



Department of Neighborhood Services
Inspectional Services for health, safety and neighborhood improvement

January 12, 2026

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

IDEAL COACH, LLC
1809 E BROADWAY LLC
SUITE 303
OVIEDO, FL 032765

Record ID # GBGCO-25-04780

Re: 403 N 61ST ST

TAXKEY #: 4050129000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 403 N 61ST ST. You failed to do so within the time prescribed in the order so the City corrected the violation.

The cost to correct the nuisance was \$1,105.24. This fee includes a 1.6% training and technology surcharge. As indicated in the original order, this charge if unpaid will be placed on the property tax bill. If you wish to pay this amount rather than to have it appear on your tax bill, you may do so before September 15, 2026 at this address or pay online at <http://milwaukee.gov/lmsPay>:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Room 105
Milwaukee, WI 53202

Checks should be made payable to the City of Milwaukee for the amount listed above. Please enclose a copy of this notice with your payment.

If you have any questions or feel this letter was issued in error, please call 414-286-5771 to have this matter reviewed. A review does not extend the time to appeal.

If you wish to formally 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 to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Recipients:

IDEAL COACH, LLC, 1809 E BROADWAY LLC SUITE 303, OVIEDO, FL 032765

JOSE TORRES, 1809 E BROADWAY ST SUITE 303, OVIEDO, FL 32765

IDEAL COACH LLC, 1809 E BROADWAY ST STE#303 STE 1141-201, OVIEDO, FL 32765



403 N 61st St



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44 yards of debris removed

967.83 contractor fee

120.00 admin fee

17.41 IT fee

1105.24 total



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

119

Re: 403 N 61ST ST

Taxkey #: 405-0129-000

SOLID WASTE VIOLATION
IMPORTANT NOTICE - READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. A copy of this order will be mailed for the first offense in a one-year period. If you have circumstances that may warrant an extension, please call the number listed below. You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

You are directed to remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79). Do not simply restack items and assume the city will remove them; the condition of the property is your responsibility. You have 24 hours after the date of this posting to completely clean the property and inform us that it has been cleaned or a contractor may be dispatched to clean it at your cost.

403 N 61st St

For information about this order please call (414) 286-2268.

Inspector: ADUTMER

Posted: 12/11/2025

(x) Handwork () SKID

Mailed: 12/11/25 JC

Call to learn how subscribing for an e-notify account (milwaukee.gov/e-notify) and providing your e-mail will help make you aware of orders against your property.

Large Print



This material is available in alternative formats for individuals with disabilities upon request. Please contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or ADACoordinator@milwaukee.gov.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Record ID: GBGCO-25-04780

12/11/2025

Address: 403 N 61ST ST

Recipients:

IDEAL COACH, LLC, 1809 E BROADWAY LLC, , OVIEDO,FL 032765

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Dec 11, 2025 at 1:10:12 PM
+43.035426,-87.989180



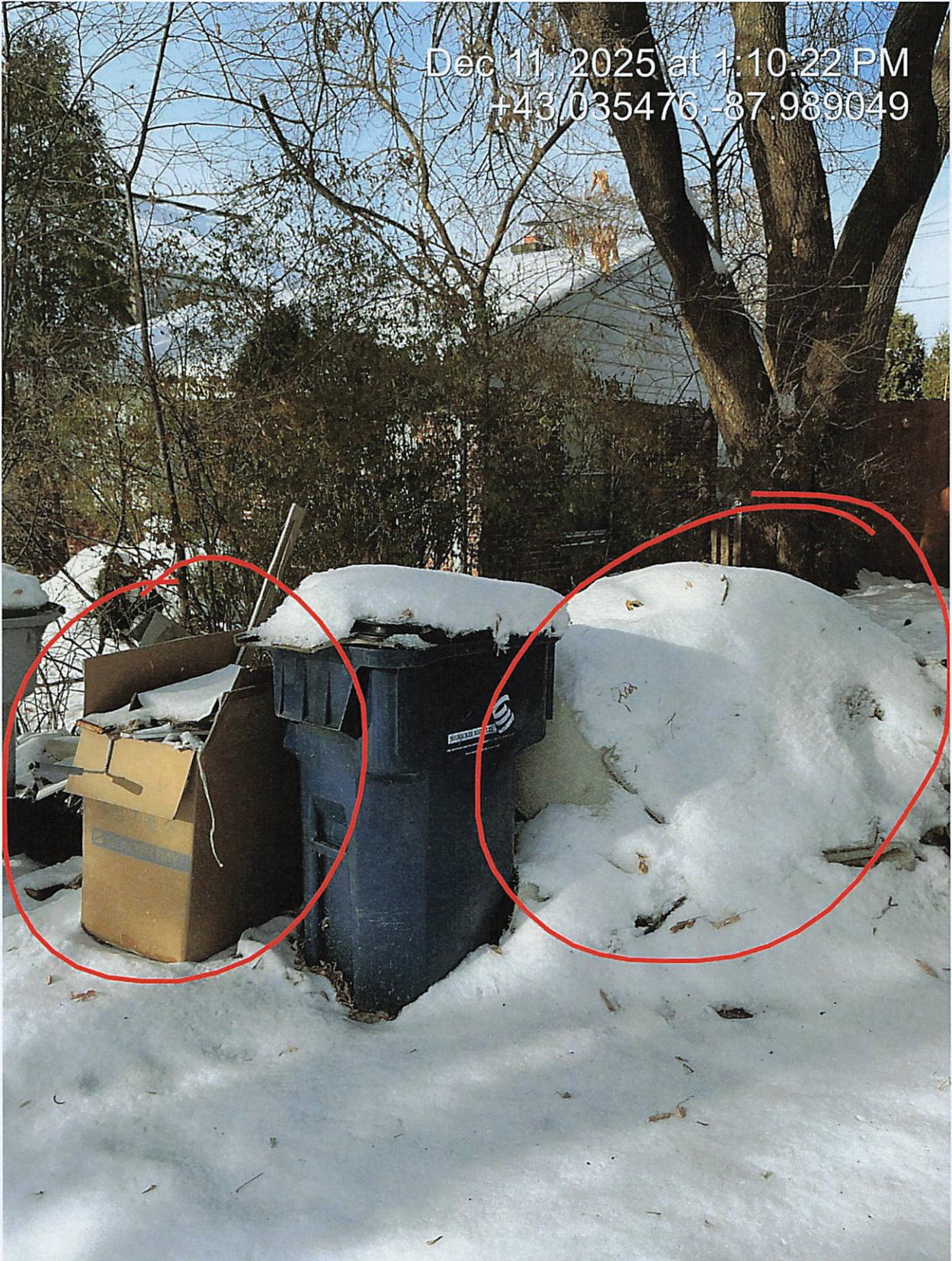
403 N 61ST ST

Dec 11, 2025 at 1:10:27 PM
+43.035463, -87.989081



403 N 61ST ST

Dec 11, 2025 at 1:10:22 PM
+43/035476,-87.989049



403 N 61ST ST



Dec 11, 2025 at 1:11:03 PM
+43.035516,-87.988880

403 N 61ST ST

Dec 11, 2025 at 1:10:57 PM
+43.035502,-87.988911



Department of Neighborhood Services
4001 S. 6th St., Milwaukee, WI 53221
milwaukee.gov/DNS • 414-286-2268

Order to Correct Conditions to protect the public health, safety or welfare

SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: 403 N 61st St DATE: 12/11/25

IMPORTANT NOTICE READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. If you have circumstances that may warrant an extension, please call 414-286-2268 within 24 hours.

YOU ARE DIRECTED TO REMOVE ALL SOLID WASTE, GARBAGE AND DEBRIS WHICH VIOLATE THE MILWAUKEE CODE OF ORDINANCES (CHAPTER 79) including but not limited to:

All construction debris, trash in yard, All litter + debris on property

DO NOT SIMPLY RESTACK ITEMS

YOU HAVE 24 HOURS

after the date of this posting to completely clean the property **AND CONTACT DNS** or a contractor may be dispatched to clean at your cost. There will be an administrative fee assessed if the contractor arrives even if the property is cleaned

Inspector: (print) D. Amey Posted: 12/11/25

For information about this order please call

(414) 286-2268

You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

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WHITE COPY: OFFICE BLUE COPY: POSTING

DNS-1200V3 Garbage/Debris Violation CB 02/23/22

403 N 61ST ST

403 N 61 St



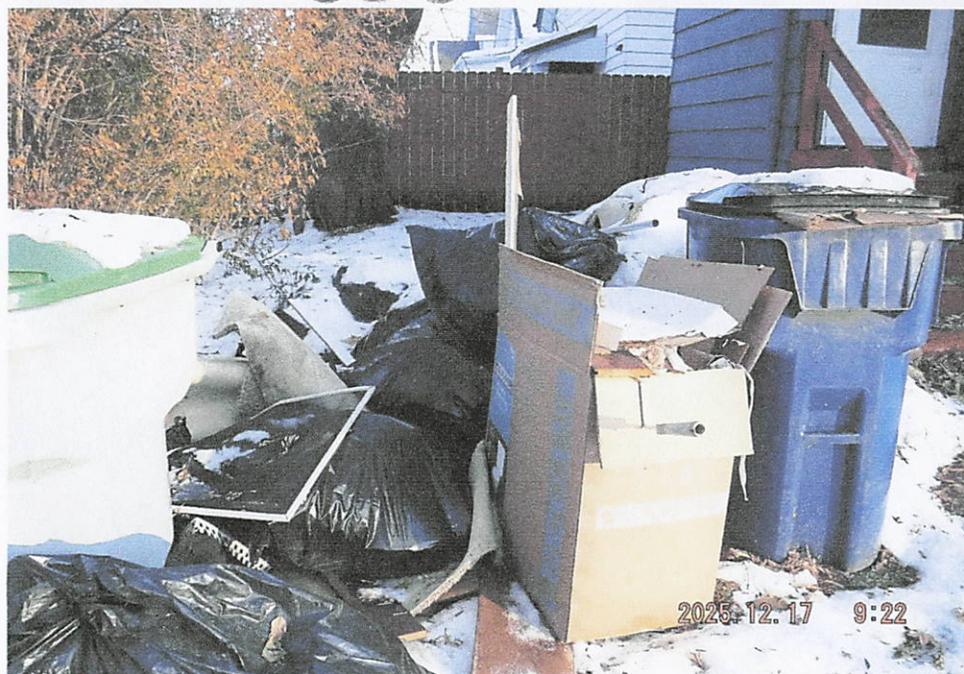
Before



Before



After



Before

403 N 61 St



After



After



Department of Neighborhood Services
4001 S. 6th St., Milwaukee, WI 53221
milwaukee.gov/DNS • 414-286-2268

Order to Correct Conditions to protect the public health, safety or welfare
SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: 403 N. 61st St. DATE: 12/11/25

IMPORTANT NOTICE READ CAREFULLY

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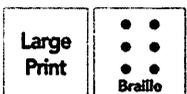
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Inspector: (print) D. Amel Posted: 12/11/25

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CR 12-10-25-04780
403 N. 61st St.

CASE MANAGEMENT

Tax Key: 4050129000

Record ID: GBGCO-25-04780

Address: 403 N 61ST ST, MILWAUKEE, WI 532134124

Record ID	File Date	Address	Complaint Text
GBGCO-25-04780	12/11/2025	403 N 61ST ST, MILWAUKEE, WI 532134124	Litter and Debris

Date		Staff Name
2026-01-23	spoke with Katie, assistant of owner at 321-438-1318. Owner would like to appeal, emailed pictures and appeal form to katienguyensellsorlando@gmail.com	Lucy Schmidt

Record Workflow		
Record Action (Task)	Record Status	Date
Generate Order undefined	Order Generated	2025-12-11
Admin Review	Complete	2025-12-11
Pending Contractor Referral	Referred to contractor	2025-12-11
Contractor Billing	Contracted clean up completed	2025-12-17
Closure	Closed - Contractor Abated	2026-01-12

Inspection	Status	Date
Initial Investigation Inspector Phone: 414-286-5158 Inspector: Austin Dutmer	Clean Up Order Issued	2025-12-11