

AR 20009



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

Inspection Date  
05/03/2019  
ORD-19-07350

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

Re: 3428 N 48TH ST

Taxkey #: 288-0327-000

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.

**Violation Location: East Side**

**Correct By Date: 06/07/2019**

- 1 ) 275-32.2 Repair or replace defective retaining wall (Permit required for retaining walls 32 inches or higher).

For any additional information, please phone Inspector **Candace Eubanks** at **414-286-5158** or **ceuban@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).

Per Commissioner of Neighborhood Services By -

*Candace Eubanks*  
Inspector

**Recipients:**

Elverta Turner, PO BOX 16785, MILWAUKEE, WI 53216

Daniel Turner, 3423 N. 49th St, MILWAUKEE, WI 53216

ELVERTA KAREN SPANN, PO BOX 16785 NKA ELVERTA KAREN TURNER, MILWAUKEE, WI 53216-6-0

**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 \$150.00 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.

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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#### 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 \$101.60 for the first reinspection, \$203.20 for the second and all subsequent reinspections. These fees include a 1.6% 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.

#### TRADUCCION EN ESPAÑOL

Si Ud, necesite 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, 728 N. James Lovell St., Milwaukee WI, 53233, 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.

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#### OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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

January 03, 2020  
Order #: ORD-19-07350

Department Copy  
MILWAUKEE, WI

Re: 3428 N 48TH ST

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

First reinspection \$177.80  
Second reinspection \$355.60  
All subsequent reinspections \$355.60

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 01/03/2020, we imposed a \$355.60 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.

**Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.**

**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 Candace Eubanks at 414-286-5158 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).

Candace Eubanks

Recipients

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**841 N. Broadway**  
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January 03, 2020  
Order #: ORD-19-07350

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Retaining Wall

## CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 3428 N 48TH ST, MILWAUKEE, WI 532163348

ORDER #

Original Inspection Date: 05/03/2019

ORD-19-07350

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
05/09/2019	Mailed Order(s) 1st Class.	FTHOMA
06/10/2019	CALLED ELVERTA K TURNER SPANN 4144424207 LEFT MESSAGE	CEUBAN
06/10/2019	Left message for E Karen Turner 414-339-5097 and sent an email nuttie62018@gmail.com.	CEUBAN
06/12/2019	Complainant called to know status if inspection is scheduled. I told complainant that there is one schedule for 6/21.	SSHERRI
06/13/2019	RI 6/26/19 including ORD-18-01504 roof	CEUBAN
06/13/2019	Mailed pre-reinspection fee letter first class.	BRANER
08/19/2019	RI Fail, no progress	CEUBAN
01/03/2020	RI Fail No Progress	CEUBAN
01/06/2020	Mailed reinspection fee letter 1st class.	KNIEVE
01/16/2020	Mailed reinspection fee letter 1st class.	KNIEVE
01/16/2020	6/27/19 RI Fail	CEUBAN
01/16/2020	Correction RI Fail 6/27/19 not 6/26/19	CEUBAN
01/17/2020	Returned to inspector for corrections	JKLOUD
02/04/2020	Appeal filed - ARAB #20-009	LBUEGE
02/05/2020	Ready for prep	JKLOUD
02/05/2020	Prepped for service.	NMPHILL
02/14/2020	2/10/2020 - Court 5/28/20 Br 1 - Service attempted	DKAGEL
02/17/2020	ARR scheduled for 5/28/2020 BR 1 - mailed	RWISNI

1/3/2020 = \$35560



Feb 25, 2020 at 9:55:17 AM



Roof

## CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 3428 N 48TH ST, MILWAUKEE, WI 532163348

ORDER #

Original Inspection Date: 02/05/2018

ORD-18-01504

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
02/07/2018	Order Sent First-Class Mail.	KWALLA
05/30/2018	Mailed Pre-reinspection Fee Letter(s) 1st Class.	CJROSAR
06/25/2019	Left message for E Karen Turner Spann 414-339-5097 and sent an email nuttie62018@gmail.com.	CEUBAN
06/26/2019	Karen Spann Turner 414-442-4207 left message, there has been progress on the property. Wants to schedule RI.	CEUBAN
08/19/2019	RI Fail, no progress.	CEUBAN
01/03/2020	RI Fail No Progress	CEUBAN
01/06/2020	Mailed reinspection fee letter first class.	BRANER
01/16/2020	7/11/19 RI Fail	CEUBAN
01/17/2020	Returned to inspector for corrections	JKLOUD
02/05/2020	Ready for prep	JKLOUD
02/14/2020	2/10/2020 - Court 5/28/20 Br 1 - Service attempted	DKAGEL
02/17/2020	ARR scheduled for 5/28/2020 BR 1 - mailed	RWISNI

1/3/2020 - \$177/80  
credit due one  
done 2/27/20

