

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

Art Dahlberg Commissioner Thomas G. Mishefske Operations Manager

July 6, 2015

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

Re: File No.: 150362

Address: 1617 W. Clarke 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 objects to the return of this property.

The property presently has the following pending fees and charges: Vacant Building fees of \$2,636.40 and Reinspection fees of \$3,549.00 for a total of **\$6,185.40**. Additionally, open violations still remain on a DNS building code order that was issued on April 10, 2012. A copy of the order is attached.

This property has been vacant since November 2010. The property owner has not complied with the requirements of the Vacant Building Registration program. In June 2013 and June 2014 the owner was taken to Municipal Court for failure to comply with the requirements of the Vacant Building Registration ordinance. Both times the orders were litigated and the owner was found to be non-compliant. Presently, DNS is preparing to take the owner to court a third time for noncompliance with this ordinance.

Given the failure of the owner to comply with the requirements of the Vacant Building Registration program as well as the current condition of the property, DNS objects to the return of this property.

Sincerely,

Emily P. McKeown

Foreclosure Program Coordinator



#### 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 #: 009419051 Inspection Date: April 10, 2012 District #: 141 CT: 86

dupl-ref

Recipients: , PERSEPHONE L WARD, 1617 W CLARKE ST, MILWAUKEE WI 53206-0000 MORRIS C THOMPSON, 1617 W CLARKE ST, MILWAUKEE WI 53206-0000 GLENDA L POPE, 1617 W CLARKE ST, MILWAUKEE WI 53206-0000

Re: 1617 W CLARKE ST

Taxkey #: 324-1085-000

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.

200-51.5.3
 Recording required. All persons owning building(s) shall file with the department, on forms provided by the department, an application to record such property. You are required to file an application. If you have questions about recording your property, please call (414) 286-8569.

**Exterior Sides** 

General

275-32-3-A

Protect all wood trim with paint or other approved coating applied in a workmanlike manner.

3. 275-32-3-C-2 Paint previously painted surfaces in a workmanlike manner.

South Side

275-32-6

Reconnect downspout to gutter system.

775-99-9-

Replace defective siding on exterior walls.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Repair, replace, or remove the defective canopy or awning.

- 7. 275-42-4 Provide at least one window screen for each habitable room.
- 8. 275-32-4-a Replace broken window pane.
- 9. 275-32-4-a Repair or replace defective window screens.
- 10. 275-32-4-a Repair or replace defective storm windows.

#### North Side

275-32-10 Repair or replace defective service walk. 275-<del>32-3-h</del> Repair or replace defective service walk steps.

#### East Side

275-32-3 Replace defective boards in roof eave. <del>275-32</del>-6 Replace missing downspout and connect to gutter system. Repair or replace defective rain gutters. 275-32-6 Replace defective rain gutters.

#### West Side

17. 275-32-3 Replace defective boards in roof eave.

184 275-32-6 Repair or replace defective rain gutters.

- 19. 275-32-6 Remove obstruction from rain gutters.
- 20. 275-32-4-a Repair or replace defective basement window frame.

#### North First Floor Porch

275-32-3-g Repair or replace defective porch guardrail. 9/11/12 7N <del>-275-32-3</del> à

Replace defective balusters in porch guardrail.

23. 275-32-

Repair or replace defective handrail on porch steps.

aly m

<del>- 275-32-3</del>-h

Handrails required on open sides of porch steps. Install missing handrail(s).

25, 275-32-3-g

Repair or replace defective porch step treads.

2/1/12 m 275-32-3-4

Replace defective risers on porch steps.

27. 275-32-3-g

Replace defective boards in porch roof. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

#### South Second Floor Porch

28. 275-32-3-g
Repair or replace defective porch guardrail.

29. 275-32-3-h-3-a

Replace missing balusters in porch guardrail, with maximum spacing of four inches.

30. 275-32-3-g
Repair or replace defective trim boards on porch.

31. 275-32-3-g
Replace defective porch floor boards and secure to supporting structure.

#### Garage

- 32. 275-32-11 Provide approved address numbers for the alley side of the garage.
- 33. 275-32-3
  Replace defective siding on exterior walls.

34-275-32-4

Repair or replace defective service door on garage.

35. 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.

36. 275-32-3
Repair or replace defective fascia boards on garage.

37. 275-32-2
Replace defective or missing garage roof shingles. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

38<del>-----275-32-3-</del>A

Protect all wood surfaces of garage with paint or other approved coating applied in a workmanlike manner.

For any additional information, please phone Inspector Willis Neal at [414]-286-8434 between the hours of 7:00am-9:00am or 4:00pm-5:00pm Monday through Thursday.

Per Commissioner of Neighborhood Services By-

Willis Neal 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 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.

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.

#### 1617,W CLARKE'ST

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.

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 04/12/12 14:21

Page 1

Address: 1617- 1617

W CLARKE ST

MPROP File Information

\_\_\_\_\_\_\_

Owner

MORRIS C THOMPSON GLENDA L POPE

PERSEPHONE L WARD

1617 W CLARKE ST

MILWAUKEE WI

Taxkey: 324-1085-000

Land use:8820 Units:

Lot size: 3600 (30x120)

Year Built:1890

53206-0000 Conveyance Date: 08/15/2007 Type: QC

Name Change: 09/20/2007

Zoning: RT4

Recording information ==== PROPERTY NOT RECORDED ====

## Page 1 City of Milwaukee

Department of Neighborhood Services
CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 9419051 1617 W. CLANCE SA ACTIVITY AND REMARKS DATE OF INSPECTION 4-10-12 ADDRESS INITIALS DATE If no compliance, rent withholding app. left with tenant(s)? ORDERS MAILED FIRST CLASS. Phone # I received a call from OR Phone # I called I Spoke to: If contact is not owner, explain: I Verified the following information: Yes No A) Owners name B) Phone number Yes No Yes No C) Mailing Address If no, correct address is Copy mailed to new address Yes No No Yes D) Receipt of orders No E) Explained reinsp. fee policy JUNSONSALLY MARLY DIE REINSPECTON JETTER NO NUMBER CISTO 5-21-12 REWS gectal property. Vidatins REMAINS 5000 FEE CHANGED, LEL MONSHIJ MESPELLINS WAILED REINSPECTION LETTER "APPROVED FOR MONTHLY'S" Deceased 8/8/12 Out of State Later Unenforcean Letter Previously Lated Letter Mailed by hark REINSPECTED VIOLANT REINSPECTION FEE NOTIFICATION LETTER MAILED

City of Milwaukee **DNS 36C** Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT SERIAL NO. 941 DATE OF INSPECTION **ADDRESS** TYPE OF CONTACT INSP. 1 INITIALS **ACTIVITY AND REMARKS** DATE 8-11 REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED 16-19 REINSPECTED VIOLATIONS REMAIN REINSPECTION FOR NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN 12-14 REINSPECTION FEE NOTIFICATION LETTER MAILED **HEINSPECTED VIOLATIONS REMAIN** 10-12-REINSPECTION THE MOTIFICATION LETTER MAILED No CON727 REMSPECTED VIOLATIONS REMAIN ON SMC. 21-22 REINSPECTION FEE NOTIFICATION LETTER MAILED

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# City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT

CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 9419051

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DNS-36C

## City of Milwaukee Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 9419051 DATE OF INSPECTION 4-10-12 ADDRESS 1617 12 Clarke St. INSP. NUMBER TYPE OF **ACTIVITY AND REMARKS** INITIALS CONTACT REINSPECTION FEE NOTIFICATION LETTER MALLEY 5-1-15 5.31.16 REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTES ALLON ELETER LA MED 6415 6-09-15 No contact info libred in MI-REINSPECTED VIOLATIONS REMAIN REINSPECTION PEE NOTIFICATION L'ETTER MAILED