

City of Milwaukee

Department of Neighborhood Services

Field Inspection Report

Permit Number: VAC-11-3631524100-1-H Date: 11/24/2025

Project Address: 1310 A W JUNEAU AV

Project Name: Vacant Building

Inspection Type: Interns Monthly VAC Exterior Inspection

Division: Interns

Inspection Result: Vacant

Correct by Date:

Correct by Time:

Violation Location:

Inspector: Samuel Mueller

Phone: 414-286-3496

Please schedule a follow up inspection upon the completion of the noncompliant work. Code deficiencies must be corrected and inspected before they are concealed. You may be placed on the "No Permit to Violator List" if the noncompliant work is not corrected in 30 days.

Recipient: _____

To obtain more information about this permit or to schedule another inspection log on to:

Print Date: 2/4/2026, 7:41:32 PM

Property: **1312-1314 W JUNEAU AV MILWAUKEE, WI**

| Owner | Info |
|---|---|
| 1310 W JUNEAU AV LLC C/O MICHAEL SALINAS | Taxkey: 3631524100 Land Use: 8830 Lot Size: 8710 Year Built: 1885 |
| 5032 W STATE ST MILWAUKEE WI,53208 | Commercial Units: Residential Units: 4 Conveyance Date: 2025-10-07 Conveyance Type: CO Name Change: 2025-10-08 Zoning: RT4 |

Latest Property Registration Information

Date Registration Received: 2017-01-23
Link to ACA Registration: [MREC-17-02029](#)

| Type | Name | Phone | Address | Emai |
|---------------------------|------------------|------------|--|------|
| Authorized Contact Person | MARY MOASE | 4142187269 | N27 W24025 PAUL COURT PEWAUKEE, WI 53072 | |
| Registration Owner | FOUNTAIN CRE LLC | 4142187269 | ATTN: MATTHEW SELLERS N27 W24025 PAUL COURT PEWAUKEE, WI 53072 | |

Showing 1 to 2 of 2 entries



State of Wisconsin
Department of Financial Institutions

Advanced Search for:

MICHAEL SALINAS

Search Records

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

searching registered agents, by exact phrase, whose entity's status is active or inactive, whose entity's type is any

Corporate Records

Result of lookup for **O035873** (at 2/4/2026 7:45 PM)

1310 W JUNEAU LLC

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

Vital Statistics

| | |
|----------------------------|---|
| Entity ID | O035873 |
| Registered Effective Date | 04/27/2019 |
| Period of Existence | PER |
| Status | Restored to Good Standing Request a Certificate of Status |
| Status Date | 06/16/2025 |
| Entity Type | Domestic Limited Liability Company |
| Annual Report Requirements | Limited Liability Companies are required to file an Annual Report under s. 183.0212, WI Statutes. |

Addresses

Registered Agent Office
MICHAEL SALINAS
5032 W STATE ST
MILWAUKEE , WI 53208

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

Principal Office
5032 W STATE ST
MILWAUKEE , WI 53208

Historical Information**Annual Reports**

| Year | Reel | Image | Filed By | Stored On |
|------|------|-------|----------|-----------|
| 2025 | 111 | 1111 | paper | image |

[File an Annual Report](#) - [Order a Document Copy](#)

Certificates of Newly-elected Officers/Directors

None

Old Names

None

Chronology

| Effective Date | Transaction | Processed Date | Description |
|----------------|--------------------------------------|----------------|-------------|
| 04/27/2019 | Organized | 04/27/2019 | E-Form |
| 04/01/2021 | Delinquent | 04/01/2021 | |
| 04/14/2022 | Notice of Administrative Dissolution | 04/14/2022 | |
| 06/14/2022 | Administrative Dissolution | 06/14/2022 | |
| 06/16/2025 | Restored to Good Standing | 06/17/2025 | |
| 06/16/2025 | Certificate of Reinstatement | 06/17/2025 | |
| 06/16/2025 | Change of Registered Agent | 06/17/2025 | FM5-2025 |

[Order a Document Copy](#)

VAC...

STATUS

LOCATION

CONTACT

WORKFLOW

Vacant ...

> Open

> 1310...

> Non...

> 4 total

vacant ...

05/2...

MIL...

...

VAC-11-3631524100-1-H - Vacant Building

Menu

New

Delete

Look Up

Search and Select

Look up Kiva

| <input type="checkbox"/> # | <u>SFX</u> | <u>Dir</u> | <u>Street</u> | <u>St Type</u> | <u>Unit Type</u> |
|-------------------------------|------------|------------|---------------|----------------|------------------|
| <input type="checkbox"/> 1310 | | W | JUNEAU | AV | |
| <input type="checkbox"/> 1310 | | W | JUNEAU | AV | |
| <input type="checkbox"/> 1310 | A | W | JUNEAU | AV | |
| <input type="checkbox"/> 1312 | | W | JUNEAU | AV | |
| <input type="checkbox"/> 1314 | | W | JUNEAU | AV | |
| <input type="checkbox"/> 1314 | A | W | JUNEAU | AV | |
| <input type="checkbox"/> 1316 | | W | JUNEAU | AV | |
| <input type="checkbox"/> 1318 | | W | JUNEAU | AV | |



Record



My Tasks

ORD-25
-12837LSI-02
-388091700...ENF-2025
-30613COM-RPR-25
-00218

VAC-11-36315241...

STATUS

LOCATION

CONTACT

WORKFLOW

Vacant Building
vacant as of 10/6/11

> Open
05/23/2024 by Angel...

> 1310 W JUNEAU AV
MILWAUKEE, WI 532...

> None Provided

> 4 total Task
● 0 completed ○...

VAC-11-3631524100-1-H - Vacant Building

Menu Add Delete Void Invoice Invoice & Pay ReCalc Help

Fee Calc. Factor: Job Value(Contractor)\$0.00 Fee Total \$1,016.00

Showing 1-43 of 43

| <input type="checkbox"/> | Invoice # | Fee Code | Fee Item | Quantity | Unit | Fees | Status | Balance | Date Assessee |
|--------------------------|-----------|----------|---|----------|-----------|----------|----------|----------|---------------|
| <input type="checkbox"/> | 2665403 | VAC008 | Training and Technology Surcharge | 16 | Dollar... | \$16.00 | INVOICED | \$16.00 | 10/26/2025 |
| <input type="checkbox"/> | 2665403 | VAC007 | Continuing violations at subsequent renewal | 1 | Enter 1 | \$500.00 | INVOICED | \$500.00 | 10/26/2025 |
| <input type="checkbox"/> | 2665403 | VAC002 | Violations at time of renewal | 1 | Enter 1 | \$250.00 | INVOICED | \$250.00 | 10/26/2025 |
| <input type="checkbox"/> | 2665403 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | INVOICED | \$250.00 | 10/26/2025 |
| <input type="checkbox"/> | 2750417 | VAC008 | Training and Technology Surcharge | 16 | Dollar... | \$16.00 | CREDITED | \$0.00 | 04/16/2025 |
| <input type="checkbox"/> | 2750994 | VAC007 | Continuing violations at subsequent renewal | 1 | Enter 1 | \$500.00 | CREDITED | \$0.00 | 04/16/2025 |
| <input type="checkbox"/> | 2750795 | VAC002 | Violations at time of renewal | 1 | Enter 1 | \$250.00 | CREDITED | \$0.00 | 04/16/2025 |
| <input type="checkbox"/> | 2750708 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 04/16/2025 |
| <input type="checkbox"/> | 2750512 | VAC008 | Training and Technology Surcharge | 16 | Dollar... | \$16.00 | CREDITED | \$0.00 | 10/16/2024 |
| <input type="checkbox"/> | 2751097 | VAC007 | Continuing violations at subsequent renewal | 1 | Enter 1 | \$500.00 | CREDITED | \$0.00 | 10/16/2024 |
| <input type="checkbox"/> | 2750903 | VAC002 | Violations at time of renewal | 1 | Enter 1 | \$250.00 | CREDITED | \$0.00 | 10/16/2024 |
| <input type="checkbox"/> | 2750609 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 10/16/2024 |
| <input type="checkbox"/> | 2541753 | VAC008 | Training and Technology Surcharge | 16 | Dollar... | \$16.00 | CREDITED | \$0.00 | 04/16/2024 |
| <input type="checkbox"/> | 2541677 | VAC007 | Continuing violations at subsequent renewal | 1 | Enter 1 | \$500.00 | CREDITED | \$0.00 | 04/16/2024 |
| <input type="checkbox"/> | 2541598 | VAC002 | Violations at time of renewal | 1 | Enter 1 | \$250.00 | CREDITED | \$0.00 | 04/16/2024 |
| <input type="checkbox"/> | 2541481 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 04/16/2024 |
| <input type="checkbox"/> | 2541844 | VAC008 | Training and Technology Surcharge | 4 | Dollar... | \$4.00 | CREDITED | \$0.00 | 10/16/2023 |
| <input type="checkbox"/> | 2541390 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 10/16/2023 |
| <input type="checkbox"/> | 2331240 | VAC008 | Training and Technology Surcharge | 4 | Dollar... | \$4.00 | CREDITED | \$0.00 | 04/16/2023 |
| <input type="checkbox"/> | 2331447 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 04/16/2023 |
| <input type="checkbox"/> | 2331139 | VAC008 | Training and Technology Surcharge | 4 | Dollar... | \$4.00 | CREDITED | \$0.00 | 09/16/2022 |
| <input type="checkbox"/> | 2331334 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 09/16/2022 |
| <input type="checkbox"/> | 2147158 | VAC008 | Training and Technology Surcharge | 4 | Dollar... | \$4.00 | CREDITED | \$0.00 | 02/16/2022 |
| <input type="checkbox"/> | 2147061 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 02/16/2022 |
| <input type="checkbox"/> | 1940772 | VAC008 | Training and Technology Surcharge | 4 | Dollar... | \$4.00 | CREDITED | \$0.00 | 08/09/2021 |
| <input type="checkbox"/> | 1940580 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 08/09/2021 |
| <input type="checkbox"/> | 1940888 | VAC008 | Training and Technology Surcharge | 4 | Dollar... | \$4.00 | CREDITED | \$0.00 | 01/16/2021 |
| <input type="checkbox"/> | 1940672 | VAC001 | Inspection Renewal | 1 | Qty | \$250.00 | CREDITED | \$0.00 | 01/16/2021 |
| <input type="checkbox"/> | 1696621 | VAC008 | Training and Technology Surcharge | 4 | Dollar... | \$4.00 | CREDITED | \$0.00 | 07/16/2020 |



ORD-25
-12837

LSI-02
-388091700...

ENF-2025
-30613

COM-RPR-25
-00218

Record

My Tasks



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

Inspection Date
11/07/2025
ORD-25-15887

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 1310 W JUNEAU AV

Taxkey #: 363-1524-100

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.

Correct By Date: 12/12/2025

1) 214-23.3 Every battery-operated smoke alarm shall be tested by the owner not less than once every calendar year. The owner shall provide a copy of the test results to the commissioner's designee upon request. Test results shall include the date on which the testing was performed and the name, telephone number and property relationship of the person who performed the test. Testing shall be performed in accordance with the manufacturer's specifications. Provide test records for battery-operated smoke alarms. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

Correct By Date: 12/12/2025

2) 214-3 IFC 907.20.5 The building owner shall be responsible to ensure that the fire and life safety systems are maintained in an operable condition at all times. A written record shall be maintained and shall be made available to the fire code official. TEST CARBON MONOXIDE ALARMS ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS AND MAINTAIN A WRITTEN RECORD ON THE PREMISES.

Correct By Date: 12/12/2025

3) 214-7.2.b-1 Inspection required. The owner of each building or place of employment in the city, including each residential property with 3 or more dwelling units, shall have a fire inspection of the building, structure or premises conducted on an annual basis. Pursuant to s. 101.14(2), Wis. Stats., and sub. 1-c-1, the Commissioner shall be responsible for conducting such annual fire inspections.

You are responsible to have a fire inspection of the interior of your building on an annual basis. The Commissioner of the Department of Neighborhood Services or his/her designee is responsible to conduct this fire inspection.

Please contact the inspector listed below and schedule an appointment for this inspection within the time allotted.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone Inspector **Dane MacNeil** at **414 286-5489** or **demacn@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 -

Dane MacNeil
Inspector

Recipients:

FOUNTAIN CRE LLC, ATTN: MATTHEW SELLERS N27 W24025 PAUL COURT, PEWAUKEE, WI 53072
MARY MOASE, N27 W24025 PAUL COURT, PEWAUKEE, WI 53072
FOUNTAIN CRE LLC, RA- MARK A SCHILLER N10W28578 NORTHVIEW RD, WAUKESHA, WI 53188
1310 W JUNEAU AV LLC, 5032 W STATE ST C/O MICHAEL SALINAS, MILWAUKEE, WI 53208

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 appellat 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.**

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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

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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Department of Neighborhood Services
Property Registration Program
841 N. Broadway Room 105
Milwaukee, WI 53202

Inspection Date
08/07/2025
PROP_ORD-25-00957

NOTICE TO REGISTER PROPERTY

1310 W JUNEAU LLC
SALINAS MICHAEL
5032 W STATE ST
MILWAUKEE, WI 53208
Re: 1310 W JUNEAU AV
Taxkey #: 363-1524-100

Our records indicate that the above address is in violation of City Ordinance 200-51.5, which requires owner contact information be filed and kept current with the Department of Neighborhood Services. (This requirement is in addition to the recording of the deed with the Milwaukee County Register of Deeds). We do not have a current registration on file for this property as of this date. Therefore, you must submit the required registration to correct the violation(s) listed below.

200-51.5.3 A current Property Registration form is required to be filed with the Department of Neighborhood Services .

Please complete and submit the enclosed property registration form as outlined on the instruction sheet.

The form may be returned to you, if any required information or applicable fee is incorrect or missing.

Please submit your property registration form and fee, if applicable, within 15 days of receipt of this letter.

Failure to file the registration within the required time may subject you to monthly enforcement fees, which would be placed on your property tax bill as a special charge.

I have enclosed the Property Registration form and instruction sheet for your convenience. Additional forms and further information are available at www.city.milwaukee.gov/PropertyRegistration.

If you need assistance completing your registration, or have questions regarding this order, please call between the hours of 8:00 a.m. - 4:30 p.m. Monday through Friday. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -
Melissa Carter

Recipients:

1310 W JUNEAU LLC, 5032 W STATE ST SALINAS MICHAEL, MILWAUKEE, WI 53208

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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.