



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

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

April 29, 2015

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

Re: File No.: 141914  
Address: 1949 N. 29<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 Reinspection fees of \$1,774.50 and Recording Enforcement fees of \$456.30 for a total of **\$2,230.80**.

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 order is attached.

Sincerely,

Emily P. McKeown  
Foreclosure Program Coordinator

# INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 008033511  
Inspection Date: April 27, 2010  
District #: 41  
CT: 97

sing-ref

Recipients:  
DEANDRE P PERKINS, 2608 W LOCUST ST, MILWAUKEE, WI 53206

Re: 1949 N 29TH ST

Taxkey #: 349-0865-000

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. WOOD TRIM

## Exterior Sides

### General

2. 275-81-5  
Premises must be maintained in a dust free, erosion free condition by suitable landscaping with grass or other planted ground cover, or by paving with asphalt, concrete, or such other means that may be approved by the Commissioner of Neighborhood Services.

### South Side

3. 275-32-10  
Repair or replace defective service walk.
4. ~~275-32-6~~  
Repair or replace defective downspout.
5. ~~275-42-4~~  
Provide at least one window screen for each habitable room.

## OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

- 3/7/12  
mm
6. ~~275-32-4-a~~  
Replace broken window pane.
7. 275-32-4-a  
Repair or replace defective exterior door frame.

## North Side

8. 275-42-4  
Provide at least one window screen for each habitable room.
- 2/12  
mm
9. ~~275-32-4-a~~  
Replace broken window pane.

## East Side

10. 275-32-3-h  
Repair or replace defective service walk steps.
- W  
T/12  
mm
11. ~~275-32-4-a~~  
Replace broken window pane.
- JK  
3/21/13  
mm
12. ~~275-32-4-a~~  
Repair or replace defective window screens.

## West Side

13. 275-32-8  
Repair, replace, or remove the defective fence.
14. 275-32-10  
Repair or replace defective service walk.
15. 275-32-3-h  
Repair or replace defective service walk steps.
16. 275-42-4  
Provide at least one window screen for each habitable room.
17. 275-32-4-a  
Replace broken window pane.
18. 275-32-4-a  
Repair or replace defective window frame.

For any additional information, please phone Inspector Karen Boswell at [414]-286-2330 between the hours of 7:00-8:30am Monday through Friday or 3:00-4:00pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-

  
Karen Boswell  
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 414-286-2503.**

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 for the first reinspection, \$75 for the second, \$200 for the third, and \$350 for the fourth and all subsequent reinspections. 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. 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.

Property Names Summary

Printed 04/28/10 11:02

Page 1

Address: 1949- 1949 N 29TH ST

MPROP File Information

Owner  
DEANDRE P PERKINS

Taxkey:349-0865-000

Land use:8810 Units: 1

Lot size: 3913 ( 43x 91)

2608 W LOCUST ST  
MILWAUKEE WI

Year Built:1900

53206-0000 Conveyance Date:03/11/2008 Type:WD

Name Change:05/30/2008

Zoning:RT4

Recording information

Application #: 132561 Type:Seller notification

Date Received:03/25/2008 Ownership Xfer Date:03/24/2008

Recording Owners/ Operators, etc

O Owner

T Titleholder

DEANDRE P PERKINS

Home:[414] 732-6763 ( ) Work:[ ] - ( )

----- Street Address ----- Mailing Address -----

2608 W LOCUST ST

2608 W LOCUST ST

MILWAUKEE

WI 53206-0000

MILWAUKEE

WI 53206-0000

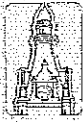
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City of Milwaukee  
Department of Neighborhood Services  
CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS	DATE	ACTIVITY AND REMARKS	INITIALS
1949 N 29 <sup>th</sup> St	5/7/10	ORDERS MAILED FIRST CLASS.	RW
		I received a call from _____ Phone # _____	
		OR	
	6/22/10	I called Deandre Perkins Phone # 732-6763	KB
		I Spoke to: voicemail/left message	
		If contact is not owner, explain: pre-reinspect letter issued	
		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 _____	
	6-22-10	MAILED PRE-INSPECTION LETTER	sla
	8/31/10	RE. No Compliance Fee Letter issued & sent 1st class mail. Recommend further enforcement.	KB
	9/22/10	"APPROVED FOR MONTHLY'S"	R
	11/8/10	Deceased Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by RMK	KB
	11/22/10	REINSPECTION FEE NOTIFICATION LETTER MAILED	MA
	12-1-10	REINSPECTED VIOLATIONS REMAIN	JD
	12-15-10	4-7 REINSPECTED VIOLATIONS REMAIN	JD
	1/10/11	REINSPECTION FEE NOTIFICATION LETTER MAILED	RW
	1-14-11	97 98	JD
	1-26-11	REINSPECTION FEE NOTIFICATION LETTER MAILED	ng
	2-22-11	REINSPECTED VIOLATIONS REMAIN	JD
	3-4-11	REINSPECTION FEE NOTIFICATION LETTER MAILED	JD
	3-29-11	REINSPECTED VIOLATIONS REMAIN	MA
	4-7-11	REINSPECTION FEE NOTIFICATION LETTER MAILED	MA
	4-16-11	REINSPECTED VIOLATIONS REMAIN	201
	5-14-11	REINSPECTION FEE NOTIFICATION LETTER MAILED	7

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 \_\_\_\_\_



City of Milwaukee  
Department of Neighborhood Services  
CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS	SERIAL NO.	DATE OF INSPECTION	DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
			5-13-11	REINSPECTED VIOLATIONS REMAIN			mg
			5/20/11	REINSPECTION FEE NOTIFICATION LETTER MAILED			RW
			6/28/11	REINSPECTED VIOLATIONS REMAIN	6-8		Tom
			6-11	REINSPECTION FEE NOTIFICATION LETTER MAILED <i>w/ resource list</i>	CHARGES PENDING		TC
			7-13-11	REINSPECTED VIOLATIONS REMAIN		135	GLA
			7/21/11	REINSPECTION FEE NOTIFICATION LETTER MAILED			VH
			7/25/11	spoke w/ Deandre 732-6763 - we keep finding him w/out telling him what needs to be done - copy of order + insp. card sent to 2608 W Locust - gave # for Muni. Ct. re: warrant			Kk
			8/2/11				En
			3-10-11	(1050) RE — NOW COMPLAINT			JJ
			1-19-11	REINSPECTION FEE NOTIFICATION LETTER MAILED			JJ
			19-11	(1055) RE — NOW COMPLAINT			JJ
			0/5/11	REINSPECTION FEE NOTIFICATION LETTER MAILED			VH
			0/16/11	REINSPECTED VIOLATIONS REMAIN	53-55		MUM
			10/20/11	REINSPECTION FEE NOTIFICATION LETTER MAILED			VH
			1-01-11	(1040) RE — NOW COMPLAINT			JJ
			1/4/11	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
			2/2/11	REINSPECTED VIOLATIONS REMAIN	28-30		Tom
			2/13/11	REINSPECTION FEE NOTIFICATION LETTER MAILED			SKS
			4-12	REINSPECTED VIOLATIONS REMAIN			JJ
			11/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			mg
			2/15/12	REINSPECTED VIOLATIONS REMAIN	12-12		Tom
			2/20/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			mg
			3/1/12	REINSPECTED VIOLATIONS REMAIN	1-2		Tom
			3/1/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			mg
			3-12	REINSPECTED VIOLATIONS REMAIN			Tom





City of Milwaukee  
Department of Neighborhood Services  
CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS	SERIAL NO.	DATE OF INSPECTION	DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
1949 N. 29TH ST.	8033511	4/27/10	4/5/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			ng
			9-12	REINSPECTED VIOLATIONS REMAIN 1-4			MR
			17/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SJS
			6/12	REINSPECTED VIOLATIONS REMAIN			MR
			15/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			SJS
			1/5/12	REINSPECTED VIOLATIONS REMAIN 42-48			THW
			11/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			DA
			3/7-10	REINSPECTED VIOLATIONS REMAIN			K
			1/10/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			M.M.
			1/27/12	REINSPECTED VIOLATIONS REMAIN 3-7			THW
			4/4/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			RW
			4/29/12	REINSPECTED VIOLATIONS REMAIN			WA
			1/5/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
			4/15/12	REINSPECTED VIOLATIONS REMAIN 1-2			THW
			1/28/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
			4/12/12	REINSPECTED VIOLATIONS REMAIN 4-8			THW
			1/21/12	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
			16/13	REINSPECTED VIOLATIONS REMAIN			MR
			31/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			SJS
			1/30/13	REINSPECTED VIOLATIONS REMAIN No Answer 35-36			THW
			1/25/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
			2-6-13	REINSPECTED VIOLATIONS REMAIN			hm
			1/13/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
			8/13	REINSPECTED VIOLATIONS REMAIN			MR
			12/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
			12/20/13	REINSPECTED VIOLATIONS REMAIN			THW
			6/30/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
			2013	REINSPECTED VIOLATIONS REMAIN			MR
			7/10/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP
			7/25/13	REINSPECTED VIOLATIONS REMAIN			hm
			7-1-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			NP





City of Milwaukee  
Department of Neighborhood Services

DNS-36C

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS

1949 N. 29th St.

SERIAL NO. 8033511  
DATE OF INSPECTION 12.27.10

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
3-13	REINSPECTED VIOLATIONS REMAIN			AK
11/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
11/13	REINSPECTED VIOLATIONS REMAIN			AK
12/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
2-13	REINSPECTED VIOLATIONS REMAIN			AK
12/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
13/13	REINSPECTED VIOLATIONS REMAIN			LG
1-13	REINSPECTION FEE NOTIFICATION LETTER MAILED			KK
1-13	REINSPECTED VIOLATIONS REMAIN	No Contact		TKW
	POSSIBLE TENANT	3-4		
12/13	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
3-14	REINSPECTED VIOLATIONS REMAIN			AK
4-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AGG
4-14	REINSPECTED VIOLATIONS REMAIN			LG
12-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			KK
7-14	REINSPECTED VIOLATIONS REMAIN			AK
2-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			KP
1-14	REINSPECTED VIOLATIONS REMAIN	(PIC # 50-53)		GIA
1-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AK
6-14	REINSPECTED VIOLATIONS REMAIN			AK
10-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AK
10-14	REINSPECTED VIOLATIONS REMAIN			AK
13-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AK
7-14	REINSPECTED VIOLATIONS REMAIN	No Contact		TKW
	POSSIBLE TENANT	55-57		
30-14	REINSPECTION FEE NOTIFICATION LETTER MAILED	W/Resource IRB		AK
1-14	REINSPECTED VIOLATIONS REMAIN			AK
26-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AK
26-14	REINSPECTED VIOLATIONS REMAIN			AK
6-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AK
28-14	REINSPECTED VIOLATIONS REMAIN			AK
28-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AK
18-14	REINSPECTED VIOLATIONS REMAIN			AK
21-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AK
10-14	REINSPECTED VIOLATIONS REMAIN			AK
18-14	REINSPECTION FEE NOTIFICATION LETTER MAILED			AK



ADDRESS 1949 N 29th St.

SERIAL NO. 8033511  
DATE OF INSPECTION 4-27-10

[illegible]