



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

Preston D. Cole
Commissioner

Thomas G. Mishefske
Operations Manager

January 26, 2017

Alderman Michael Murphy, Chair
Judiciary and Legislation Committee
Office of the City Clerk
Room 205, City Hall

RE: File No.: 161237
Address: 716 S. 7th Street

Dear Alderman Murphy:

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 request provided the applicant pays Reinspection fees of **\$1,014.40**.

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 each order is attached.

Sincerely,

Emily McKeown
Housing Policy and Compliance 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 #: 011552351
Inspection Date: June 19, 2015
District #: 130
CT: 1865

dupl-com

Recipients:
JOSEPH PADRON SR, 716 S 7TH ST, MILWAUKEE WI 53204-1709
ANGELICA PADRON, 716 S 7TH ST, MILWAUKEE WI 53204-1709

Re: **716 S 7TH ST**
AKA: REAR HOUSE

Taxkey #: 432-1026-000

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.

Exterior Sides

General

1. ~~275-32-3-f~~
Replace mortar missing in chimney (tuckpoint).
2. ~~275-32-3-f~~
Resecure loose brick/block in chimney and replace missing mortar (tuckpoint).
3. ~~275-32-3~~
Replace defective 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.

South Side

4. ~~275-32-6~~
Replace missing downspout and connect to gutter system.
5. ~~275-32-6~~
Replace defective rain gutters.

- OK 1-12-17 W.N.
6. ~~275-32-3~~
Replace defective siding on exterior walls.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

North Side

- 7/18/15
OK
7. ~~275-32-3~~
Replace defective fascia boards.
 8. ~~275-32-3~~
Replace defective boards in roof eave.
 9. ~~275-32-6~~
Replace missing downspout and connect to gutter system.
 10. ~~275-32-6~~
Replace defective rain gutters.
 11. ~~275-32-3~~
Replace defective trim boards on exterior walls.
 12. 275-32-4-a
Replace broken attic window pane(s).

- 11/11/16
OK
13. ~~275-32-4-a~~
Repair, replace or remove defective screen/storm door.

East Side

- OK
14. ~~275-32-3~~
Replace defective fascia boards.
 15. ~~275-32-3~~
Replace defective siding on exterior walls.

North First Floor Porch

- OK
1-12-17
W.N.
16. ~~275-32-2~~
Replace defective blocks in porch wall. ?
 17. ~~275-32-2~~
Replace missing blocks in porch wall. ?
 18. 275-32-2
Replace mortar missing from foundation wall-tuckpoint.

For any additional information, please phone **Timothy Twaddle** at [414]-286-8276 between the hours of 7:30am-9:00am, Monday through Friday.

Per Commissioner of Neighborhood Services By-


Timothy Twaddle

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 \$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.

RETALIATION

In accordance with Section 200-20.2, no lessor shall take retaliatory action toward any lessee who reports building code violations by raising rents unreasonably or by curtailing services or by eviction. Retaliation shall be presumed if such action occurs within 6 months of the report of code violations, unless the lessor can show evidence of nonpayment of rent, illegal activity on the premises, or that the lessee is in violation of some provision of the rental agreement. Retaliatory action may subject you to issuance of a citation.

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.

Property Names Summary

Printed 06/22/15 07:46

Page 1

Address: 716- 716 S 7TH ST

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MPROP File Information

Owner
JOSEPH PADRON SR
ANGELICA PADRON

716 S 7TH ST
MILWAUKEE WI

Taxkey:432-1026-000
Land use:8810 Units: 2
Lot size: 3500 (25x140)
Year Built:1885
53204-1709 Conveyance Date:03/01/1996 Type:WD
Name Change:05/24/1996
Zoning:RT4

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Recording information

==== PROPERTY NOT RECORDED ====

Page 1
City of Milwaukee
Department of Neighborhood Services
CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 11552351

ADDRESS

716 S. 7th St

DATE OF INSPECTION

6/19/15

DATE	ACTIVITY AND REMARKS	INITIALS
6-22-15	ORDERS MAILED FIRST CLASS.	MD
9/11/15	I received a call from <u>Sum</u> Phone # <u>414 795 6020 83</u> OR <u>Barber of Owner</u> I called Phone # I Spoke to: If contact is not owner, explain: I Verified the following information: A) Owners name Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> B) Phone number Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> C) Mailing Address Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no, correct address is Copy mailed to new address Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D) Receipt of orders Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E) Explained reinsp. fee policy Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
6/19/15	Issued from a previously litigated order. Same violations, and new	
7/21/15	MAILED PRE-INSPECTION LETTER	
8-14-15	No telephone number listed in recording or white pages.	OC
9/16/15	Reinspection. Violations remain; fee charged <u>\$202</u> with order <u>#66-11637241</u> extended <u>30 days</u>	
9-23-15	MAILED REINSPECTION LETTER	cal
11/2/15	Extended 30 day per Main with order <u>11552351</u> fee charged <u>76.05</u> extend to <u>12/16/15</u>	
11-17-15	MAILED REINSPECTION LETTER	cal
1-11-16	Reinspection. Violations remain. <u>\$202</u> fee referred to Monthly. - Left contact card at door.	OC
1-12-16	MAILED REINSPECTION LETTER	cal

If no compliance, rent withholding app. left with tenant(s)? YES/DATE _____
Info letter sent to tenant? Yes/Date _____ Unit(s) _____ No _____

Property Names Summary

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Page 1

Address: 716- 716 S 7TH ST

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MPROP File Information

Owner

JOSEPH PADRON SR
ANGELICA PADRON

716 S 7TH ST
MILWAUKEE WI

Taxkey:432-1026-000

Land use:8810 Units: 2

Lot size: 3500 (25x140)

Year Built:1885

53204-1709 Conveyance Date:03/01/1996 Type:WD

Name Change:05/24/1996

Zoning:RT4

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Recording information

==== PROPERTY NOT RECORDED ====



City of Milwaukee

Department of Neighborhood Services

DNS-36C

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS

716

S. 7th St.

SERIAL NO.

11552351

DATE OF INSPECTION

6-19-15

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
1-14-16	"APPROVED FOR MONTHLY'S"			ML
5/31/16 (24-33)	REINSPECTED VIOLATIONS REMAIN			m
6/3/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JR
6-23-16 (18-26)	REINSPECTED VIOLATIONS REMAIN			W.N.
7/1/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JR
7-14-16 (40-46)	REINSPECTED VIOLATIONS REMAIN			W.N.
7-19-16	No Nuisance List for owner			W.N.
7/22/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JR
8-22-16 (54-62)	REINSPECTED VIOLATIONS REMAIN			W.N.
8/31/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JR
9-19-16	I met Sam Balboa # 795-6020 at the property. Sam is in the process of purchasing property on Lane Court. Explained all violations			W.N.
9-19-16	REINSPECTED VIOLATIONS REMAIN			W.N.
10/19/16 (67-75)	REINSPECTED VIOLATIONS REMAIN			m
10/27/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JR
11/14/16	REINSPECTED VIOLATIONS REMAIN Spoke w/tenant 1-5			SKD
11/16/16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JR
12-20-16 (46-50)	REINSPECTED VIOLATIONS REMAIN			W.N.
1/9/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JR
1-12-17 (52-56)	REINSPECTED VIOLATIONS REMAIN			W.N.
1/24/17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JR
1/24/17	Ltr. sent for Joseph from 716 S. 7th St. forward to 412 S. 4th St. Milw 53204-1501			Kh

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 #: 011637241
Inspection Date: August 10, 2015
District #: 130
CT: 1865

sing-com

Recipients:
JOSEPH PADRON SR, 716 S 7TH ST, MILWAUKEE WI 53204-1709
ANGELICA PADRON, 716 S 7TH ST, MILWAUKEE WI 53204-1709

Re: **716 S 7TH ST**

Taxkey #: 432-1026-000

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 15 days of service of this order.**

Exterior

1. 200-24
PERMITS REQUIRED. Obtain proper permits for all Construction (Foundation Wall) alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

For any additional information, please phone Inspector Orlando Centeno at [414]-286-8612 between the hours of 7:30am-10:00am AND 3:30pm-5:00pm Monday, Tuesday, Thursday, Friday.

Per Commissioner of Neighborhood Services By-


Orlando Centeno
Inspector

FAILURE TO COMPLY

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The City of Milwaukee - Department of Neighborhood Services

716 S 7th St

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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

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Page 1

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MPROP File Information

Owner

JOSEPH PADRON SR
ANGELICA PADRON

716 S 7TH ST
MILWAUKEE WI

Taxkey:432-1026-000

Land use:8810 Units: 2

Lot size: 3500 (25x140)

Year Built:1885

53204-1709 Conveyance Date:03/01/1996 Type:WD

Name Change:05/24/1996

Zoning:RT4

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Recording information

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Page 1
City of Milwaukee
Department of Neighborhood Services
CHRONOLOGICAL RECORD OF ENFORCEMENT

SERIAL NO. 011637241

ADDRESS 716 So 7th St

DATE OF INSPECTION 8-10-15

DATE	ACTIVITY AND REMARKS	INITIALS
8/11/15	ORDERS MAILED FIRST CLASS.	CR
9/11/15	I received a call from <u>SAM</u> Phone # <u>414 795 6020</u> OR <u>Brother of Owner</u> I called Phone # I Spoke to: If contact is not owner, explain: I Verified the following information: A) Owners name Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> B) Phone number Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> C) Mailing Address Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no, correct address is Copy mailed to new address Yes <input type="checkbox"/> No <input type="checkbox"/> D) Receipt of orders Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E) Explained reinsp. fee policy Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	DOB
8/11/15	No telephone number listed in recording on white pages.	CR
8/13/15	Preinspection letter drafted.	CR
8-14-15	MAILED PRE-INSPECTION LETTER	CR
9/11/15	Was in progress and needed time to get permit ASAP	CR
9/18/15	Reinspection via remain, fee charged to 6084 until 11552351 expired 30 days	CR
9-23-15	MAILED REINSPECTION LETTER	CR
11/12/15	Reinspection, fee issued to 11552351 for 30 days, expired 30 days per remain	CR
11-17-15	MAILED REINSPECTION LETTER	CR
1-11-16	The south foundation was taken down and rebuilt with no permits. Referred to Court. \$202.50 fee.	CR

If no compliance, rent withholding app. left with tenant(s)? YES/DATE _____
Info letter sent to tenant? Yes/Date _____
Unit(s) _____ No _____

Property Names Summary

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Page 1

Address: 716- 716 S 7TH ST

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Recording information

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City of Milwaukee
Department of Neighborhood Services
CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

ADDRESS

716 S. 7th St

SERIAL NO. 011637241
DATE OF INSPECTION 8-10-15

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
1-12-16	MAILED REINSPECTION LETTER			gah
1-14-16	"APPROVED FOR MONTHLY'S"			MAJ
5-31-16	(24-32) REINSPECTED VIOLATIONS REMAIN			nt
6-2-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JS
6-23-16	(18-26) REINSPECTED VIOLATIONS REMAIN			W.N.
8-7-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
7-14-16	(40-46) REINSPECTED VIOLATIONS REMAIN			W.N.
7-19-16	No Number listed for owner			W.N.
7-22-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
8-22-16	(54-62) REINSPECTED VIOLATIONS REMAIN			W.N.
8-31-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
9-19-16	I met Sam Barba #795-6020 at the property. Explained all violations. Sam is in the process of purchasing property of a Land Contract. Explained all violations			W.N.
9-19-16	REINSPECTED VIOLATIONS REMAIN			W.N.
10-19-16	(67-75) REINSPECTED VIOLATIONS REMAIN			nt
10-27-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
11-14-16	REINSPECTED VIOLATIONS REMAIN Spoke w/tenant. 1-5			SKS
11-16-16	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
12-20-16	(46-50) REINSPECTED VIOLATIONS REMAIN			W.N.
1-9-17	REINSPECTION FEE NOTIFICATION LETTER MAILED			JK
1-12-17	(52-56) REINSPECTED VIOLATIONS REMAIN			W.N.
1-24-17	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
1-24-17	Ltr. sent for Joseph from 716 S 7th St. forward to 412 S 4th St, Milw 53204-1501			JK