



AR 2504
Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date
04/30/2024
ORD-24-05160

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 4011 S 1ST ST

Taxkey #: 580-0110-000

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: 05/10/2024

1) 295-403.3.b All areas used for the parking of motor vehicles or trailers shall have paved or approved surfaces, as required in s. 252-74.

252-74.1 PAVEMENT. All parking lots, parking spaces, parking areas and all access roads, drives or lanes leading thereto shall have a surface of concrete, asphalt macadam or tar macadam. Crushed stone, sand, gravel or cinders shall not be used for the surfacing materials.

YOU ARE THEREFORE ORDERED TO DISCONTINUE PARKING ON UNPAVED OR IMPROPERLY PAVED AREAS.

Correct By Date: 06/03/2024

2) 200-24 Permit required. Obtain proper permits for all driveway approach alterations. "Permits must be issued, inspections conducted, alteration approved and then closed out"

>> Also if lot is over 1,000 Sq Ft a permit is required for that also. <<

For any additional information, please phone Inspector **Michael Stahler** at 414-286-3603 or

MSTAHL@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 -

Michael Stahler
Inspector

Recipients:

MIDDLE COAST PROPERTIES, LLC, 16225 W HEATHERLY DRIVE, NEW BERLIN, WI 53151

ERIN MANEY, PO BOX 701, NEW BERLIN, WI 53151

JOSE BAUTISTA RAMOS, 4011 S 1ST ST, MILWAUKEE, WI 53207

FAILURE TO COMPLY

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 \$203.20 for the first reinspection, \$406.40 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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Serial #: ORD-24-05160

Inspection Date: 04/30/2024

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

ENF-2024-13485 - Work Being Done Without Permit, Private Property

Menu Reports Help

File Date: [04/29/2024](#)Application Status: [Open](#)Description of Work: [Some sort of construction going on close to the sidewalk](#)Case Type: [Residential Case](#)Address: [4011 - 4011 S 1ST ST, MILWAUKEE, WI 532074303](#)Owner Name: [MIDDLE COAST PROPERTIES LLC](#)Parcel No: [5800110000](#)Application Name: [Work Being Done Without Permit, Private Property](#)

What was it?

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary Address	Stat
	Dennis Conti		Complainant	Complainant			

Custom Fields:	GENERAL						
	Request ID			MPROP Land Use			Priority
				8810			Case Type
	Priority Type			Source			Confidential Status
				Emergency			
	Complaint Information						
	Aldermanic District			Inspection District			Fire District
	13			129			4
	Police District			Source2			Image
	6						
	Side			DNS Referring Section			Other City Department
	ASR Number			DNS Section Assigned			MKE311 original address
	CDBG			CDBG Insp Date			Census Tract
							21100
	Block			Zoning			Year Built
	1008			RT3			1925

COMPLAINT TYPE			
Bedbugs		Block Survey	Erosion Control
Exterior Maintenance		Habitability Ordinance	Heat
Historic Preservation		Interior Maintenance	Overcrowding
Vacant Building		Animals	Bees
Chickens		Pest	Nuisance
Vehicles			

Approach permit?

ASSESS SCRIPT		
Apply void		Void fee item
-		-

CRM INFO		
Request Type		Location
Work Being Done Without Permit, Private Property		4011 S 1ST ST, MILWAUKEE, WI, 53207-4303

CASE HISTORY

Change By	Change Date	Changed Comment	Changed Complaint	Changed Response	District	DSS	Status	Complaint Status	Create date	Create time	Entry by	Resource R
-----------	-------------	-----------------	-------------------	------------------	----------	-----	--------	------------------	-------------	-------------	----------	------------

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
------------------	------	-------------	--------	-------------	-----------

	Investigation	Michael Stahler			
--	-------------------------------	-----------------	--	--	--

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
-------------------	------	----------------	--------	------------	----------	-----------

Case Comments:	View ID	Comment	Date
----------------	---------	---------	------

Total Fine Assessed: [\\$0.00](#)Total Fine Invoiced: [\\$0.00](#)Balance: [\\$0.00](#)

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

	Initial Investigation	04/29/2024	Michael Stahler	Scheduled	
--	---------------------------------------	------------	-----------------	-----------	--

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
-----------------------	-----------------	-----------------	-----------	--------	----------

Violation: Violation Text

Initiated by Product: EMSE

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

DOC # 11413169

RECORDED

04/16/2024 01:11 PM

ISRAEL RAMON

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

TRANSFER FEE: 585.00

FEE EXEMPT #:

***This document has been
electronically recorded and
returned to the submitter.***

THIS DEED, made between Middle Coast Properties, LLC

("Grantor," whether one or more),

and Jose Bautista Ramos

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot Nine (9), in Block Seven (7), in Assessment Subdivision No. 88, being a part of the Northeast One-quarter (1/4) of Section Twenty (20), in Township Six (6) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 4011 South 1st Street

Recording Area

Name and Return Address

Jose Bautista Ramos
4011 South 1st Street
Milwaukee, WI 53207

5800110000

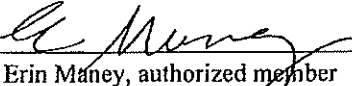
Parcel Identification Number (PIN)

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

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, general taxes levied in the year of closing

Dated April 9, 2024

Middle Coast Properties, LLC

 (SEAL) _____ (SEAL)
* By: Erin Maney, authorized member *

(SEAL) _____ (SEAL)
* _____ *

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____

authorized by Wis. Stat. _____

THIS INSTRUMENT DRAFTED BY:

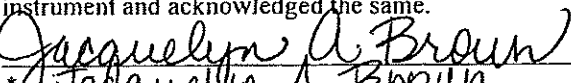
Erin Maney / jb

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Milwaukee COUNTY)

Personally came before me on April 9, 2024,
the above-named Erin Maney

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.


* Jacquelyn A. Brown
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 2/7/2028)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

* Type name below signatures.

© 2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

Print Date: 5/3/2024, 1:39:36 PM

Property: **4011-4011 S 1ST ST MILWAUKEE, WI**

Owner	Info
MIDDLE COAST PROPERTIES LLC	Taxkey: 5800110000
	Land Use: 8810
	Lot Size: 4200
PO BOX 701	Year Built: 1925
NEW BERLIN WI,53151	Commercial Units:
	Residential Units: 1
	Conveyance Date: 2023-09-18
	Conveyance Type: WD
	Name Change: 2023-10-27
	Zoning RT3

Latest Property Registration Information

Date Registration Received: 2023-09-21
Link to ACA Registration: [MREC-23-02139](#)

Type	Name	Phone	Address	Email
Authorized Contact Person	ERIN MANEY	2623854787 4142079075	PO BOX 701 NEW BERLIN,WI 53151	
Registration Owner	MIDDLE COAST PROPERTIES, LLC	2623854787	16225 W HEATHERLY DRIVE NEW BERLIN,WI 53151	

Showing 1 to 2 of 2 entries



Jezamil Arroyo-Vega
Commissioner

Kristen Reed
Operations Director

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

June 25, 2024

Department Copy

Re: 4011 S 1ST ST

The property you own at the above address has outstanding code violations. Order #ORD-24-05160 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of \$203.20 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection as well as all subsequent reinspections are \$406.40 each. These fees include a 1.6% training and technology surcharge. 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.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

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. Please get the corrections made as soon as possible.

Please contact me so that this Work Order is not referred to the Court Section. Please call Inspector Michael Stahler at **414-286-3603** 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.

Orders for permits and parking way past due now. I will reinspect in 5 days. First fee \$203+ and all fees after will be \$406+ thereafter if no compliance.

Michael Stahler

Recipients:

MIDDLE COAST PROPERTIES, LLC, 16225 W HEATHERLY DRIVE, NEW BERLIN, WI 53151

ERIN MANEY, PO BOX 701, NEW BERLIN, WI 53151

JOSE BAUTISTA RAMOS, 4011 S 1ST ST, MILWAUKEE, WI 53207

MIDDLE COAST PROPERTIES LLC, PO BOX 701, NEW BERLIN, WI 53151





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

January 10, 2025
Order #: ORD-24-05160

Department Copy
MILWAUKEE, WI

Re: 4011 S 1ST ST

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$254.00
Second reinspection \$508.00
All subsequent reinspections \$508.00

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 01/08/2025, we imposed a \$254.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 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

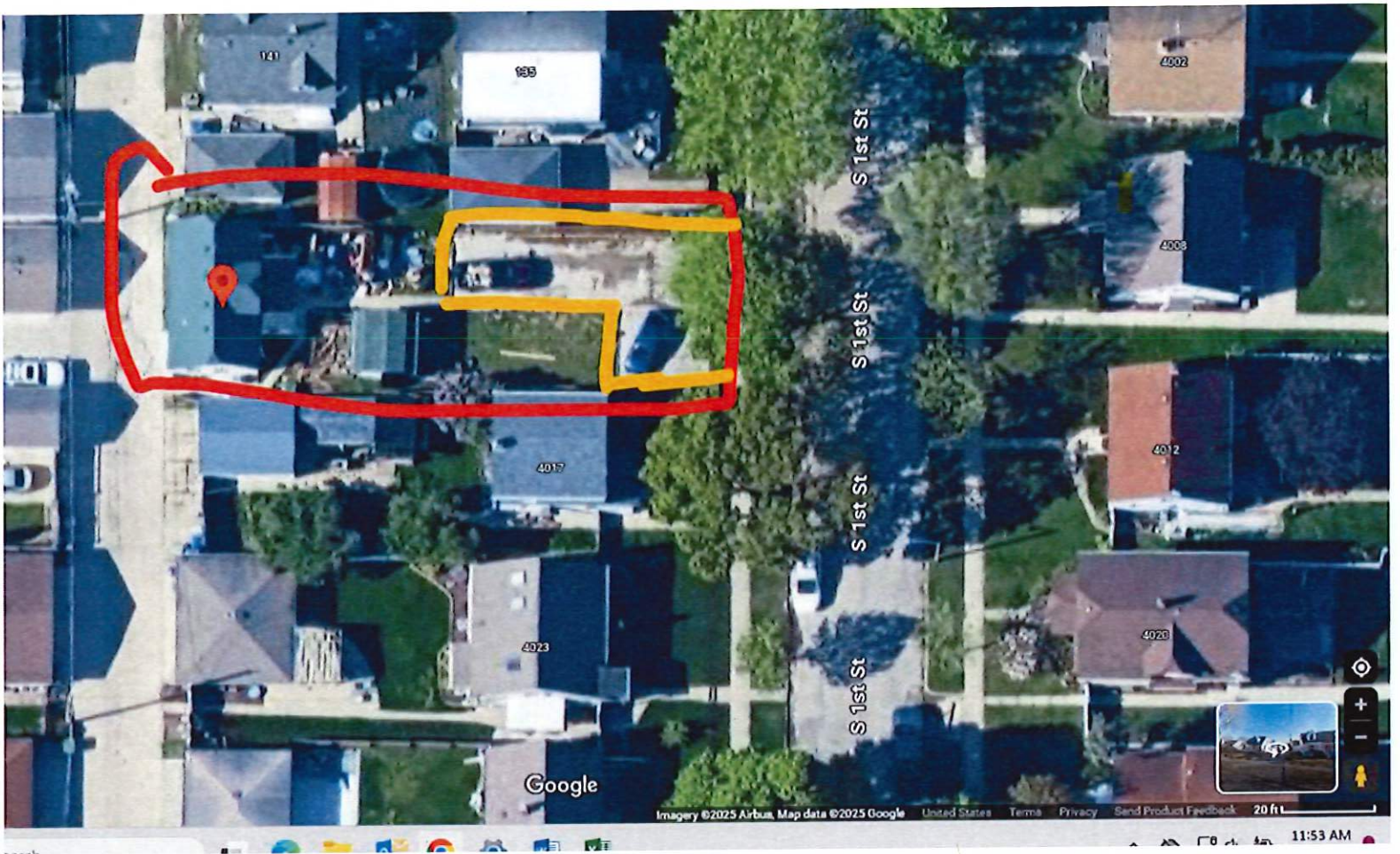
Please call Inspector Michael Stahler at 414-286-3603 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Next fee \$500+ if permit not closed out. .

Michael Stahler

Recipients

JOSE BAUTISTA RAMOS, 4011 S 1ST ST, MILWAUKEE WI 53207
MIDDLE COAST PROPERTIES LLC, PO BOX 701, NEW BERLIN WI 53151
MIDDLE COAST PROPERTIES, LLC, 16225 W HEATHERLY DRIVE, NEW BERLIN WI 53151
ERIN MANEY, PO BOX 701, NEW BERLIN WI 53151



4011 S 1st St



4011 S 1st St



4011 S 1st St



CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 4011 S 1ST ST MILWAUKEE WI

Original Inspection Date: 04/30/2024

ORDER #

ORD-24-05160

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
05/07/2024	Orders and compliance loan program information mailed 1st class	LBUEGE
06/25/2024	6/25/24 Not listed or recorded, looked up owners name, no other properties in the city. Created pre-reinspection letter. MS	MSTAHL
06/25/2024	Pre-inspection fee and compliance loan program information mailed 1st class	LBUEGE
07/03/2024	6/28/24 Re-inspected, vehicle no longer in yard. No permit on record yet. Only 3 days after mailing pre reinspection letter. No fee yet. MS	MSTAHL
07/03/2024	7/3/24 Blanca called for the owner (702-5155) gave her the permit desk number for approach and driveway questions. Told her he must get a permit for the approach curb cut. Told her I will give a little more time to get permit. MS	MSTAHL
07/30/2024	7/30/24 Checked property, temporary permit was pulled but it was the wrong type. Called owner (Jose 275-0413), left message with the number Kim Kellbach said to call for the approach permit. MS	MSTAHL
07/30/2024	7/30/24 E mail sent from permit desk to owner: in documents today.	MSTAHL
08/27/2024	8/22/24 Re-inspected, correct permit finally pulled. Work to start 9/2/24. Extend 30 days. MS	MSTAHL
10/02/2024	9/25/24 Checked property, no further work done. Proper permit pulled but site drawing required. Due to lot being in front yard BOZA may get involved. MS	MSTAHL
01/10/2025	1/8/25 Reinspected, nothing done on permit since September. Called owner (414) 275-0413, left message about this order. MS	MSTAHL
01/13/2025	Mailed reinspection fee letter first class.	BRANER
02/11/2025	Appeal filed - ARBA #25011	LBUEGE