



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

Art Dahlberg
Commissioner
Thomas G. Mishefske
Operations Manager

January 4, 2016

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


Re: File No.: 151321
Address: 942-944 N. 29th 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 Litter Clean Up fees of \$229.16, Vacant Building and Reinspection fees of \$2,823.99 and a Boardup fee of \$182.75 for a total of **\$3,235.90**.

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 McKeown
Foreclosure Program Coordinator

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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



DEPARTMENT COPY

Serial #: 011253321
Inspection Date: December 23, 2014
District #: 787
CT: 136

dupl-ref

Recipients:
CHARITY PROPERTIES LLC, GLORIA BRANCH (RA), 944 N 29 ST, MILWAUKEE WI 53208-0000
CHARITY PROPERTIES, GLORIA BRANCH (RA), 2720 N 23TH ST, MILWAUKEE, WI 53206

Re: **942-944 N 29TH ST**

Taxkey #: 388-0911-000

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.**

This property is designated as an historic building under the City's Historic Preservation Ordinance. Prior to making any exterior repairs you must contact the Historic Preservation Commission at 286-5712 to determine whether any special conditions apply.

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

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. 275-32-3
Replace defective siding on exterior walls.
4. 275-32-3
Replace missing siding on exterior walls.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

5. 275-32-3
Replace defective trim boards on exterior walls.
6. 275-42-4
Provide at least one window screen for each habitable room.
7. 275-34-3
Provide storm windows 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

11. 275-32-3
Replace defective boards in roof eave.
12. 275-32-6
Replace defective rain gutters.
13. 275-32-4-a
Repair or replace defective window screens.
14. 275-32-4-a
Repair or replace defective storm windows.
15. 275-32-2
Replace mortar missing from foundation wall-tuckpoint.

East Side

16. 275-32-3
Replace defective fascia boards.
17. 275-32-3
Replace missing fascia boards.
18. 275-32-3
Replace defective boards in roof eave.
19. 275-32-3
Replace missing boards in roof eave.
20. 275-32-3
Replace defective siding on exterior walls.
21. 275-32-3
Replace missing siding on exterior walls.

22. 275-32-4-a
Repair, replace or remove defective screen/storm door.

West First Floor Porch

23. 275-32-3-g
Repair or replace defective porch guardrail.
24. 275-32-3-g
Repair or replace defective handrail on porch steps. SECURE LOOSE HANDRAIL
25. 275-32-3-g
Replace defective porch floor boards and secure to supporting structure.
26. 275-32-6
Replace defective rain gutters on porch.
27. 275-32-3-g
Repair or remove defective skirting around porches.

For any additional information, please phone Inspector Mary Strankowski at [414]-286-5459 between the hours of 8:00am-10:00am or 3:30pm-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

Mary Strankowski
Inspector

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 \$60.84 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.

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.

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 414-286-3679.

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.

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.