



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

Preston D. Cole
Commissioner

Thomas G. Mishefske
Operations Manager

June 23, 2017

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

RE: File No.: 170431
Address: 5277-5277A N. 34th 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 has no outstanding charges on this property and does not object to the request. We would ask, however, that if the property is returned, the applicant work to correct open code violations in a timely manner.

In addition, the applicant has also indicated an ownership interest in an additional property with outstanding charges. The property and the outstanding charges are as follows:

1853 N. 39 th Street	\$2,166.01
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Sincerely,

Emily McKeown
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 #: 012258651
Inspection Date: August 31, 2016
District #: 105
CT: 21

dupl-com

Recipients:
MILWAUKEE INCOME PROPERTY LLC, GAMALIEL MATOS (RA), 9917 W LISBON AVENUE, MILWAUKEE
WI 53222
MILWAUKEE INCOME PROPERTY, LLC, R/A GAMALIEL MATOS 2223 S 70TH ST, WEST ALLIS, WI 53218

Re: 5277 N 34TH ST

Taxkey #: 192-0360-000

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.**

Interior

General

1. 275-82-2
Exterminate roaches.
2. 275-82
Exterminate Pests The owner or operator of any structure shall be responsible for extermination within the structure prior to renting, leasing or selling of the structure. Exterminate insects, rodents or other pests and vermin on the premises. Exterminate bats.

Basement

3. 275-32-3-f
Seal furnace smoke pipe to chimney to ensure a fume proof connection.
4. 275-81-1
Restore the basement to a clean and sanitary condition.

First Floor - Second Floor Common Stairs

5. 275-33-3-a
Repair defective wall plaster (repair to be made in a workmanlike manner and paint to restore a cleanable surface).

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone **Inspector Karen Boswell** at **[414]-286-2330** between the hours of **8:00-9:00am Monday through Friday** and **3:00-4:30pm Monday through Friday**.

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 414-286-3679.

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 \$101.40 for the first reinspection, \$202.80 for the second 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.

LEAD PAINT CAUTION

Defective painted surfaces were noted on this inspection. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings. For information regarding lead safe repair practices, contact the Milwaukee Health Department at 286-0387.

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 09/06/16 09:15

Page 1

Address: 5277- 5277 -A N 34TH ST

MPROP File Information

Owner
PREMIER HOLDINGS TWO LLC

PO BOX 210098
MILWAUKEE WI

53221-0000

Taxkey:192-0360-000

Land use:8820 Units: 2

Lot size: 5400 (45x120)

Year Built:1910

Conveyance Date:09/10/2013 Type:WD

Name Change:11/07/2013

Zoning:RT3

Recording information

Application #: 201676 Type:Original recording

Date Received:09/17/2013 Ownership Xfer Date:09/12/2013

Recording Owners/ Operators, etc

O Owner

MILWAUKEE INCOME PROPERTY LLC

Home:[] - ()

T Titleholder

Work:[414] 331-7108 ()

----- Street Address -----

----- Mailing Address -----

GAMALIEL MATOS (RA)

9917 W LISBON AVENUE

9917 W LISBON AVENUE

MILWAUKEE

WI 53222

MILWAUKEE

WI 53222

P Preferred Contact

GAMALIEL MATOS

Home:[] - ()

Work:[414] 331-7108 ()

----- Street Address -----

----- Mailing Address -----

9917 W LISBON AVENUE

9917 W LISBON AVENUE

MILWAUKEE

WI 53222

MILWAUKEE

WI 53222

5277 N 34th St.

8/31/16

[illegible]

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 #: 012258652
Inspection Date: August 31, 2016
District #: 105
CT: 21

dupl-com

Recipients:
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WI 53222
MILWAUKEE INCOME PROPERTY, LLC, R/A GAMALIEL MATOS 2223 S 70TH ST, WEST ALLIS, WI 53218

Re: 5277 N 34TH ST

Taxkey #: 192-0360-000

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 60 days of service of this order.**

Exterior Sides

West First Floor Porch

1. 275-32-3-g
Repair or replace defective porch step treads.
2. 275-32-3-g
Replace defective porch floor boards and secure to supporting structure.
3. 275-32-3-g
Repair or replace defective porch support column.

For any additional information, please phone **Inspector Karen Boswell** at [414]-286-2330 between the hours of 8:00-9:00am Monday through Friday and 3:00-4:30pm Monday through Friday.

Per Commissioner of Neighborhood Services By-

Karen Boswell
Inspector

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The City of Milwaukee - Department of Neighborhood Services

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Property Names Summary

Printed 09/06/16 09:15

Page 1

Address: 5277- 5277 -A N 34TH ST

MPROP File Information

Owner

PREMIER HOLDINGS TWO LLC

Taxkey:192-0360-000

Land use:8820 Units: 2

Lot size: 5400 (45x120)

Year Built:1910

PO BOX 210098

MILWAUKEE WI

53221-0000

Conveyance Date:09/10/2013 Type:WD

Name Change:11/07/2013

Zoning:RT3

Recording information

Application #: 201676 Type:Original recording

Date Received:09/17/2013 Ownership Xfer Date:09/12/2013

Recording Owners/ Operators, etc

O Owner

MILWAUKEE INCOME PROPERTY LLC

Home: [] - ()

T Titleholder

Work:[414] 331-7108 ()

Street Address

Mailing Address

GAMALIEL MATOS (RA)

9917 W LISBON AVENUE

9917 W LISBON AVENUE

MILWAUKEE

WI 53222

MILWAUKEE

WI 53222

P Preferred Contact

GAMALIEL MATOS

Home: [] - ()

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9917 W LISBON AVENUE

MILWAUKEE

WI 53222

MILWAUKEE

WI 53222

5277 N 34th St

DATE OF INSPECTION 8/31/16

[illegible]



Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date
04/18/2017
ORD-17-06330

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

PREMIER HOLDINGS TWO LLC
PO BOX 210098
MILWAUKEE, WI 53221

Re: 5277 N 34TH ST

Taxkey #: 192-0360-000

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 by date indicated.

Correct By Date: 04/18/2017

- 1) 295-403.3.b All areas used for the parking of motor vehicles or trailers shall have paved or approved surfaces, as required in s. 252-74.
252-74.1 PAVEMENT. All parking lots, parking spaces, parking areas and all access roads, drives or lanes leading thereto shall have a surface of concrete, asphalt macadam or tar macadam. Crushed stone, sand, gravel or cinders shall not be used for the surfacing materials.

YOU ARE THEREFORE ORDERED TO DISCONTINUE PARKING ON UNPAVED OR IMPROPERLY PAVED AREAS.

Correct By Date: 05/01/2017

- 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.

For any additional information, please phone Karen Boswell at 414-286-2330 or kboswe@milwaukee.gov between the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Karen Boswell

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Recipients:

PREMIER HOLDINGS TWO, LLC, R/A DEBRA HOFFMAN 229 E WISCONSIN, MILWAUKEE, WI 53202
PREMIER HOLDINGS TWO LLC, PO BOX 210098, MILWAUKEE, WI 53221
PREMIER HOLDINGS TWO LLC, PO BOX 210098, MILWAUKEE, WI 53221

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Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

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