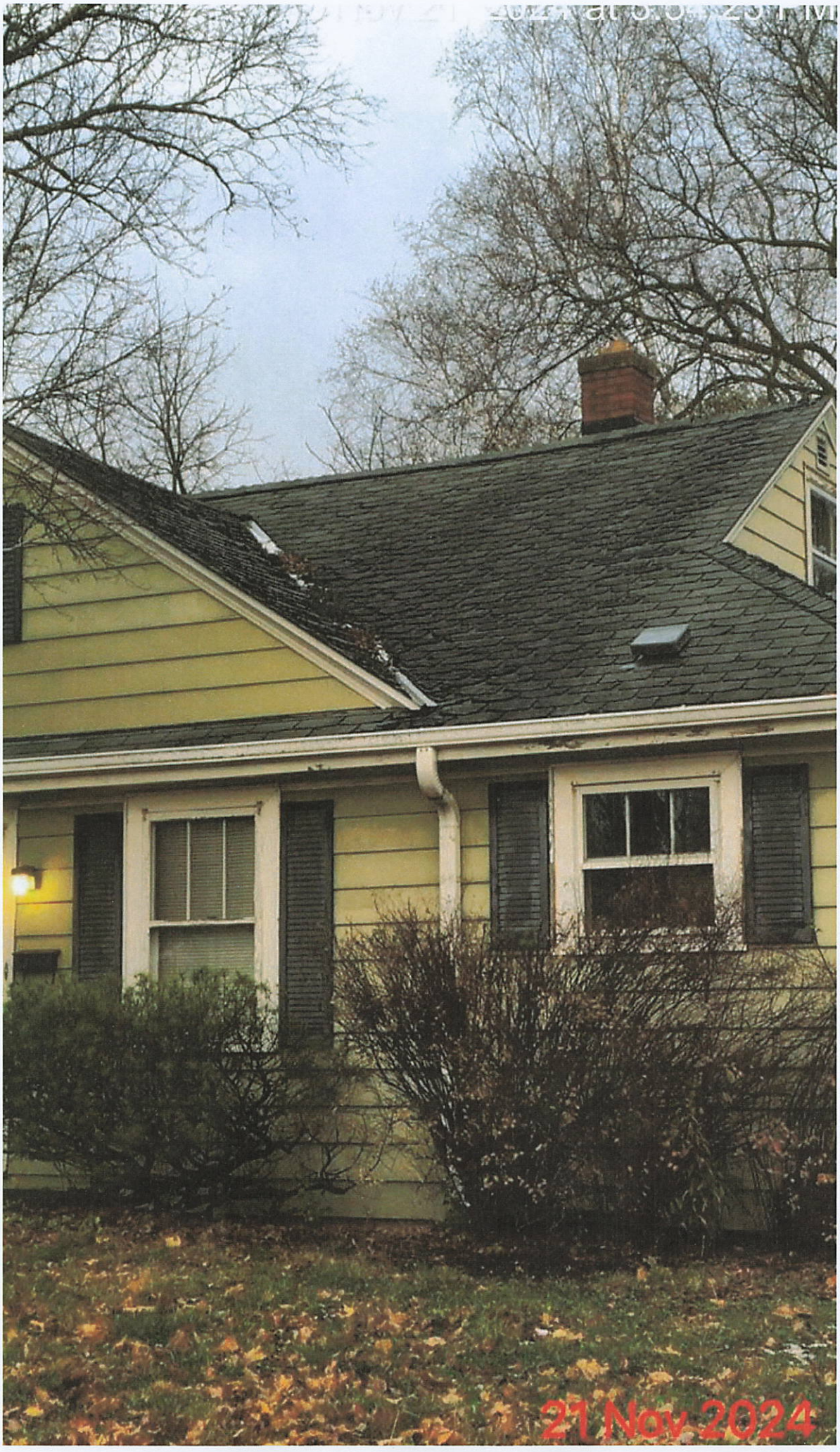
Owner	Info	
MICHAEL S MANSKE	Taxkey:	1910403000
	Land Use:	8810
	Lot Size:	6500
5360 N 51ST BL	Year Built:	1939
MILWAUKEE WI,53218	Commercial Units:	
	Residential Units:	1
	Conveyance Date:	1999-09-13
	Conveyance Type:	PR
	Name Change:	1999-12-02
	Zoning	RS6

Latest Property Registration Information

Date Registration Received:
Link to ACA Registration:

Type	Name	Phone	Address	Email
No data				

Showing 0 to 0 of 0 entries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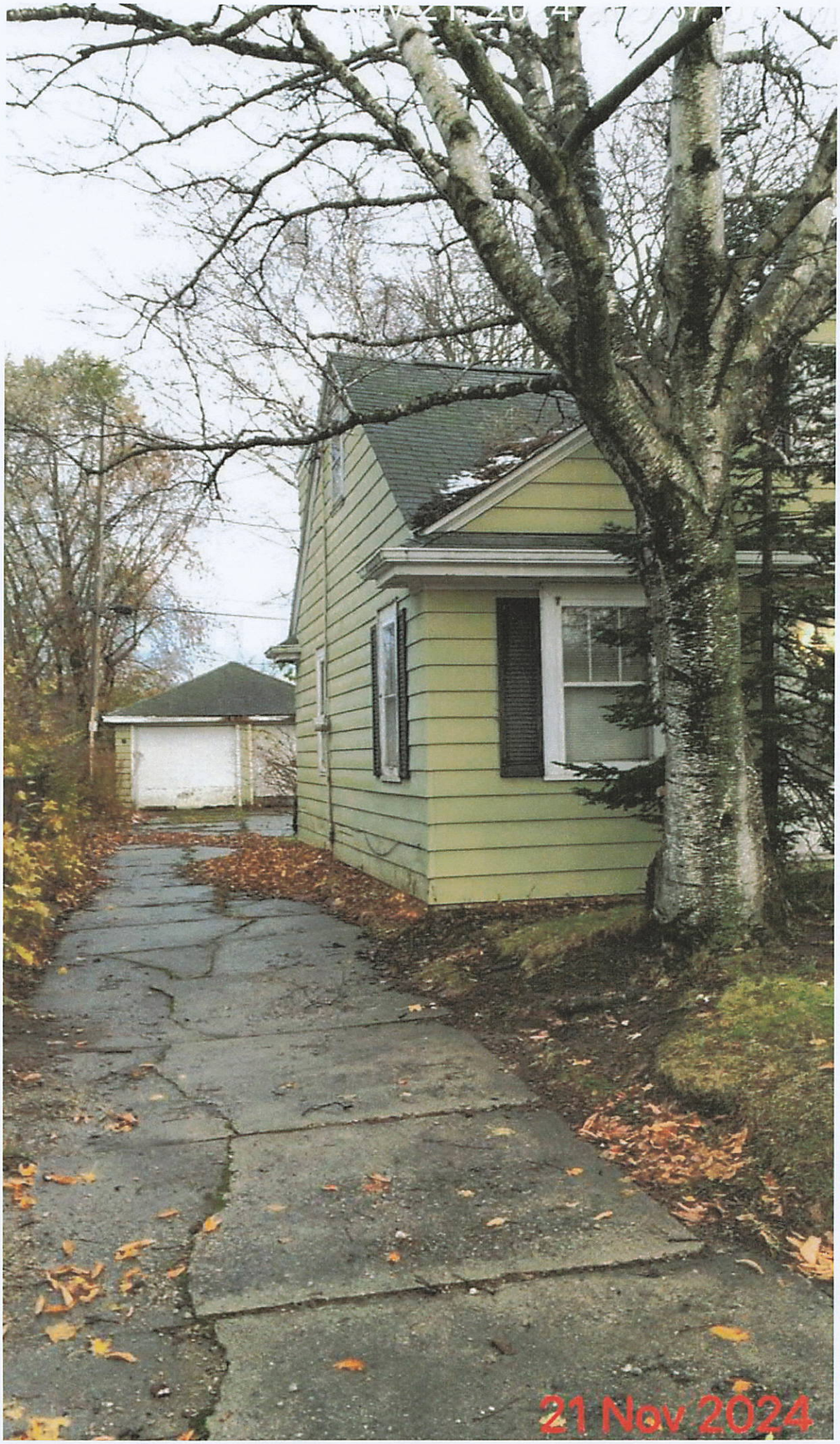
21 Nov 2024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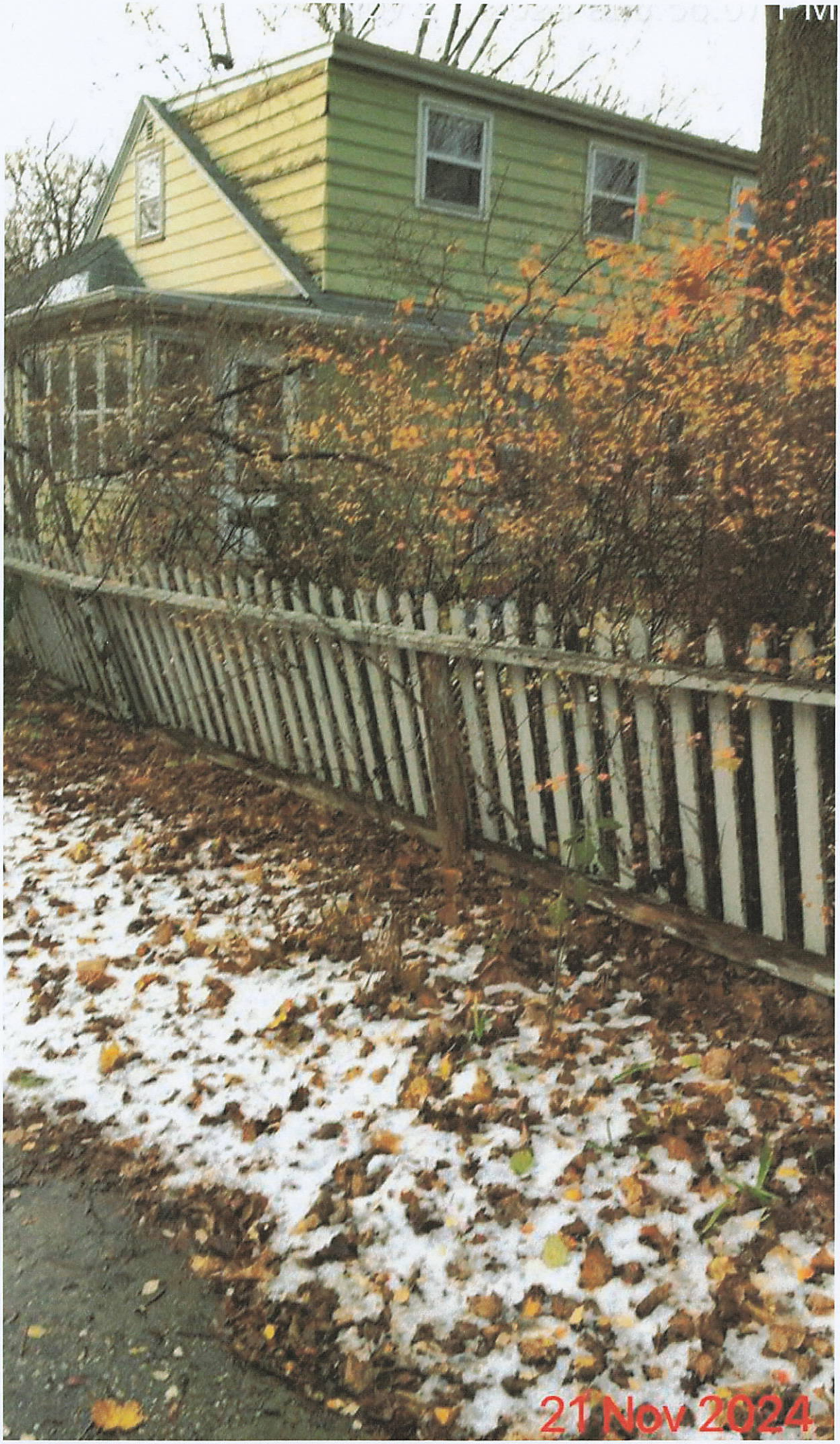
21 Nov 2024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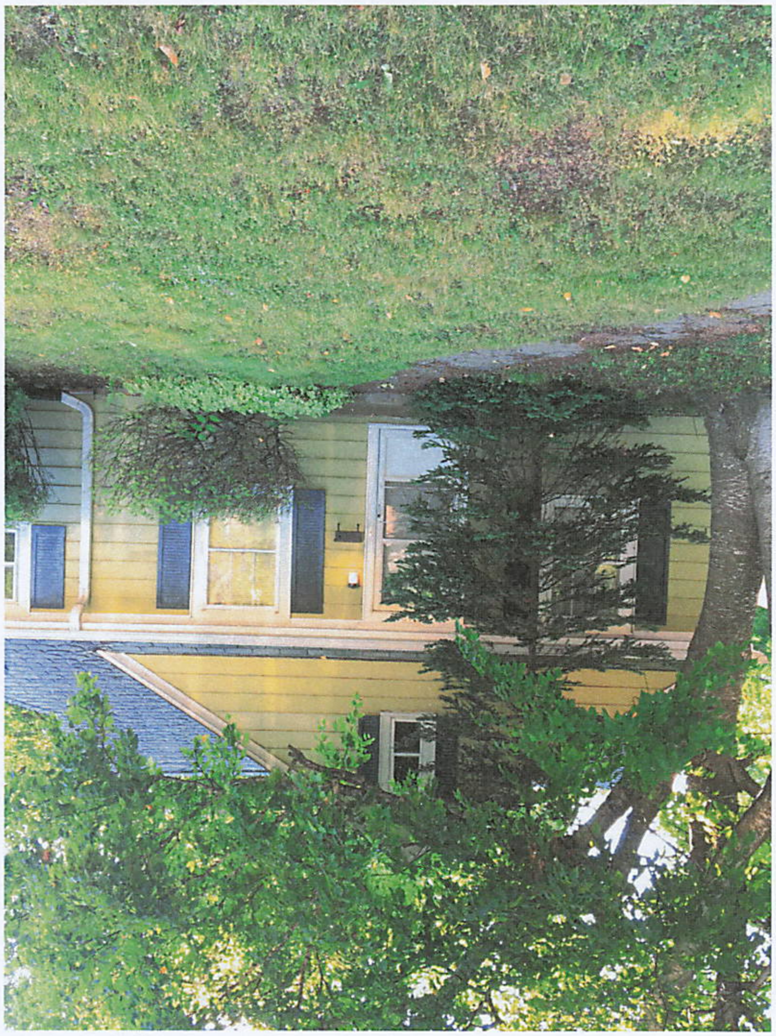

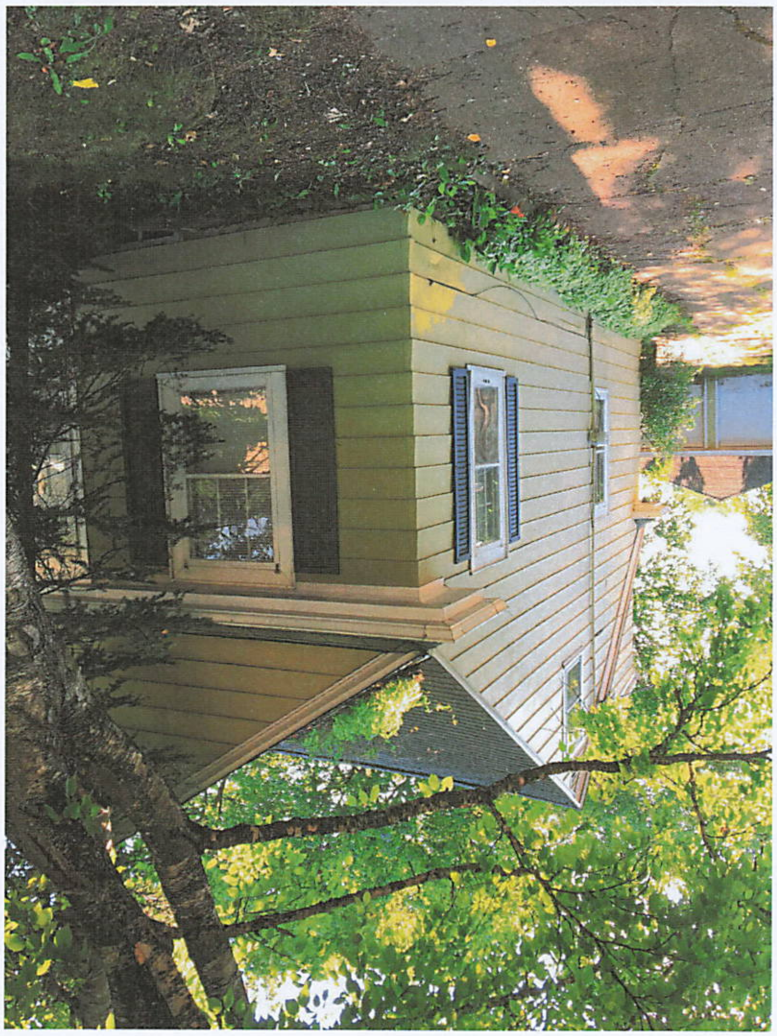

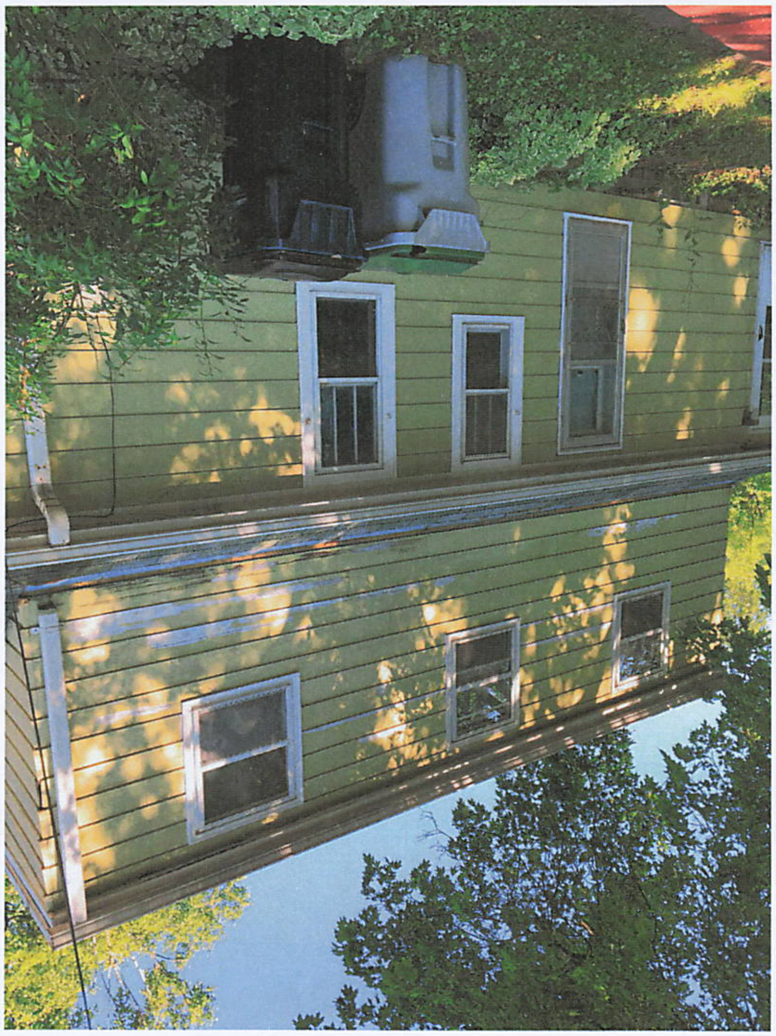

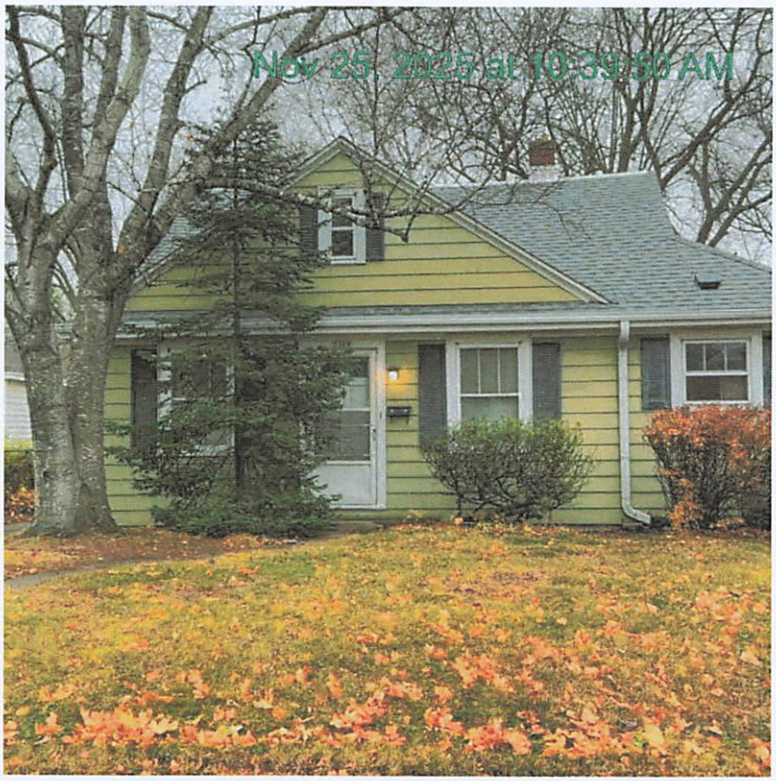
Nov 25, 2025 at 10:39:50 AM

Nov 25, 2025 at 10:40:22 AM

Nov 25, 2025 at 10:40:49 AM

Nov 25, 2025 at 10:41:54 AM