

THIS NOTICE WAS DELIVERED BY CERTIFIED & REGULAR MAIL



VILLAGE OF FOX POINT

MILWAUKEE COUNTY  
WISCONSIN

PROPERTY MAINTENANCE  
COMPLIANCE NOTICE

VILLAGE HALL  
7200 N. SANTA MONICA BLVD.  
FOX POINT 53217-3505  
414-351-8900  
FAX 414-351-8909

Property Owner: Koblentz or

Date: 7/26/11

Address: 1011 E Spooner

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

**DESCRIPTION**

**COMMENTS/CODE REFERENCE**

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

*OK*

Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by \_\_\_\_\_. Please be advised that failure to comply with this notice will result in further action being taken by this department.

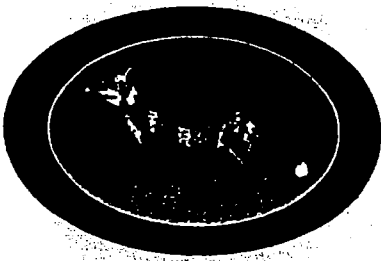
Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

**\*PLEASE BE AWARE THAT FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**

THIS NOTICE WAS DELIVERED BY CERTIFIED & REGULAR MAIL



VILLAGE OF FOX POINT

MILWAUKEE COUNTY  
WISCONSIN

PROPERTY MAINTENANCE  
COMPLIANCE NOTICE

VILLAGE HALL  
7200 N. SANTA MONICA BLVD.  
FOX POINT 53217-3505  
414-351-8900  
FAX 414-351-8909

Property Owner: Frederic M. Koblenzer

Date: July 31, 2009

Address: 1011 E. Spooner Rd.

The exterior of your property was inspected for code compliance. The inspection revealed the following item(s) of noncompliance:

**DESCRIPTION**

**COMMENTS/CODE REFERENCE**

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

I observed on July 31, 2009 that your grass is ~~6-7 inches~~ tall. This is a violation of Section 33.3(2) of the Village Code which limits grass height to four (4) inches.

Please bring your lawn into code compliance by August 17, 2009.

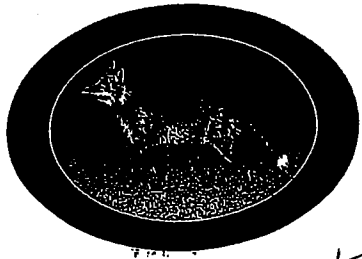
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by August 17, 2009. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

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VILLAGE OF FOX POINT

MILWAUKEE COUNTY  
WISCONSIN

VILLAGE HALL  
7200 N. SANTA MONICA BLVD.  
FOX POINT 53217-3505  
414-351-8900  
FAX 414-351-8909

PROPERTY MAINTENANCE  
COMPLIANCE NOTICE

Property Owner: Koblenzer

Date: 8/13/10

Address: 1011 E Spooner

The exterior of your property was inspected for code compliance. The inspection revealed the following items(s) of noncompliance:

DESCRIPTION

COMMENTS/CODE REFERENCE

- Fences
- Decks
- Retaining Walls
- Accessory Buildings
- Dwelling Exterior
- Litter
- Grass
- Dead Trees
- Exterior Storage
- Unenclosed Storage
- Other

*Ok*

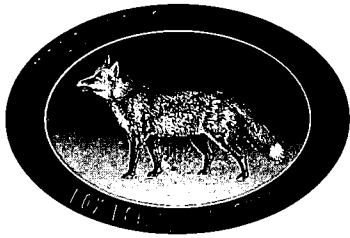
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by \_\_\_\_\_. Please be advised that failure to comply with this notice will result in further action being taken by this department.

Please feel free to contact me should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

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VILLAGE OF FOX POINT

MILWAUKEE COUNTY

WISCONSIN

VILLAGE HALL  
7200 N. SANTA MONICA BLVD.  
FOX POINT 53217-3505  
414-351-8900  
FAX 414-351-8909

VILLAGE OF FOX POINT  
PROPERTY MAINTENANCE  
COMPLIANCE NOTICE

Property Owner FREDERIC + JODINE KOBLENZER TRUST  
Address 1011 E. SPOONER RD

Date 14 JUN 02

The Village's goal is to inspect the exterior of all properties within the Village to ensure compliance with the Village's Property Maintenance Code. An inspection of your property has revealed that your property does not adhere to Village code in the following area(s):

<u>Description</u>	<u>Comments</u>
<input type="checkbox"/> Fences	ok SS
<input type="checkbox"/> Decks	
<input type="checkbox"/> Retaining Walls	
<input type="checkbox"/> Accessory Buildings	
<input type="checkbox"/> Dwelling Exterior	
<input type="checkbox"/> Litter	
<input type="checkbox"/> Grass	
<input type="checkbox"/> Dead Trees	
<input type="checkbox"/> Exterior Storage	
<input type="checkbox"/> Other	

Pursuant to section 33.7 of the Village code, the Village hereby requests that you bring the above referenced items into code compliance by \_\_\_\_\_. Please be aware that failure to comply with this notice will result in a citation to appear in municipal court.

Please feel free to contact the Village should you have any questions concerning this notice.

Sincerely,

Property Maintenance Inspector

SURVEY No. 93076 Ernst H. Kirchman, Inc. PLAT No. \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEERS

SURVEYORS

2673 North 28th Street  
MILWAUKEE 10, WIS.

Lot and Farms Surveyed in any Locality.  
Municipal Improvements.

Legal Descriptions

Surveys for Mortgage Loans,  
Subdivisions, Grading Estimates

Description: W Lot 3 and all except the West 27 feet Lot 4, Block 4,

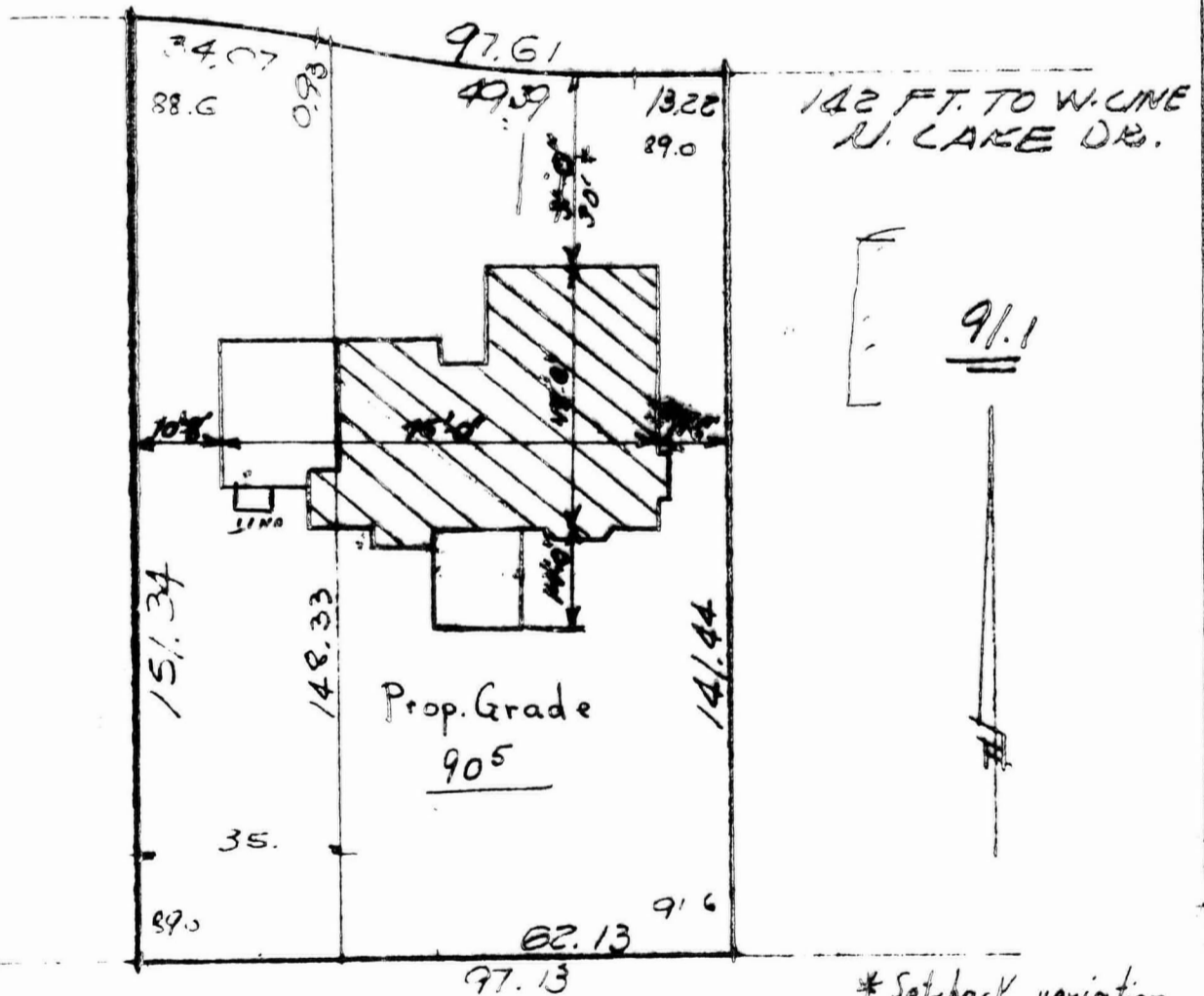
"FOX POINT TERRACE", SW 9-8-22, Village of Fox Point,  
Milwaukee County, Wis.,

EXC  
MSA

E. SPOONER ST.

89.6

87.5



\* Set-back variation  
allowed by Bd. of  
Appeals  
1/7/55

Survey Made for Walter C. Schroeder Co.,

Owner

State of Wisconsin }  
County of Milwaukee } S. S.

We hereby certify that we have made the above Survey.

House No. \_\_\_\_\_

Dated this 22nd day of November 19 54.

ERNST H. KIRCHMAN, INC.

Scale 1" : 30'

By [Signature]  
Prof. Eng.



059-0308  
6313109

THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between Nellie S. Lubenow, a  
single person

REGISTER'S OFFICE }  
Milwaukee County, WI }  
RECORDED AT 9 10 AM M

and Fredric M. Koblenzer and Jodiene D. Koblenzer,  
Husband and Wife

SEP 20 1989  
REEL 2370 IMAGE 1106

Walter Beyer REGISTER OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration  
conveys to Grantee the following described real estate in Milwaukee  
County, State of Wisconsin:

RETURN TO Fredric M. Koblenzer  
1011 E. Spooner Rd.  
Fox Point, WI 53117  
Tax Parcel No: 059-0308

Lot 3 and all except the West 27 feet of Lot 4, in Block 4 in Fox Point Terrace, being a Subdivision of a part of the South West 1/4 of Section 9, in Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, except the Northerly 5 feet thereof, dedicated to the Village of Fox Point.

TRANSFER  
\$ 534.00  
FEE

NAME CHANGE

6313109  
RECORD 4.00  
RTX 534.00

This is homestead property.  
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;  
And  
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants, and general taxes levied in the year of closing and will warrant and defend the same.

Dated this 14 day of September, 1989.  
(SEAL) Nellie S. Lubenow (SEAL)  
(SEAL) Nellie S. Lubenow (SEAL)

AUTHENTICATION

Signature(s) Nellie S. Lubenow

ACKNOWLEDGMENT

STATE OF WISCONSIN }  
County. } ss.

authenticated this 14 day of September, 1989.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ the above named

Ralph von Briesen  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not authorized by § 706.06, Wis. Stats.)

to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

Scott A. Farrow  
von Briesen & Purcell, S.C.  
(Signatures may be authenticated or acknowledged. Both are not necessary.)

Notary Public \_\_\_\_\_ County, Wis.  
My Commission is permanent. (If not, state expiration date: \_\_\_\_\_, 19\_\_\_\_.)

\*Names of persons signing in any capacity should be typed or printed below their signatures.

19-

13137

Acc

19 -

REEL 1555 IMAG 446 1011 E. Spooner Rd

059-0308

NAME CHANGE

STATE OF WISCONSIN    CIRCUIT COURT    MILWAUKEE COUNTY    PROBATE JURISDICTION

IN THE MATTER OF THE ESTATE OF  
Charles W. Lubenow  
Decedent

File No. 506-868

**FILED**  
20 JUL 27 1983 20  
CIRCUIT COURT  
MILWAUKEE COUNTY

*NO*

PETITION for final settlement of this estate having been heard, and the petitioner having appeared ~~in~~  
~~person~~ by attorney, ~~xxx~~

And on all evidence, records and proceedings herein, the Court finds that:

1. The petition came on for hearing (upon ~~XXXXXX~~ (waiver ~~XXXXXX~~) as provided by law to all persons entitled to notice;
2. Notice has been published for determination of the heirs of the decedent;
3. The expenses of administration, funeral, last sickness, and the claims against the estate have been paid: the certificate of the Department of Revenue is on file and there is no unpaid income tax; the certificate determining inheritance tax is on file herein;
4. The decedent died seized of the following real property in joint tenancy with  
Nellie S. Lubenow who survived decedent:

Lot 3 and all except the West 27 feet of Lot 4, in Block 4 in Fox Point Terrace, being a Subdivision of a part of the South West 1/4 of Section 9, in Township 8 North, Range 22 East, in the Village of Fox Point, County of Milwaukee, State of Wisconsin, except the Northerly 5 feet thereof, dedicated to the Village of Fox Point.

5. The decedent at the time of death owned personal property in joint tenancy as set forth in the inventory on file.

DOC # 5641492 #  
RECORD 10.00  
B CASH B 10.00  
#26724 C001 R01 T13:51  
AUG 8 83

7. The net probate income is \$ 31,035.26, of which \$ all has

been distributed. (Complete if required by S. 701.20(4)(b)).

5641492

REGISTER'S OFFICE  
Milwaukee County, Wis. } ss  
RECORDED AT - 1:50 PM

\*Strike as appropriate.

AUG - 8 1983 *446 to*

REEL 1555 IMAG 449 8 003 27  
*Walter Cuyah* REGISTER OF DEEDS





IT IS FURTHER ADJUDGED THAT

All accounts of the personal representative on file are approved.

The property described at finding No. 8 is assigned as follows:

A - None

B - None

C - 1. To Nellie S. Lubenow per clause III:

Cash bequest	10,000.00
Oldsmobile per Inventory	1,000.00
Other tangible personal property per Inventory	400.00
Coin collection per Supplemental Inventory	180.60

2. To The Marine Trust Co., as trustee of:

a. The Nellie S. Lubenow Trust	36,198.21
b. The Lubenow Family Trust	254,634.90
	<u>\$302,413.71</u>

The interest of the decedent as joint tenant in real and personal property terminated at death.

~~There is no interest in the real and personal property of the decedent as joint tenant in real and personal property terminated at death.~~

Dated July 27 1983

By the Court,

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Circuit Judge

von Briesen & Redmond, S.C.  
Attorney  
 757 N. Broadway  
 Milwaukee, Wisconsin 53202  
Address

Recorded on Reel \_\_\_\_\_ Image \_\_\_\_\_

I, ROBERT R. KNOLL, Register in Probate of the Circuit Court of Milwaukee County, do hereby certify that I have compared the annexed copy of the Final Judgment in the Matter of the Estate of Charles W. Lubenow, deceased.

With the original thereof on file and of record in the Office of the Register in Probate of said Circuit Court, and that the same is true and correct copy thereof, and of the whole thereof.

That the Letters, if any, certified to herein are unrevoked and in force as of this date.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Circuit Court,

this 3rd day of July, A.D., 19 83

Robert R. Knoll  
Register in Probate



Certificate	3.00
Copy	.50
Comparison	3.00
Total	6.00

10.00  
2437 AG

JUL-27 1983 506 000 B -- CC 6.00

VILLAGE OF FOX POINT  
MILWAUKEE COUNTY, WISCONSIN

Rec # 20442  
8-11-64  
No. 2185-2  
2.00  
C.H.

2174  
103  
1051

APPLICATION FOR HEATING PERMIT

TO THE BUILDING INSPECTION DEPARTMENT:

The undersigned hereby applies for a permit to install, in accordance with the information tabulated hereafter,

Winter Air Conditioner

Fuel:  Gas  Oil  Coal  Elect. : Other \_\_\_\_\_

Type: \_\_\_\_\_  
Forced Air, Radiant, Baseboard, Etc.

Desc. of Heating Plant \_\_\_\_\_

Vented to \_\_\_\_\_

Fuel Tank  : \_\_\_\_\_  
Size Location

Summer Air Conditioner

Size 3 (Ton, H.P.)

Coolant air

Compressor Coolant: Air ; Water ;

If Water Cooled:

Source of Water \_\_\_\_\_

Discharged to \_\_\_\_\_

Remarks Install 3 ton air cooled  
summer air cond.

The undersigned acknowledges that he is familiar with Ordinance No. 261, and all amendments thereto and that the work described herewith shall conform in all respects to said ordinances and all other ordinances of the Village of Fox Point, and laws of the State of Wisconsin. Any variations of the above may cause immediate revocation of the permit, if granted.

Owner Chas W. Subenow

Address of Work 1011 E. Spooner Rd

Lot

Block

Subdivision

Contractor Auer Htg + Air Cond

Address 3200 W. Green Bay Ave Phone 4020564

Approved:

8-10-64

Peter H. Engelhardt  
Signed

8-8-1964  
Date



## Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

### ***Important Reminders:***

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**

PS Form 3800, August 2006 (Reverse) PSN 7530-02-000-9047

U.S. Postal Service™

# CERTIFIED MAIL™ RECEIPT

*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)®

## OFFICIAL USE

Postage	\$ .44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54

Postmark  
Here

Sent To

Street, Apt. No.;  
or PO Box No.

City, State, ZIP+4

Frederic M. Koblenzer  
1011 E. Spooner Rd  
FR

7006 1830 0004 2402 7271

SURVEY No. 93076 Ernst H. Kirchman, Inc. PLAT No. \_\_\_\_\_

REGISTERED PROFESSIONAL ENGINEERS

HI ltop 2-2487

SURVEYORS

2673 North 28th Street  
MILWAUKEE 10, WIS.

Lots and Farms Surveyed in any Locality.  
Municipal Improvements.

Legal Descriptions

Surveys for Mortgage Loans,  
Subdivisions, Grading Estimates.

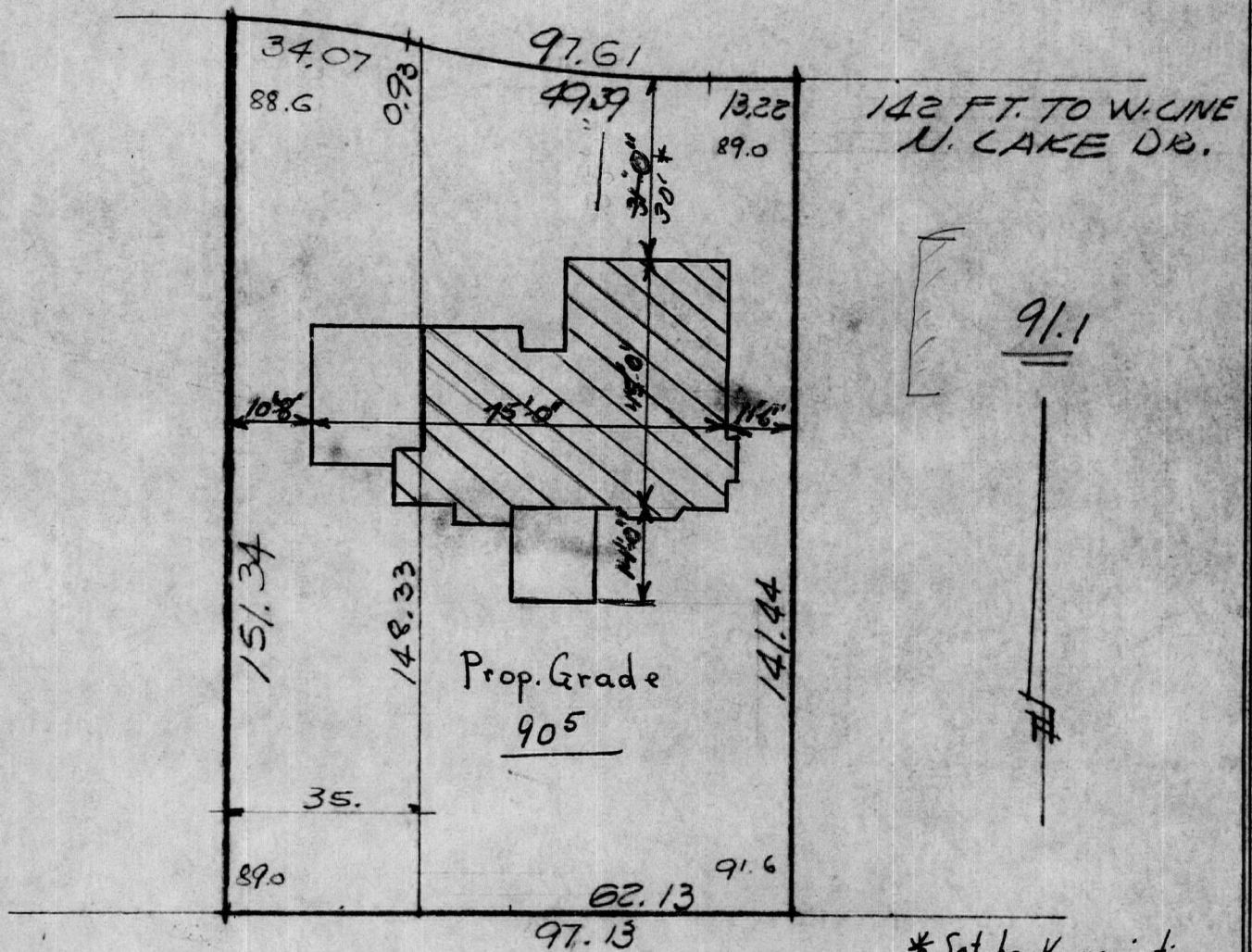
Description Lot 3 and all except the West 27 feet Lot 4, Block 4,

"FOX POINT TERRACE", SW 9-8-22, Village of Fox Point,  
Milwaukee County, Wis.,

E. SPOONER ST.

89.6

89.5



\* Set-back variation  
allowed by Bd. of  
Appeals  
1/7/55

Survey Made for Walter C. Schroeder Co.,

Owner

State of Wisconsin }  
County of Milwaukee } S. S.

We hereby certify that we have made the above Survey.

House No. \_\_\_\_\_

Dated this 22nd day of November 19 54.

Scale 1" : 30'

ERNST H. KIRCHMAN, INC.

By

*[Signature]*  
Prof. Eng.



FPT

BLK #4

1011 E SPOONER

LOTS #3 & 4 EXCL. W 27'

all of Lot 3, & Lot 4 excl. W. 27'  
Block 4

Fox Point Terrace

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frederic M. Koblenzer  
 1011 E. Spooner Rd  
 Fox Point, WI 53217

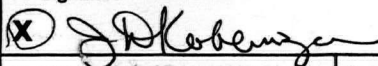
2. Article Number

(Transfer from service label)

7008 1830 0004 2402 7271

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

 
 Agent Addressee

B. Received by (Printed Name)

J.D. Koblenzer

C. Date of Delivery

1 Aug 09

D. Is delivery address different from item 1?

 Yes

If YES, enter delivery address below:

 No

3. Service Type

 Certified Mail Express Mail Registered Return Receipt for Merchandise Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee)

 Yes

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

*Village of Fox Point  
7200 North Santa Monica Blvd.  
Fox Point, WI 53217*

*JG*