

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: Lambert

Date: 8/17/11

Address: 432 W Dean 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

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.**



DOC.# 09777085

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 08/06/2009 03:35PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 11.00

FEE EXEMPT 77.25 #: 0

TRANSFER FEE: 690.00

RECORDING

Return to

TIMOTHY J LAMBERT

432 WEST DEAN ROAD

FOX POINT, WI 53217

Parcel Identification Number (PIN) 053-1002

Lot 2, in Fox Croft Highlands, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 8, in Township 8 North, Range 22 East, in the Village of Fox Point, Milwaukee County, Wisconsin

This is homestead property

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year hereof, and will warrant and defend the same.

Dated this 13 day of July, 2009

Gary M. Winkelmann
*Gary M. Winkelmann

Monica A. Winkelmann
*Monica A. Winkelmann

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 20____

* _____
TITLE MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY
Mark Reel

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Milwaukee County)

Personally came before me this 13
day of July, 2009 the above named
Gary M. Winkelmann and Monica A.
Winkelmann to me known to be the person(s)
who executed the foregoing instrument and
acknowledge the same

Kenneth E. Michaels
* Kenneth E. Michaels

Notary Public, Milwaukee County, Wis
My Commission is permanent (If not state
expiration date 3/31/2011)



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

STATE BAR OF WISCONSIN
FORM No 1 - 2003



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: Winkelman

Date: 8/18/09

Address: 432 W Dean 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

jh

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.**

INSPECTION DEPARTMENT
VILLAGE OF FOX POINT
7200 N. SANTA MONICA BOULEVARD
FOX POINT, WI 53217

NON COMPLIANCE NOTICE

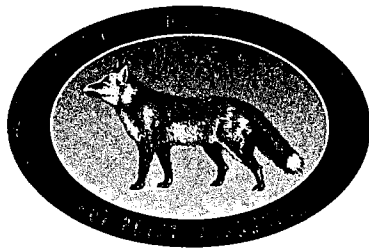
August 25, 2008

Issued to: Gary Winkelmann

Address: 432 W. Dean Road

An inspection of the premises located at 432 W. Dean Road. discloses noncompliance with Codes or Ordinances of the Village of Fox Point as hereinafter listed:

- ① Please provide a code compliant firewall between the house and attached garage. Also, please properly close all openings in the garage firewall.
2. Please provide a code compliant door/jamb assembly for the service door located in your garage firewall as required by code.
3. Please provide backflow protection for all exterior hose bibs and laundry tub faucets.
- ④ Please obtain an electrical permit for the electrical work that was done at your home (i.e. bathroom remodeling project, basement recreation room, kitchen outlet replacements, etc.) Also, please submit documentation from your electrician showing that this work was done in accordance with code.
- ⑤ Please properly remove your exterior fence as required by Village Code (Ref. FPC 14.07(2)(c)(1)&(7)). *will remove*
- ⑥ Please provide a code compliant stairway for the exterior deck. (Ref. FPC 30.51(4)(f)).
- ⑦ Please provide Ground-Fault Circuit Interrupter (GFCI) protection for your kitchen countertop & bathroom electrical outlets as per Section 406.3(D) of the National Electrical Code.
- ⑧ Please properly ground all electrical outlets as required by code.
- ⑨ Please properly remove the exterior shed as required by Village Code. (Ref. FPC 30.05(1) & 30.43(1)(c)).
- ⑩ The dishwashing machine must discharge into the sanitary sewer by "means" of a code compliant air-gap or air-break assembly.
- ⑪ The kitchen sink and garage disposal unit must be provide with code compliant traps.
- ⑫ Please properly abandon your private well as required by Village Code (Ref. FPC 12.23).
- ⑬ Please properly protect all non-metallic cable as required by Village Code. (Ref. FPC 13.17 (c)).



VILLAGE OF FOX POINT
MILWAUKEE COUNTY
WISCONSIN
VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

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

Property Owner: Winkelmon
Address: 932 W Dear Rd

Date 10/6/08

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 WILL RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



VILLAGE OF FOX POINT

MILWAUKEE COUNTY
WISCONSIN

VILLAGE OF FOX POINT
PROPERTY MAINTENANCE
COMPLIANCE NOTICE

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

Property Owner: Winkelmann
Address: 432 W. Dean Rd

Date 9-15-06

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

Cannot see from Rd.

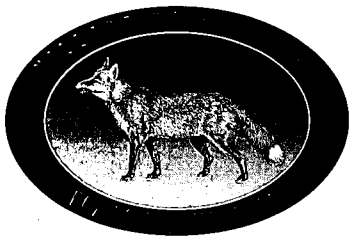
Pursuant to Chapter 33 of the Village code, the Village is hereby requiring you bring the above items into code compliance by _____. Please be advised that failure to comply with this notice will result in further action being taken by this department.

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 WILL RESULT IN THE VILLAGE ARRANGING TO HAVE THIS WORK DONE, AT YOUR EXPENSE, PURSUANT TO SECTION 33.8(1)(d) OF THE VILLAGE CODE.**



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 GARY + MONICA WINKELMANN
Address 432 WADEAN RD

Date 12 Aug 2002

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
<input type="checkbox"/> Decks	JS
<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

5278981

REGISTER'S OFFICE
Milwaukee County, Wis. } SS
RECORDED AT 15 AMDEC 22 1978
REEL 1171 IMAGE 1465W. V. Wagner
REGISTER OF DEEDSThis Deed, made between ANNE V. WAGNER, widow
and unremarried
Grantor
and EQUITY GUARANTEE CORP.
Grantee,Witnesseth, That the said Grantor, for a valuable consideration One
Dollar and other good and valuable consideration
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:Lot 2, in Fox Croft Highlands, being a
Subdivision of the South West 1/4 of the
North East 1/4 of Section 8, in Township 8
North, Range 22 East, in the Village of Fox
Point.RETURN TO Robedeaux, Inc.
6101 W. Vliet St.
Milwaukee, WI 53213

Tax Key No. 053-1002-000

432 W. Dean Rd.

TRANSFER
\$ 631.⁰⁰
FEP

6101 W. VLIET ST.

ROY SCHOLTKA

DOC # 5278981 #
RECORD 2.00
RTX 63.70This is homestead property.
(is) (is not)Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Anne V. Wagnerwarrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except ing:
Municipal and Zoning Ordinances and Recorded Easements for Public
Utilities and Recorded Building Restrictions
and will warrant and defend the same.

Dated this 21st day of December, 1978.

(SEAL)

Anne V. Wagner (SEAL)

Anne V. Wagner

(SEAL)

(SEAL)

AUTHENTICATION

Signatures authenticated this day of
1978.TITLE: MEMBER STATE BAR OF WISCONSIN
(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Clifford A. Robedeaux

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County, } AS.

Personally came before me, this 21st day of
December 1978 the above named
Anne V. Wagnerto me known to be the person who executed the
foregoing instrument and acknowledge the same.Notary Public
My Commission is permanent. (If not, state expiration
date: April 19, 1981.)

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

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No.1 — 1977Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis. (Job 83291)

4448R.

REC-20C
#63-51
5294686 LT DAREC
91302
91303
MAR-8-79
MAR-8-79

DOCUMENT NO.

REEL 1187 MAR 1798

STATE BAR OF WISCONSIN -- FORM 2
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

EQUITY GUARANTEE CORP.

conveys and warrants to GARY M. WINKELMANN and MONICA A. WINKELMANN, husband and wife

the following described real estate in Milwaukee County, State of Wisconsin:

Lot 2, in Fox Croft Highlands, being a Subdivision of the Southwest 1/4 of the Northeast 1/4 of Section 8, in Township 8 North, Range 22 East, in the Village of Fox Point.

5294686

REGISTER'S OFFICE } ss
Milwaukee County, WI
RECORDED AT 11:30 AM

MAR 8 - 1979
REEL 1187 IMAGE 1798
REGISTER
DEEDS

RETURN TO
Mr. & Mrs. Gary Winkelmann
432 W. Dean Rd. Fox Point, WI
53217

Tax Key No. 053-1002-000

TRANSFER
\$63.50
FEE

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

Exception to warranties: Municipal and Zoning Ordinances and Recorded Easements for Public Utilities and Recorded Building Restrictions

Dated this 28th day of February, 19 79

Clifford A. Robedeaux (SEAL)
Clifford A. Robedeaux, President
(SEAL)

Charles L. Rushman (SEAL)
Charles L. Rushman, Vice President
(SEAL)

AUTHENTICATION

Signatures authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Clifford A. Robedeaux

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee County, ss.

Personally came before me, this 28th day of February 1979 the above named Clifford A. Robedeaux, President and Charles L. Rushman, Vice President

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

Shirley A. Underberg
Shirley A. Underberg

Notary Public Milwaukee County, Wis.
My Commission is permanent. (If not, state expiration date: September 28, 1980)

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

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 2 - 1977

Wisconsin Legal Blank Co. Inc.
Milwaukee, Wis. (Job 2706)

4448k

**APPLICATION FOR TRANSFER OF JOINT
PROPERTY TO SURVIVING JOINT TENANT**
(Section 867.045, Wisconsin Statutes)

REGISTER'S OFFICE
Milwaukee County, Wis. } SS
RECORDED AT 4 10 PM
on

JUL 31 1978

File Application and \$10 Fee with Register of Deeds

DOES THE PROPERTY LISTED BELOW CONSTITUTE ALL OF
THE PROPERTY IN WHICH THE DECEDENT OWNED ANY
INTEREST AT THE DATE OF HIS DEATH? ☐ YES ☒ NO REGISTER OF DEEDS

Reel 1133 Image 1182

Walter C. Buehl

DOC #

5237142 #

Decedent Adolph P. Wagner	Date of Death 12-7-77	Social Security Number 388-09-4808	10.00
Address of Decedent at Date of Death 432 W. Dean Rd.	City Milwaukee	State WI	Zip Code 53217
Surviving Joint Tenant(s) and Relationships to Decedent Anne V. Wagner, Surviving Spouse	Address of One Surviving Joint Tenant (indicate tenant) 432 W. Dean Rd. Milwaukee, WI 53217		

1. Stocks, bonds, savings and checking accounts. List separately giving certificate and account numbers (if more space is needed, attach schedule).

Bay Federal Savings and Loan Association
500 W. Brown Deer Rd., Milwaukee, WI 53217
Savings Account

Serial or Account Number	Full Value at Date of Death
--------------------------	-----------------------------

B-17741-01	11,207.34
------------	-----------

Residence at 432 W. Dean Rd., Milwaukee, WI 53217
"Lot numbered Two (2) in Fox Croft Highlands, being a Subdivision of the South West One-quarter (SW 1/4) of the North East One-quarter (NE 1/4) of Section numbered Eight North of Range numbered Twenty-two (22) East in the Village of Fox Point, County of Milwaukee, State of Wisconsin"

\$ 11,207.34

Total Value			
2. Real Estate	Assessed Valuation 10,170.	Equalized Value 37,666. (1976-28%)	Recording Data Doc. #2968648
	Assessed Valuation	Equalized Value	Recording Data Vol. 2789, Page 524
	Assessed Valuation	Equalized Value	Recording Data

DECLARATION

It is declared that on the date of death the above-named decedent and I (we) were joint tenants; that this application is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes and does not release any tax liabilities.

SIGN HERE ☒ Surviving Joint Tenant Signatures (all tenants must sign)

Date

6/1/78

Sworn to before me on 6/1/78

I certify that I have mailed or delivered copies of this application as provided in s. 867.045 (3) Wis. Stats. on

George S. Raithel

JUL 31, 1978

County of **Milwaukee****George S. Raithel** permanent commission

This application was drafted by (print or type name)

5856 N. Port Washington Rd., Milwaukee, WI 53217

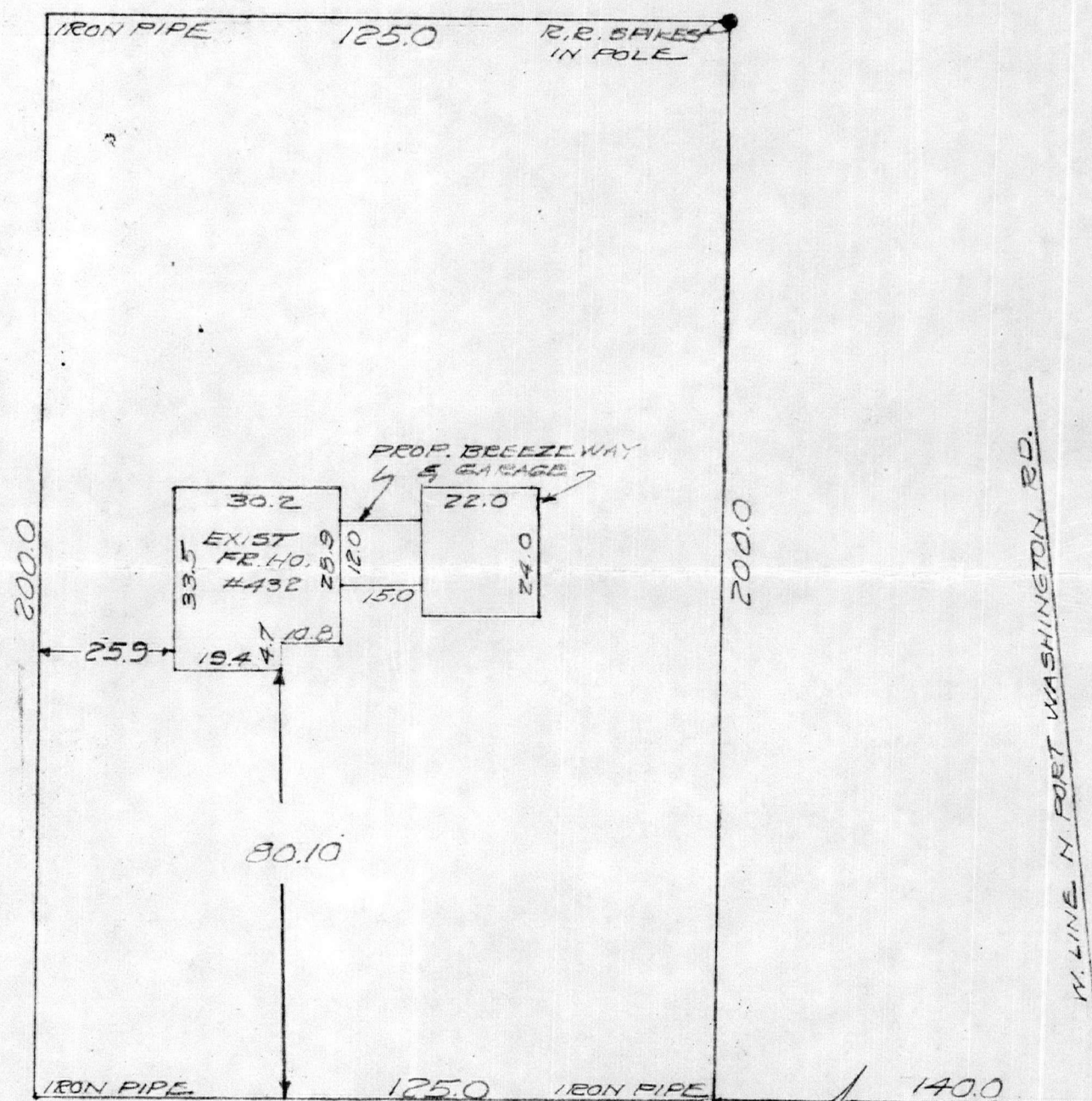
10.00

HT-110 (R. 3-77)

ORIGINAL

PLAT OF SURVEY

OF PROPERTY OF

Adolph Wagnerdescribed as follows: Lot 2, Foxcroft Highlands in the NE¹ of Section 8-8-22 in the Village of Fox Point.W. DEAN RD.

NO WALK OR CURB.

30 FT BLACKTOP PAVEMENT.

SCALE 1"=30 FT.

H. C. WEBSTER & SON

739 NORTH SECOND STREET MILWAUKEE, WIS.

DONALD W. WEBSTER
REGISTERED CIVIL ENGINEERASSOCIATE
ROY J. CHARMOCK

AFFIDAVIT:

I hereby certify that I have made a survey on
March 26, 1957, and that the location
of the above Building on above described
property is correctly shown on the above plat.STATE OF WISCONSIN
COUNTY OF MILWAUKEE }I, D. W. WEBSTER, Surveyor, do hereby certify that I
have made a survey of the above described property and that
the above plat is a true representation of said survey.Milwaukee, Wis. March 26, 1957

For Capt Highlands

Tab 2

FC H
LOT #2
432 W DEAN RD

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT*(Domestic Mail Only; No Insurance Coverage Provided)*For delivery information visit our website at www.usps.com®**OFFICIAL USE**

Postage	\$.46 ⁵
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.46 ⁵

Mailed on
6/1/16Postmark
Here

Sue

Sent To

CHRISTOPHER D MARTIN
8424 N FOX CROFT LANE
FOX POINT WI 53217

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

City, State, ZIP+4

7012 3460 0002 3585 0985

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