



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

March 14, 2014

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

Re: File No. 131553  
Address: 3045 N. 5<sup>th</sup> 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 return of this property provided the applicant pays the following pending charges:

Reinspection Fees	\$ 1,444.25
Vacant Building Fees	\$ 3,082.20
Recording Enforcement	\$ 304.20
<b>Total Charges</b>	<b>\$ 4,830.65</b>

The Department also requests that, if the Common Council approves the return of the property, the applicant work to correct the code violations against the property in a timely manner. A copy of the order is attached.

Sincerely,

Lynne Steffen  
Business Operations Manager

# INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE  
DEPARTMENT OF NEIGHBORHOOD SERVICES  
Residential Code Enforcement  
4001 S. 6th St.  
Milwaukee, WI 53221



DEPARTMENT COPY

Serial #: 010140711  
Inspection Date: April 12, 2013  
District #: 117  
CT: 67

dupl-ref

Recipients:  
TOMMY LEE PARKER, PO BOX 100966, MILWAUKEE WI 53210-0966  
DAPHNE E JACKSON, PO BOX 100966, MILWAUKEE WI 53210-0966

Re: **3045 N 5TH ST**

Taxkey #: 313-1504-000

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 30 days of service of this order.**

Some or all of the violations in this letter have been reissued from a previously litigated order.

1. 275-32-3  
Protect surfaces with paint or other approved coating applied in a workmanlike manner.

## Exterior Sides

### South Side

2. 275-32-4-a  
Repair or replace defective window sills.
3. 275-32-4-a  
Repair or replace defective storm windows. (FRAME DETERIORATED)
4. 275-32-4-a  
Repair or replace defective window frame.
5. 275-32-4-a  
Repair or replace the defective basement window sill.
6. 275-32-4-a  
Repair or replace defective exterior door. < < BOARDED > >

## OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

7. 275-32-2  
Replace defective bricks in foundation wall. REMOVE THIN COAT MORTAR FROM BRICKS AND PROPERLY REPAIR BRICKS BEHIND.
8. 275-32-2  
Replace mortar missing from foundation wall-tuckpoint.
9. 275-32-3  
Restore foundation to a rodentproof condition.

## North Side

10. 275-32-2  
Replace defective bricks in foundation wall.
11. 275-32-2  
Replace mortar missing from foundation wall-tuckpoint.

## East Side

12. 275-32-3  
Replace defective fascia boards.
13. 275-32-3  
Replace defective siding on exterior walls. << EAST END LOWER PORTIONS ALONG / UNDER PORCH >>

## West Side

14. 275-32-4-a  
Replace broken window pane.
15. 275-32-2  
Replace defective bricks in foundation wall.
16. 275-32-2  
Replace mortar missing from foundation wall-tuckpoint.
17. 275-32-2  
Repair crack in foundation wall.

## West Second Floor Porch

18. 200-24  
PERMITS REQUIRED. Obtain proper permits for all alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.
19. 200-24  
PERMITS REQUIRED. Obtain the proper permits for the removal of the second floor porch.
20. 275-32-3-g  
Repair or replace defective porch guardrail.
21. 275-32-3-g  
Provide an approved guardrail for porch.

22. 275-32-3-h-3-a  
Replace missing balusters in porch guardrail, with maximum spacing of four inches.
23. 275-32-3-g  
Replace defective balusters in porch guardrail.
24. 275-32-3-g  
Replace defective porch floor boards and secure to supporting structure.

For any additional information, please phone **Inspector Andrew Krause at [414]-286-5458** between the hours of **8:00am-9:30am or 3:30pm-4:30pm Monday through Friday**.

Per Commissioner of Neighborhood Services By-

Andrew Krause  
Inspector

#### 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.

#### 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.**

#### 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 \$50.70 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.

**CITY OF MILWAUKEE FREE LANDLORD TRAINING PROGRAM**

~~Learn how to keep illegal and destructive activity out of rental property by taking the free award-winning~~ Landlord Training Program. Attendees receive a free 100 page comprehensive manual, certificate of completion and handouts on a variety of legal and business issues related to managing a property. The 5 hour session is either held in one day, or two 2-1/2 hour sessions over two nights. For further information, call the registration line (414) 286-2954. **Program funded through Community Development Block Grant Funds.**

**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.