

AR 22221



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

Inspection Date
07/19/2022
ORD-22-09463

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 1334 S 9TH ST

Taxkey #: 432-0103-100

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.

ok
Y.A.
1/8

Correct By Date: 10/28/2022

1) 275-32.3 Replace defective bricks or blocks in exterior wall.
Porch on North side of building

Correct By Date: 10/28/2022

2) 275-32.3 Replace missing bricks or blocks in exterior wall.
Porch on North side of building

Correct By Date: 10/28/2022

3) 275-32.3 Replace mortar missing from exterior wall (tuckpoint).
Porch on North side of building

Correct By Date: 10/28/2022

4) 275-32.4.a Restore exterior basement door assembly to a rodentproof condition.
North side of building

Correct By Date: 10/28/2022

5) 275-32.3.h Repair or replace defective handrail on porch steps.
South side of building

Correct By Date: 10/28/2022

6) 275-32.6 Connect downspout to receiver and seal connection.
South side of building

Correct By Date: 10/28/2022

7) 275-42.4 Provide at least one window screen for all openable windows required for ventilation. In any rental dwelling unit, every openable window shall have a window screen.

Correct By Date: 10/28/2022

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

8) 275-32.4.a Repair or replace defective window screens.

For any additional information, please phone Inspector **Yair Agosto** at **414-286-2269** or **yagosto@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.

Per Commissioner of Neighborhood Services By -

Yair Agosto
Inspector

Recipients:

QUAN LI, 4375 HIGHFIELD CT, BROOKFIELD, WI 5

FUSION DEVELOPMENTS 1334 LLC, QUAN LI (RA) 4375 HIGHFIELD CT, BROOKFIELD, WI 53045

FUSION DEVELOPMENTS 1334 LLC, 4375 HIGHFIELD CT, BROOKFIELD, WI 53045

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

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 414 286-2543.

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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

the final reinspection when compliance is recorded. **The fee is \$177.80 for the first reinspection, \$355.60 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

1334 S 9th St.



Y. Agosto

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Y. Agosto

Wisconsin Department of Financial Institutions

Strengthening Wisconsin's Financial Future

Search for:

FUSION DEVELOPMENTS 1334 LLC

Search Records

[Search](#)
[Advanced Search](#)
[Name Availability](#)

Corporate Records

Result of lookup for F068987 (at 7/21/2022 12:16 PM)

FUSION DEVELOPMENTS 1334 LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID F068987

Registered Effective Date 03/20/2022

Period of Existence PER

Status Organized [Request a Certificate of Status](#)

Status Date 03/20/2022

Entity Type Domestic Limited Liability Company

Annual Report Requirements Limited Liability Companies are required to file an Annual Report under s. 183.0120, WI Statutes.

Addresses

Registered Agent Office
QUAN LI
4375 HIGHFIELD CT
BROOKFIELD , WI 53045

[File a Registered Agent/Office Update Form](#)

Principal Office

Historical Information

Annual Reports None

Certificates of Newly-elected Officers/Directors None

Old Names None

Chronology

Effective Date	Transaction	Filed Date	Description
03/20/2022	Organized	03/20/2022	E-Form

[Order a Document Copy](#)

Property: **1336-1338 S 9TH ST MILWAUKEE, WI**

Owner	Info
FUSION DEVELOPMENTS 1334 LLC	Taxkey: 4320103100
	Land Use: 8830
	Lot Size: 3000.00000
4375 HIGHFIELD CT	Year Built: 1900
BROOKFIELD WI,53045	Commercial Units: 0
	Residential Units: 4
	Conveyance Date: 2022-04-04
	Conveyance Type: QC
	Name Change: 2022-06-23
	Zoning: RM5

Latest Property Registration Information

Date Registration Received: 2022-03-08
Link to ACA Registration: [MREC-22-01337](#)

Type	Name	Phone	Address	Email
Authorized Contact Person	QUAN LI	2622830988	4375 HIGHFIELD CT BROOKFIELD,WI 5	
Registration Owner	QUAN LI	2622830988	4375 HIGHFIELD CT BROOKFIELD,WI 5	

Showing 1 to 2 of 2 entries



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

November 09, 2022
Order #: ORD-22-09463

Department Copy
MILWAUKEE, WI

Re: 1334 S 9TH 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 11/08/2022, we imposed a \$177.80 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2023 will automatically be assessed to your 2023 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 Yair Agosto at 414-286-3676 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.

Yair Agosto

Recipients

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QUAN LI, 4375 HIGHFIELD CT, BROOKFIELD WI 5
FUSION DEVELOPMENTS 1334 LLC, QUAN LI (RA), 4375 HIGHFIELD CT, BROOKFIELD WI 53045



CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 1334 S 9TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 07/19/2022

ORD-22-09463

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
07/21/2022	An inspection on 7/19/22 by Inspector Agosto verified the complaint. Order issued.	YAGOSTO
07/22/2022	ORDERS MAILED 1ST CLASS	LBUEGE
10/05/2022	Called Quan Li at 262-283-0988 per Property Summary Record. No answer, left voicemail.	YAGOSTO
10/05/2022	No other numbers found. Pre Re-inspection letter sent.	YAGOSTO
10/05/2022	Received a call from Patrick, property manager 262-283-0980, confirmed receipt of orders. Advised that they would complete the work by the due date. Pre Re-inspection letters not mailed.	YAGOSTO
10/05/2022	Patrick O'connell 262-241-8677 Quan Li 262-283-0988	YAGOSTO
11/09/2022	Fail-An inspection on 11/8/22 by Inspector Agosto found violations remain. Re-inspection fee letter sent. Re-inspect.	YAGOSTO
11/10/2022	MAILED REINSPECTION LETTER	LBUEGE
11/23/2022	Received message from Linda concerning appeal, responded back that I won't settle. Responded to email forwarded from Yair from Patrick that an appeal has been filed and I would be out to assess property. Stopped by property took pictures.	KGARBI