



**IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.**

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

**IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED

**PLEASE READ CAREFULLY:**

This Board may only determine if the City Department followed proper administrative procedures. It cannot hear appeals as to whether a Building Order is valid or not (those must be appealed to the Standards and Appeals Commission).

TO: Administrative Review Appeals Board  
City Hall, Rm. 205  
200 E. Wells St.  
Milwaukee, WI 53202  
(414) 286-2231

DATE: 10/08/19

RE: 4129 N. 51st Blvd  
(Address of property in question)

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by Dept. of Neighborhood Services  
(Name of City Department)

Amount of the charges \$ 101.60

Charge relative to: Reinspection Fee

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

Attach. is copy of my documentation of conversations  
initial conversation with inspector Lindsay - I explained  
that tenant has been there about 10 years and has Section 8 for  
entire time and that has been inspected annually and last inspection  
was June 2019. Explain that she owes > \$1200. in water bill and  
does not want to pay so is creating <sup>leakage</sup> problems. Her lease expires 9/30/19  
and will be moving and could I get extension to do work after she  
left - She verbally gave me ok. She informed to talk to Supervisor  
also she did give extension until to complete after tenant left  
However I should life safety things happen to call inspector  
to verify.

Claudette Christie  
Signature

Claudette Christie  
Name (please print)  
11718 N. Westchester Ct  
Mailing address and zip code  
Mequon WI 53092  
(262) 238-9300 H  
Daytime phone number  
(414) 915-4571 C

Page 2 - Claudette Christie

I called several times to both inspectors Lindsay & Supervisor Heid to explain that I replace smoke detectors and carbon monoxide detectors which the tenant remove - But no one return my calls. Finally I stopped calling.

Again the inspectors gave order to get permit to fix plumbing which I did not agree was problematic or Rent Assistant would give me immediate notice to fix when they inspected the unit. However I got the plumber who pulled the and had the work done in August before the expiration of 08/20/19.

2) There was no foundation problem

3) No mice problem

4) Tenant continue to break out windows

which I would not fix <sup>until</sup> after she left

5) There was no leakage problem - There was spike in water usage

On 09/11/19 Inspectors Lindsay went and do inspection upon insistence of the tenant and without notice to us

and send us this letter of re-inspection fees - after Shoo and Supervisor gave extension until after tenant moved

Please look into this matter. I have several properties in Milwaukee and no violations.

Thanks Claudette Christie

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## Messages

Latanya Lindsey re: Smoke detectors put in place

7/23/19 05:04 Am - call me to meet at home to verify Smoke detectors <sup>in place</sup>

2:16pm - Smoke detectors in place - call me to check off

7/24/19 - 8:25 Am - call me to check off Smoke detectors replaced  
(no answer)

Supervisors - Held 286-5949

7/22/19 5:45pm - Inform me to put Smoke detectors in place and have it verified by Inspector Latanya Lindsey

7/23/19 2:18pm → Inform Smoke detectors in place need to check off  
Tenant said she took off  
(no answer)

## Plumbing

7/23/19 4:00pm Plumber Obee came & inspect storm on water

will get permit & do work tomorrow.

(Tenant loud I can't do any work as notice said to inspect to which I charged and add to do work. Stated I could not be in house to "Get out" or would call Police. while

Pointing in my face saying "Im making her leave her granddaddy" I told her to call Police as I have every right to be here to do what needs to be done. (husband outside)



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

September 11, 2019  
Order #: ORD-19-12616

CLAUDETTE J CHRISTIE  
11718 N WESTCHESTER CT

MEQUON, WI 53092

Re: 4129 N 51ST BL

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$101.60  
Second reinspection \$203.20  
All subsequent reinspections \$203.20

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. On 09/10/2019, we imposed a \$101.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2020 tax bill.

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

If you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy. However, you may incur additional charges during the bankruptcy as long as the violations remain uncorrected.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice.

Please call Inspector Latanya Lindsey at 414-286-3367 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

FAILURE TO CORRECT INTERIOR/EXTERIOR VIOLATIONS.

Latanya Lindsey

city clerk's office → ✓ for form





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

Inspection Date  
07/15/2019  
ORD-19-12616

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**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

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LUKIE L CHRISTIE  
11718 N WESTCHESTER CT  
MEQUON WI 53092

**Re: 4129 N 51ST BL**

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Taxkey #: 249-0126-100

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: 07/22/2019**

- 1 ) 262-01 SPS 362.1200(2)a Installation Requirements. Listed and labeled carbon monoxide alarms or detectors shall be installed at specified locations:
1. In the basement of the building if the basement has a fuel-burning appliance.
  2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.
  3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.
  4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this subdivision not more than 75 feet from the fuel-burning appliance.
  5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit.

**Correct By Date: 07/22/2019**

- 2 ) 214-27.2 Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

**Correct By Date: 08/20/2019**

- 3 ) 275-53 Repair or replace defective shower enclosure (1ST FL TILE).

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

**Correct By Date: 08/20/2019**

- 4 ) 275-32.4.a Replace broken window panes (1ST FL BATHROOM).

**Correct By Date: 08/20/2019**

- 5 ) 275-32.4.a Replace broken window panes (EAST 1ST FL).

**Correct By Date: 08/20/2019**

- 6 ) 275-32.2 Restore foundation to a safe and sound condition.

**Correct By Date: 08/20/2019**

- 7 ) 275-82.2 Exterminate mice (BY PROFESSIONAL SERVICES).

**Correct By Date: 08/20/2019**

- 8 ) 275-33.4 Restore basement structure to a reasonably watertight condition.

**Correct By Date: 08/20/2019**

- 9 ) 275-53 Repair or replace defective plumbing system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in a good, sanitary, working condition. Restore plumbing system to an operable condition - Permit required.

"Permits must be issued, inspections conducted, alteration approved and then closed out"

For any additional information, please phone Inspector **Latanya Lindsey** at **414-286-3367** or **LLINDS@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](http://www.milwaukee.gov/lms).

*Supervisor: Heidi Weed  
286-5949*

Per Commissioner of Neighborhood Services By

*Latanya Lindsey*  
Inspector

**Recipients:**

*Spoke with Latanya 7/22/19 949 will put work will be done after tenant move in September*  
CLAUDETTE J CHRISTIE, 11718 N WESTCHESTER CT, MEQUON, WI 53092  
LUKIE L CHRISTIE, 11718 N WESTCHESTER CT, MEQUON, WI 53092  
CLAUDETTE J CHRISTIE, 11718 N WESTCHESTER CT LUKIE L CHRISTIE, MEQUON, WI 53092

**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 appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 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**

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

## Receipt of A.R.A.B. Appeal Fee

Date:	10/10/19
Received Of:	Claudette Christie
Property at:	4129 N. 51 <sup>st</sup> Blvd.
Received By:	LME
Check # (If Applicable):	1036 \$25.00