



Department of Neighborhood Services

Preston D. Cole
Commissioner

Thomas Mishefske
Operations Director

Michael Mazmanian
Operations Director

December 28, 2018

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

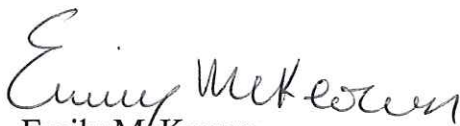
RE: File No.: 181312
Address: 2714 W. Melvina Street

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 **\$1,930.40**.

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 the order is attached.

Sincerely,


Emily McKeown
Business Operations Manager



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 #: 012236471
Inspection Date: August 18, 2016
District #: 791
CT: 47

sing-ref

Recipients:
GREGORY SCHROEDER, 2714 W MELVINA ST, MILWAUKEE, WI 53216
JENNIFER BONFIGLIO, 2714 W MELVINA ST, MILWAUKEE, WI 53216

Re: 2714 W MELVINA ST

Taxkey #: 269-0278-000

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 7 days of service of this order.**

Some or all of the violations in this letter have been reissued from a previously litigated order.

OK
8/2/18
1. ~~295-503-3-b~~
No motor vehicle repair, service or maintenance shall be performed on a lot used for residential purposes without an occupancy certificate unless the following conditions have been met: The motor vehicle is owned by a resident of this lot; Not more than one vehicle shall be repaired at one time; the removal and/or storage of any vehicle components or parts shall be within an enclosed garage and out of view of the general public. Motor vehicle body bumping and painting shall never be allowed without an occupancy certificate.

-CEASE THE REPAIRING AND/OR STORAGE OF ANY VEHICLES, VEHICLE COMPONENTS OR PARTS IN VIOLATION OF THIS CODE AT THE SUBJECT PREMISES.

2. 295-503-3
Accessory uses which are detrimental to the residential character of the neighborhood by reason of the emission of odor, smoke, dust or noise, or the open storage of material or equipment, are not permitted in residentially zoned districts.

-YOU MUST DISCONTINUE THE OUTDOOR STORAGE IMMEDIATELY UPON RECEIPT OF THIS NOTICE.

3. 295-505(4)b-4
Reduce the number of vehicles parked outside to 4 or fewer.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

4. 295-505(4)b-6
Discontinue parking more than one recreational vehicle on the property.
5. 295-505(4)b-8
Discontinue parking any tow truck(s) on the property unless parked in a completely enclosed garage.

OK
8/19/18
m

6. ~~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.

For any additional information, please phone Inspector Gary Armstrong at [414]-286-2549 between the hours of 7:45am-10:00am or 3:15pm-3:45pm Monday through Friday.

Per Commissioner of Neighborhood Services By-


Gary Armstrong
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 \$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.

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 7 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received by the compliance date. If service of this order is made by mail, the appeal shall be received by the compliance date plus 5 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.

Property Names Summary

Printed 08/22/16 11:29

Page 1

Address: 2714- 2714 W MELVINA ST

MPROP File Information

Owner
GREGORY SCHROEDER
JENNIFER BONFIGLIO

2714 W MELVINA ST
MILWAUKEE WI

Taxkey:269-0278-000
Land use:8810 Units: 1
Lot size: 4500 (45x100)
Year Built:1922
53216-0000 Conveyance Date:01/08/2016 Type:QC
Name Change:04/12/2016
Zoning:RT3

Recording information

Application #: 226167 Type:Change in ownership
Date Received:08/12/2015 Ownership Xfer Date:08/07/2015

Recording Owners/ Operators, etc

O Owner

T Titleholder

WISCONSIN RESIDENTIAL INVESTMENT COM

Home:[] - ()

Work:[414] 339-0849 ()

Street Address

Mailing Address

DEBBIE HOFFMAN (RA)
4059 S BRUST

PO BOX 210098

MILWAUKEE

WI 53207

MILWAUKEE

WI 53221

841 3529

SCHROEDER SERVICES INC @ Gmail.com

Rusnak, Jason

From: Gregory Schroeder <schroederservicesinc@gmail.com>
Sent: Sunday, September 02, 2018 11:34 AM
To: Rusnak, Jason
Subject: 2714 W. Melvina Street. Milwaukee

Re: zoning violatioons at 2714 W. Melvina Street.

Dear Mr. Rusnak

Please find enclosed in this e.mail the things I plan on doing to the yard of my house.and by when.

1. Remove any and all automotive parts laying around. By August 5th 2018.
2. Remove construction materials against building and fence on the east side of yard. By August 5th 2018.
3. Place brown speed boat in storage . By November 31st 2018.
4. Paint complete interior of fence. By September 31st 2018.
5. Reduce number of vehicles in back yard from 6 to 4. This would leave in the back yard. One sailboat, One trailer, One small pickup truck and One flatbed truck used for hauling trash and construction materials from the remodel of the house and yard.
6. For appearance reasons sailboat will be covered with a tarp. By September 31st 2018.
7. Flatbed truck will be parked at all times on a paved area.
8. Additionally for appearance reasons and there is no garage yet. All yard equipment such as lawn mowers and such will be covered either along the fence line or on the trailer.

I hope this list is complete as to what the violations were. If not please email me back with what I am missing and I will address them as quick as I can.

Sincerely,

Gregory Schroeder

Please forward this email to your supervisor Archie ?. I recorded his email and lost it. Please respond back just to confirm acceptance of this email.

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

SERIAL NO. 12236491
8-18-2016

ADDRESS

2714 W. MELVINA ST

DATE OF INSPECTION

8-18-2016

DATE	ACTIVITY AND REMARKS	INITIALS
8-22-16	ORDERS MAILED FIRST CLASS.	mm
2-10-17	I received a call from Mr. Gregory Schroeder Phone # 841-3529 OR 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 type="checkbox"/> No <input checked="" type="checkbox"/> E) Explained reinsp. fee policy Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	GLA
8-18-16	VEHICLES VIOLATIONS STILL EXIST - FROM PREVIOUSLY UTILIZED ORDER - COMPLAINT ISSUES FROM COURT SECTION - 7 DAY ORDER RESUMES DUE TO PREVIOUS VIOLATIONS.	GLA
2-10-17	PER SUPERVISOR, LARSON, CALL MR. SCHROEDER AT 841-3529 REGARDING OPEN ORDERS.	GLA
2-10-17	CALLED 841-3529, LEFT A VOICE MAIL MESSAGE FOR A RETURN CALL	GLA
2-10-17	RECEIVED A CALL (841-3529) FROM MR. SCHROEDER. HE SAID HE DID NOT RECEIVE THIS ORDER, THEIR MAIL BOX WAS NOT UP. SAID SOMEONE WAS THE TOW TRUCK, REE CAR, 5-10 PICKUP TRUCK, HIS CAR, HIS WIFE'S CAR AND A BOAT. I EXPLAINED THAT HE CAN ONLY HAVE 4 MOTOR VEHICLES OUTSIDE IN A RESIDENTIAL AREA AND HE CAN NOT HAVE A TOW TRUCK PARKED OUTSIDE. HE SAID HE HAS PLANS ON PUTTING UP A DECK AND HAVING A GARAGE CONSTRUCTED TO BE THE GARAGE TOW TRUCK IN. I EXPLAINED FOR HIM TO MAKE SURE HE TAKES OUT A PERMIT IF REQUIRED. TOLD HIM I WOULD SEND COPIES OF ORDER OUT TO HIM AND JENNIFER BONFIGLIO, AND RESPECT PROPERTY ON MARCH 15 th , 2017. VERIFIED OWNERSHIP, ADDRESS, AND EXPLAINED REINSPECTION FEE. SENT COPIES OF ORDER OUT AGAIN - REGULAR MAIL	GLA
3-13-17	3-14-2017 + 3-17-2017 + 3-20-2017. RECEIVED VOICE MAIL MESSAGES FROM MR. GREGORY SCHROEDER (841-3529) REGARDING STUFF IN YARD - REQUEST APPROVAL FOR REMOVED GRASS - WANTS A RETURN CALL	GLA
3-21-17	CALLED 841-3529 AS TALKED TO MR. SCHROEDER, SAID WILL HAVE TOW TRUCK OUT IN 1 WEEK, THEN WOULD BE DOWN TO 1 BOAT AND 2 VEHICLES. TOLD HIM FINAL EXTENSION WILL MARCH 31 st , 2017.	GLA

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

Unit(s)

No

Unit(s)

No



City of Milwaukee
Department of Neighborhood Services

DHS-36C

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS

2714 W. MELVINA ST

SERIAL NO. 12236471
DATE OF INSPECTION 8-18-2016

DATE	ACTIVITY AND REMARKS	TYPE OF CONTACT	INSP. NUMBER	INITIALS
5-25-17	① Reinspected more than 5 motor vehicles parked on driveway, including a tow truck, 1 CHARGABLE REINSPECTION (1 CHARGABLE REINSPECTION 6A) SEND CONTACT LETTER			GA
5-26-17	MAILED REINSPECTION LETTER			CS
10-24-17	② Reinspected order not in compliance, more than 5 motor vehicles parked on driveway. FURNISHED ORDER #7-11. 2 CHARGABLE REINSPECTIONS (2 CHARGABLE REINSPECTIONS, 6A) SEND CONTACT LETTER			GA
10-25-17	MAILED REINSPECTION LETTER			RE
12-8-17	③ Reinspected order not in compliance, RECOMMEND MONTHLY REINSPECTIONS. PREVIOUSLY VIOLATIONS			GA
12-18-17	"APPROVED FOR MONTHLY'S"			PAZ
1-18-18	Deceased Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by KMK			Kk
1-19-18	REINSPECTED VIOLATIONS REMAIN			Ja
1-23-18	REINSPECTION FEE NOTIFICATION LETTER MAILED			SK
2-22-18	REINSPECTED VIOLATIONS REMAIN			RE
2-23-18	REINSPECTION FEE NOTIFICATION LETTER MAILED			TH
3-6-18	posted contact card. REINSPECTED VIOLATIONS REMAIN			TH
3-12-18	REINSPECTION FEE NOTIFICATION LETTER MAILED w/ clp insert			TH
4-13-18	REINSPECTED VIOLATIONS REMAIN (PIC# 25-27) 6A			TH
4-17-18	REINSPECTION FEE NOTIFICATION LETTER MAILED			TH
5-2-18	REINSPECTED VIOLATIONS REMAIN			Ja
5-18-18	REINSPECTION FEE NOTIFICATION LETTER MAILED			Vk
6-21-18	spoke at length with owners of property regarding violations. provided contact card - mailed copy of orders to owners. REINSPECTED VIOLATIONS REMAIN			TH
6-29-18	REINSPECTION FEE NOTIFICATION LETTER MAILED			TH
7-6-18	REINSPECTED VIOLATIONS REMAIN			Ja
7-10-18	REINSPECTION FEE NOTIFICATION LETTER MAILED			TH
8-21-18	CALL AND LEFT A MESSAGE FOR GREGORY SCHROEDER 414-841-3529, TO CALL ME			als



DNS-36C

ADDRESS

2714 W. MELVINA ST

SERIAL NO. 1225147

DATE OF INSPECTION 8-19-18

[illegible]