



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

Inspection Date  
10/22/2025  
ORD-25-14772

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

Re: 2311 N SHERMAN BL

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THIS PROPERTY IS DESIGNATED AS A HISTORIC BUILDING UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE. PRIOR TO MAKING ANY REPAIRS YOU MUST CONTACT THE HISTORIC PRESERVATION COMMISSION AT 286-5712 TO DETERMINE WHETHER ANY SPECIAL CONDITIONS APPLY.

Taxkey #: 328-0510-000

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.

**Correct By Date: 12/02/2025**

1 ) 320-21-11.a Certificate required. No person or entity shall alter, reconstruct, or rehabilitate any part of the exterior of a historic structure or improvement on a historic site unless a Certificate of Appropriateness has been issued by the Historic Preservation Commission.

YOU ARE DIRECTED TO OBTAIN A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS OR CONSTRUCTION. CONTACT THE HISTORIC PRESERVATION COMMISSION AT (414) 286-5712 FOR INFORMATION ON OBTAINING THE REQUIRED CERTIFICATE OF APPROPRIATENESS.

APPLIES TO WINDOW INSTALLATION THROUGHOUT THE PROPERTY.

For any additional information, please phone Inspector **Matthew Jenrich** at 414-286-5459 or **MJENRI@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 -

*Matthew Jenrich*  
Inspector

**Recipients:**

RUTHIE L JINES, 2311 N. SHERMAN BLVD., MILWAUKEE, WI 53210  
MICHAEL JINES, 2311 N. SHERMAN BLVD., MILWAUKEE, WI 53210  
RUTHIE L JINES, 2311 N SHERMAN BLVD MICHAEL JINES, MILWAUKEE, WI 53210

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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#### 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 the final reinspection when compliance is recorded. **The fee is \$254.00 for the first reinspection, \$508.00 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) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

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#### OFFICIAL NOTICE OF VIOLATION

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LUS HMOOBYog 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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Print Date: 10/24/2025, 1:52:58 PM

Property: **2311-2311 N SHERMAN BL MILWAUKEE, WI**

Owner	Info	
RUTHIE L JINES	Taxkey:	3280510000
MICHAEL JINES	Land Use:	8810
	Lot Size:	6144
2311 N SHERMAN BLVD	Year Built:	1912
MILWAUKEE WI,53210	Commercial Units:	
	Residential Units:	1
	Conveyance Date:	2007-05-18
	Conveyance Type:	QC
	Name Change:	2015-03-17
	Zoning	RT3

Latest Property Registration Information

Date Registration Received: 2001-06-22  
Link to ACA Registration: [MREC-01-059632-H](#)

Type	Name	Phone	Address	Email
Authorized Agent	STEPHEN P DUTTON	4143839484 4144451630	2901 MADISON STREET WAUKESHA,WI 53188	
Operator	STEPHEN P DUTTON	4143839484 4144451630	2901 MADISON STREET WAUKESHA,WI 53188	
Preferred Contact	STEPHEN P DUTTON	4143839484 4144451630	2901 MADISON STREET WAUKESHA,WI 53188	
Registration Owner	COMMUNITY VILLAGE LIMITED	414 4144451630	ATTN: STEPHEN P ADAMS (RA) 4113 W NORTH AV MILWAUKEE,WI 53208	

Showing 1 to 4 of 4 entries

ENF-2025-30810 - Zoning Violation

Menu Reports Help

File Date: 09/17/2025  
Application Status: Open  
Description of Work: Historic home windows just replaced with vinyl. No COA  
Case Type: Special Enforcement Case  
Address: 2311 - 2311 N SHERMAN BL, MILWAUKEE, WI 532102945  
Owner Name: RUTHIE L JINES  
Parcel No: 3280510000  
Application Name: Zoning Violation

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary
	Kay Weisman		Complainant	Complainant		

Custom Fields:	GENERAL					
	2025 Flood		Request ID			MPR
						8810
	ENF_CPT_TD		Priority			Prior
	Source		Case Type			Com
	Emergency		Confidential Status			Alde
						15
	Inspection District		Fire District			Polic
	785		5			3
	Source2		Image			Side
	DNS Referring Section		Other City Department			ASR
	DNS Section Assigned		CDBG			CDB
COMPLAINT TYPE						
	Signs		BOZA Expiration			Lice
	Zoning		MPD			Illeg:
	Illegal Occupancy and Use		BPIP			Exte
	Interior Maintenance		No Heat			Vehi
	Special Landlord		Historic Preservation			Nuis
ASSESS SCRIPT						
	Apply void		Void fee item			
CRM INFO						
	Request Type		Location			
	Zoning Violation		2311 N SHERMAN BL, MILWAUKEE, WI, 53210-2945			

CASE HISTORY											
Change By	Change Date	Changed Comment	Changed Complaint	Changed Response	District	DSS	Status	Complaint Status	Create date	Create time	E

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Investigation	Matthew Jenrich			

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Case Comments:	View ID	Comment	Date
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Total Fine Assessed: \$0.00

Total Fine Invoiced: \$0.00

Balance: \$0.00

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Violation:	Violation Text
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Initiated by Product: EMSE



INSP. JENRICH



2311 N. SHERMAN BLVD COA

INSP. JENRICH

Original  
Windows



Vinyl  
Windows



2311 N. SHERMAN BLVD COA



INSP. JENRICH



2311 N. SHERMAN BLVD COA



INSP. JENRICH



2311 N. SHERMAN BLVD COA