

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

Preston D. Cole Commissioner

Thomas G. Mishefske Operations Manager

December 1, 2017

Alderman Mark A. Borkowski, Chair Judiciary and Legislation Committee Office of the City Clerk Room 205, City Hall

RE:

File No.:

171265

Address:

4373 N. 14th Street

Dear Alderman Borkowski:

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 \$2,640.00.

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

Business Operations Manager



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES

Neighborhood Improv Prog Section 4001 S. 6th St. Milwaukee, WI 53221

DEPARTMENT COPY 3

Serial #: 011301211

Section ID#: NIP

Inspection Date: January 29, 2015 District #: 191

CT: 43

dupl-ref

Recipients:

DION D HARRISON, 4373 N 14TH ST, MILWAUKEE WI 53209-0000 DION D HARRISON, 3153 N 33RD ST, MILWAUKEE WI 53216-0000

Re: 4373 -A N 14TH ST AKA:4373 N 14TH ST

Taxkey #: 244-9986-000

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.

The dwelling listed above is being illegally occupied because of your failure to secure a Certificate of Code Compliance. Application and inspection must be

made within the time specified above.

Protect surfaces with paint or other approved coating applied in a workmanlike manner.

Exterior Sides

South Side

Repair or replace defective downspout. RESECURE STRAPS TO BUILDING

Replace broken window pane.

North Side

Repair or replace defective downspout.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

East Side	√ 2e
6. Z	275-32-3-h Repair or replace the defective handrail on the service walk steps.
7	275-32-4-a Replace broken window pane.
8.	275-3 2-4-a Repair or replace defective window sills.
8.3.15	275-32-4-a - Repair or replace defective storm windows.
West Sid	e
10.	275-32-3 Replace defective siding on exterior walls.
Garage	ed .
OK 11.	275-32-3 Replace defective siding on exterior walls.
12.	275-32-4 Replace defective service door on garage.
13.	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.
OK14	275-32-3 Repair or replace defective eave boards on garage.
15.	275-32-3 Repair or replace defective fascia boards on garage.
16.	275-32-6 Repair or replace defective rain gutter(s) on garage or remove entire gutter

system.

Repair defects in wall(s) of garage. STRAIGHTEN WALLS TO MAKE PLUMB

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

Exterior

Provide approved address numbers for the rear of the building. 275-32-3-f Replace mortar missing in chimney (tuckpoint).

- 21. 275-32-3-f
 Replace missing brick/block in chimney. Restore to structurally sound condition.
- 22. 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.
- 23. 275-32-3
 Repair or replace defective flashing to restore roof to watertight condition.
- 24. 275-32-3-a
 Protect all wood trim with paint or other approved coating applied in a workmanlike manner.

For any additional information, please phone Inspector Martin Kleiber at [414]-286-2135 between the hours of 7:00am to 9:30am Monday through Friday.

Per Commissioner of Neighborhood Services By-

Martin Kleiber Inspector

FAILURE TO COMPLY
Failure to correct the violations noted herein within the time set, or failure to comply with the order as 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.

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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 such arge. 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 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 filling 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.

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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

Printed 01/30/15 10:32

Page 1

Address: 4373- 4373 -A N 14TH ST

MPROP File Information

Owner

DION D HARRISON

Taxkey: 244-9986-000

Land use:8820 Units: 2

Lot size: 5043 (41x123)

Year Built:1943 4373 N 14TH ST

MILWAUKEE WI

Conveyance Date: 09/19/2013 Type: QC 53209-0000

Name Change: 08/19/2014

Zoning:RT2

Recording information

==== PROPERTY NOT RECORDED ====

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

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City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT

11301211

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City of Milwaukee Department of Neighborhood Services CHRONOLOGICAL RECORD OF ENFORCEMENT

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

CITY OF MILWAUKEE DEPARTMENT OF NEIGHBORHOOD SERVICES

Neighborhood Improv Prog Section 4001 S. 6th St. Milwaukee, WI 53221

DEPARTMENT COPY

Serial #: 011420561 Section ID#: NIP

Inspection Date: April 09, 2015 District #: 191

CT: 43

dupl-cod

Recipients: DION D HARRISON, 4373 N 14TH ST, MILWAUKEE WI 53209-0000

Re: **4373 -A N 14TH ST** AKA:4373 N 14TH ST

Taxkey #: 244-9986-000

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 90 days of service of this order.

Certificate of Code Compliance Program. The City of Milwaukee Code of Ordinances includes a provision for a Certificate of Code Compliance in designated areas and properties in the city. The violations noted in this letter prevent the issuance of the final certificate.

Interior

General

- 1. 214-3
 IFC 605.5 Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances. Discontinue the use of illegal extension cords to alleviate fire hazard.
- 275-33-3-a Repair defective ceiling(S) and paint.

Basement

200-20
 Supplied Facilities. Every supplied facility, piece of equipment or utility which is supplied under this chapter shall be so constructed or installed that it will function properly, and be maintained in reasonably good working condition. Restore service/equipment to proper working condition. F/I PROPER DRIP LEG AT GAS PIPING TO WATER HEATER (PERMIT REQUIRED)

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Serial #: 011420561 Inspection Date: April 09, 2015

4373 -A N 14TH ST

- 4. 275-62-2
 Replace missing cover on electric junction box.
- 5. 275-62-3 A recent inspection indicated electrical wiring improperly installed or defective that is potentially hazardous. Restore to a safe condition. Permit required. R/R DEFECTIVE PANELS AND WIRING
- 6. 275-81-1
 Restore the basement to a clean and sanitary condition.
- 275-61.5
 Heating Facilities INSTALLATION All mechanical equipment shall be properly installed and safely maintained in good working condition, and be capable of performing the function for which it was designed and intended. REPLACE MISSING FURNACE PANEL..

Common Stairs

- 8. 275-62-2 Repair or replace defective electrical fixture(s).
- 275-33-5b
 Repair or replace defective stair handrail.
- 10. 275-33-6
 Repair or replace defective door frame.
- 275-33-6 Replace defective door. TO EXTERIOR PORCH

Unit: UPPER Second Floor

General

- 12. 275-62-2
 Replace missing cover plate on electric outlet(S)
- 13. 275-33-3-a
 Repair plaster on ceiling and paint to provide a cleanable surface. (Repair and painting to be done in a workmanlike manner.)

Living Room

- 14. 275-33-6 Repair or replace defective door frame.
- 15. 275-33-6 Replace defective room door.

Bathroom

16. 275-32-4-a Replace broken window pane.

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

SERIAL NO. 011420561

DDRESS DATE	4373 N. 144 ST. ACTIVITY AND REMARKS	INITIALS	If no Info
13.15	ORDERS MAILED FIRST CLASS.		o compliance, letter sent to
	I received a call from Phone #		ent to t
	OR		rent wit tenant?
	I called Phone #		mi
	I Spoke to: If contact is not owner, explain:		rent withholding tenant? Yes/Date
	I Verified the following information:		ing
	A) Owners name Yes No		
	B) Phone number Yes No		þ.
	C) Mailing Address Yes No		0
	If no, correct address is		5
	Copy mailed to new address Yes No No		/IEI
	D) Receipt of orders Yes No		7 11
	E) Explained reinsp. fee policy Yes No		enant(s) Unit/(s)
	2	0011	if/(:
7.29.15	PAINTE COLOR APPT FOR 9/14 AT 12:10 pm		
84.15	MATTED IS MN. AT SETTE WAS TO LEAVE FOR A BNOTHER APPT. HAVIATION OF MET GUMBLE AS I WAS CHAMPE WHO STATED HE HAD DERLYDD TO "CLEAN OUT BASEMENT! HE STATED THAT LITTLE OR NO WHICH HAS BEEN DIE WISHE PRETERNED WISHER & OHIS GIVEN TO MONTHLIES.		No
21-1-	D. E. M. ITHER DE IN DECTIONS	31	
8/17/13	APPROVED FOR MONTHLY REINSPECTIONS		
	TOTAL REINSPECTION FEE	V	
	8 6D 24		
	entered in NSS Deceased		
11/18/15	Out of State Letter		
1110112	Unenforceable ! etter		
	Previously Litigated Letter	12/	
	Mailed by KMK	CIA	
11-18-1	Mailed by KMK REINSPECTED VIOLATIONS REMAIN (Re#12-13)	COLA	
12/4/6	OF INSPECTACE FEE NOTIFICATION LETTER COMME	H5	
121-15	THE THOUGHT ON A TIME OF MAINING	34) GLA	

DNS-36D

City of Milwaukee Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT SERIAL NO. LABOR DATE OF INSPECTION 4 ADDRESS INSP. TYPE OF INITIALS ACTIVITY AND REMARKS NUMBER DATE 460 lens mo Talkes to Mr. D wow Ageryand wife ASIALE CAUS 12-8-15 Mary ALL Trying to GET work Completes of Tous HER Hapseni oneq Completes then homes BE ABLE TO CERT FEEL ADJUSTED A CAN TALLE TO Hopefung If work computers By Sprint ar Essey Summe Warn WF ORSEN A COPT ABOUT FEEL. SHE wands munowhere, W1 52316 REINSPECTION FEE NOTIFICATION LETTER MAILED PICH REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN Copiesio (S) REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED LAG CARD REINSPECTED VIOLATIONS REMAIN -1-16 REINSPECTION FEE NOTIFICATION LETTER MAILED Kli 4/19/11 REINSPECTED VIOLATIONS REMAIN 5-9-16 5/13/16 REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN
REINSPECTION FEE NOTIFICATION LETTER MAILED 6/10/16 REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED PICH OLA REINSPECTED VIOLATIONS REMAIN 82716 REINSPECTION FEE NOTIFICATION LETTER MAILED 9-11-16 REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION I STUDE BANKE REINSPECTED VIOLATIONS REMAIN -11-16 REDISPECTION FEE NOTIFICATION LETTER MARKED 10/25/16 REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED 1417/16 9 W 12/01/ REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED 12/9/16 REINSPECTED VIOLATIONS REMAIN 1.19.17 DEFT CAM AT DOO REINSPECTION FEF NOTIFICATION LETTER MAILED ACH 19-21 REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED

REINSPECTED VIOLATIONS REMAIN

City of Milwaukee **Department of Neighborhood Services**

CHRONOLOGICAL RECORD OF ENFORCEMENT

11420561 SERIAL NO. DATE OF INSPECTION 4.9.15 4373 N. 14 M ST. INSP. NUMBER TYPE OF CONTACT INITIALS ACTIVITY AND REMARKS DATE REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN GER COMMENTS ON GREER SEMM # 11301211 CHMINIOCALA Copiel of Orsal seve By Releven Man REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN REMSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED REINSPECTED VIOLATIONS REMAIN REINSPECTION FEE NOTIFICATION LETTER MAILED