



AR 24140

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

Inspection Date  
03/05/2024  
ORD-24-02553

**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

Department Copy

**Re: 3707 N 2ND ST**

Taxkey #: 273-0309-000

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: 06/10/2024**

- 1) 275-32.3 Repair or replace defective eave boards on garage.

>NORTH AND SOUTH SIDES<

**Correct By Date: 06/10/2024**

- 2) 275-32.3 Repair or replace defective fascia boards on garage.

>NORTH AND SOUTH SIDES<

**Correct By Date: 06/10/2024**

- 3) 275-32.3 Restore garage walls to a rodentproof condition.

**Correct By Date: 06/10/2024**

- 4) 275-32.3 Replace defective siding on exterior walls.

>WEST SIDE OF GARAGE AND WHERE APPLICABLE<

For any additional information, please phone Inspector Joshua Carroll at 414-286-2004 or [jcarrol@milwaukee.gov](mailto:jcarrol@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 -  
**Joshua Carroll**  
Inspector

**Recipients:**

The Gardner development Group LLC, Gwendolyn Thompson (RA), 1811 W Silver Spring Dr, MILWAUKEE, WI 53209  
THE GARDNER DEVELOPMENT GROUP LLC, 1811 W SILVER SPRING DR, GLENDALE, WI 53209

**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

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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

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#### OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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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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# DNS Court Referral

11/19/24  
Court  
date

Re-inspection Fees - Invoiced: \$609.60

Record#: ORD-24-02553

Parcel#: 2730309000

Property Address: 3707 N 2ND ST

Original Inspection Date: March 05, 2024 Final Reinspection Date: July 24, 2024

Original Inspector: Joshua Carroll

Referring Inspector: Joshua Carroll

Number of Outstanding Violations

Chapter: <u>275</u>	Violations: <u>4</u>
Chapter: _____	Violations: _____
Chapter: _____	Violations: _____
Chapter: _____	Violations: _____

Comments:

Photos from 6-14-24 inspection, not included in packet, but are digitally attached to the record

Date: 7 25 24

Nick Weed  
Supervisor Recommending Court

Reviewed by Court Supervisor:

Date: 7 26 24

Approved for Court  Yes  No

Reason for Refusal: \_\_\_\_\_

Recipients:

The Gardner Development Group LLC, Gwendolyn Thompson (RA) 1811 W Silver Spring Dr MILWAUKKE, WI 53209  
~~THE GARDNER DEVELOPMENT GROUP LLC 1811 W SILVER SPRING DR GLENDALE, WI 53209~~

# CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 3707 N 2ND ST MILWAUKEE WI

ORDER #

Original Inspection Date: 03/05/2024

ORD-24-02553

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
03/06/2024	Orders and compliance loan program information mailed 1st class	BHULL
05/09/2024	Pre-inspection fee letter and compliance loan program information mailed 1st class	LBUEGE
06/14/2024	A request for an accurate search has been submitted	JCARROL
06/14/2024	262-373-9094 found by the court section as a contact number.	JCARROL
06/14/2024	Called 262-373-9094, it is a Google voice number. I left a voicemail explaining that repairs have not been made in a workmanlike manner, and that violations remain. I asked for a callback.	JCARROL
06/14/2024	Re-inspected on (6-14-24). No Compliance; violations remain. Fee Applied	JCARROL
06/14/2024	Spoke with property owner, explained that violations remain, and the property will be referred to adjudication on next reinspection. Additionally, I explained that if the violations are corrected in a workmanlike manner, these may be removed once the order is abated. I advised her to keep me up-to-date, and you leave me voicemails with explanations of her plans/progress.	JCARROL
06/18/2024	Re-inspection fee letter mailed 1st class	BHULL
07/24/2024	Re-inspected on (7-24-24). No Compliance; violations remain. Referred to court. Fee applied	JCARROL
07/24/2024	Mailed reinspection fee letter first class.	BRANER
07/25/2024	supervisor reviewed	HWEED
07/26/2024	Ready for prep	JKLOUD
07/26/2024	Ready for Service	GUVAZQU
08/06/2024	8/5/2024 - Court 9/12/2024 Br 2 - Service attempted	DKAGEL
08/07/2024	8/6/2024 - Court 9/12/2024 Br 2 - Service attempted	DKAGEL
08/08/2024	Appeal filed - ARBA #24140	LBUEGE
08/20/2024	ARR scheduled for 09/12/24 Br. 2	GUVAZQU
08/22/2024	Received a message from 1-414-235-0101-I called her back and we discussed the court process and who she would need to call for an inspection. I also went over the stipulation process	JKLOUD
09/12/2024	Litigated non-compliance on 9/12/24 Br. 2	ANCOX
09/12/2024	Added to 6 month referral list	ANCOX
09/18/2024	Spoke to Sharese- owner of LLC 414-235-0101-she said the work is done and she was unaware of the court date. I indicated there was a default judgement of 700.00 but if she wanted to file a motion to modify she could. Once she gets the court date, she can reach out to the court inspector for an inspection.	JKLOUD
09/30/2024	Received a message from Sharese indicating she filed a motion to modify-when I checked the court records it shows she is scheduled for an ARR but the fine is still showing? I sent an email to the court clerk asking for clarification. The response I got from the court is that the Judge has not reviewed the request yet. I called Sharese and indicated the court has not scheduled a hearing date but once they do, she can reach out to the court inspector. I told her she could call me back on Friday and I could see if anything has changed with the court record.	JKLOUD
10/01/2024	MRO scheduled for 11/19/24 Br. 2	GUVAZQU
10/08/2024	called Charese- all work is complete. advised her i would hold case at the request of city from 10/18 ARBA. once court date of 11/19 has passed if abated i will waive 2 RI fees. she agreed.	HWEED
11/13/2024	11/12/2024 - RI- Compliance	DKAGEL
11/19/2024	Litigated compliance on 11/19/24 BR. 2.	ANCOX

# CHRONOLOGICAL RECORD OF ENFORCEMENT

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Print Date: 7/24/2024, 1:13:57 PM

Property: **3707-3707 N 2ND ST MILWAUKEE, WI**

Owner	Info
THE GARDNER DEVELOPMENT GROUP LLC	Taxkey: 2730309000
	Land Use: 8820
	Lot Size: 3080
	Year Built: 1926
1811 W SILVER SPRING DR	Commercial Units:
GLENDALÉ WI,53209	Residential Units: 2
	Conveyance Date: 2021-01-14
	Conveyance Type: QC
	Name Change: 2021-08-12
	Zoning: RT4

### Latest Property Registration Information

Date Registration Received:  
Link to ACA Registration:

Type	Name	Phone	Address	Email
No data				

Showing 0 to 0 of 0 entries

Wisconsin.Gov



# State of Wisconsin Department of Financial Institutions

Search for:  
THE GARDNER DEVELOPMENT GROUP LLC

Search Records

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

## Corporate Records

Result of lookup for T087721 (at 7/24/2024 1:14 PM )

# THE GARDNER DEVELOPMENT GROUP LLC

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

### Vital Statistics

Entity ID T087721

Registered Effective Date 11/06/2020

Period of Existence PER

Status Restored to Good Standing [Request a Certificate of Status](#)

Status Date 03/06/2024

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 GWENDOLYN THOMPSON  
1811 W SILVER SPRING DR  
GLENDALE , WI 53209

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

Principal Office 1811 W SILVER SPRING DR  
GLENDALE , WI 53209

### Historical Information

#### Annual Reports

Year	Reel	Image	Filed By	Stored On
2023	000	0000	online	database
2021	000	0000	online	database

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



3707 N 2<sup>nd</sup> 7-24-24 J.C.

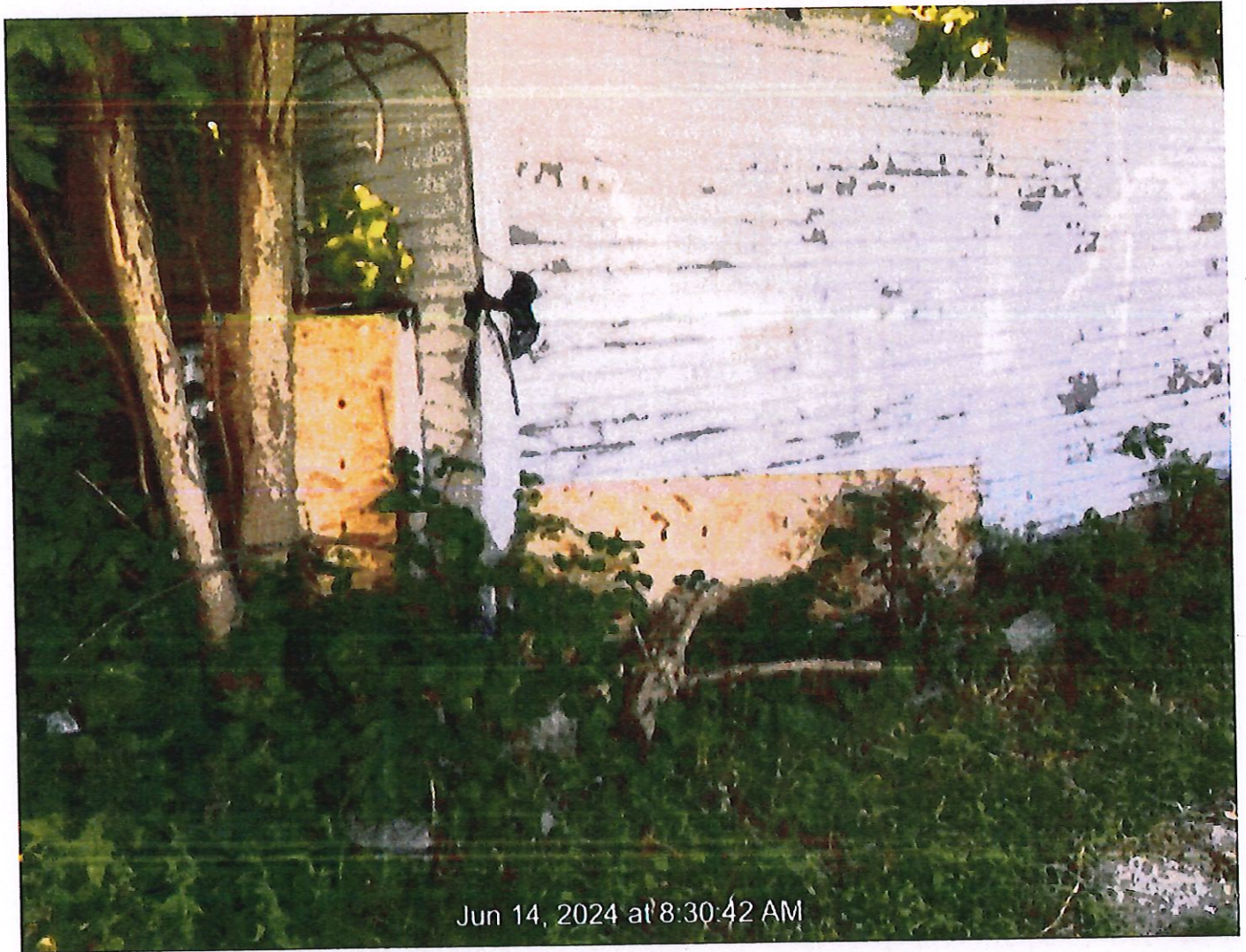


3707 N 2<sup>nd</sup> 7-24-24 J.C.









Print Date: 3/5/2024, 3:41:35 PM

Property: **3707-3707 N 2ND ST MILWAUKEE, WI**

Owner	Info
THE GARDNER DEVELOPMENT GROUP LLC	Taxkey: 2730309000
	Land Use: 8820
	Lot Size: 3080
	Year Built: 1926
1811 W SILVER SPRING DR	Commercial Units:
GLENDAL WI,53209	Residential Units: 2
	Conveyance Date: 2021-01-14
	Conveyance Type: QC
	Name Change: 2021-08-12
	Zoning: RT4

### Latest Property Registration Information

Date Registration Received:  
Link to ACA Registration:

Type	Name	Phone	Address	Email
No data				

Showing 0 to 0 of 0 entries

# Wisconsin Department of Financial Institutions

## Strengthening Wisconsin's Financial Future

Search for:

THE GARDNER DEVELOPMENT GROUP LLC

Search Records

Search  
Advanced Search  
Name Availability

Corporate Records

Result of lookup for T087721 (at 3/5/2024 3:41 PM)

# THE GARDNER DEVELOPMENT GROUP LLC

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

### Vital Statistics

Entity ID T087721

Registered Effective Date 11/06/2020

Period of Existence PER

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

Status Date 10/01/2023

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 GWENDOLYN THOMPSON  
1811 W SILVER SPRING DR  
GLENDALE, WI 53209

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

Principal Office 1811 W SILVER SPRING DR  
GLENDALE, WI 53209

### Historical Information

#### Annual Reports

Year	Reel	Image	Filed By	Stored On
2021	000	0000	online	database

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

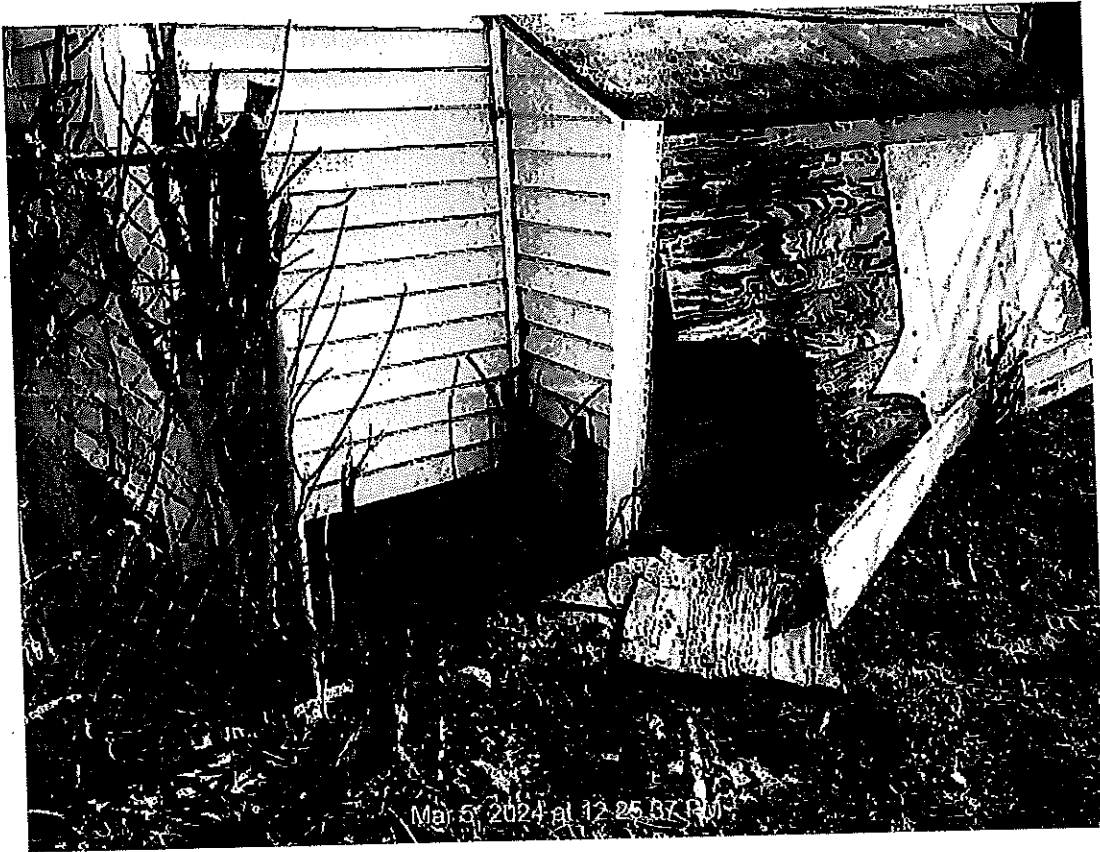
Certificates of Newly-elected Officers/Directors None

Old Names None

#### Chronology

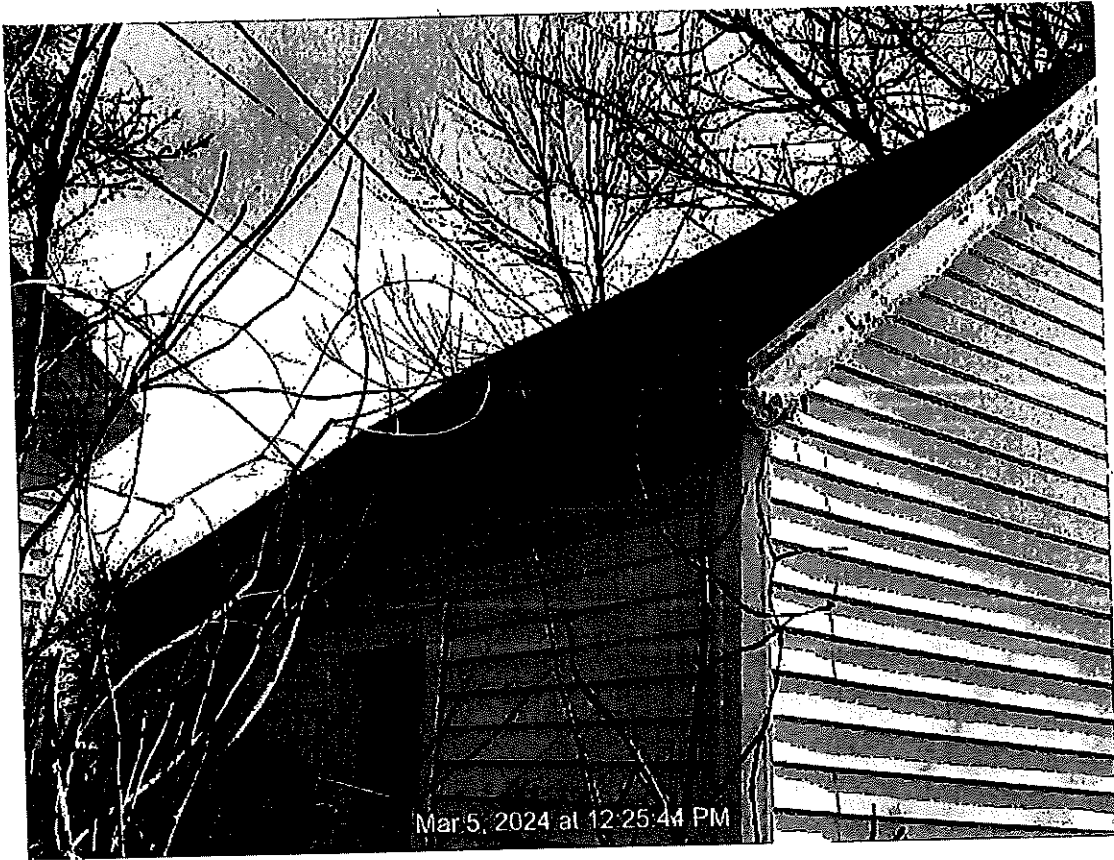
Effective Date	Transaction	Processed Date	Description
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3707 N 2<sup>nd</sup> st 3-5-24 J.C.





3707 N 2<sup>nd</sup> st 3-5-24 J.C.





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

June 14, 2024  
Order #: ORD-24-02553

Department Copy  
MILWAUKEE, WI

Re: 3707 N 2ND ST

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

First reinspection \$203.20  
Second reinspection \$406.40  
All subsequent reinspections \$406.40

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 06/14/2024, we imposed a \$203.20 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2024 will automatically be assessed to your 2024 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 Joshua Carroll at 414-286-2004 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](http://www.milwaukee.gov/lms).

Joshua Carroll

Recipients

THE GARDNER DEVELOPMENT GROUP LLC, 1811 W SILVER SPRING DR, GLENDALE WI 53209  
The Gardner development Group LLC, Gwendolyn Thompson (RA), 1811 W Silver Spring Dr, MILWAUKEE WI 53209





Jezamil Arroyo-Vega  
Commissioner

Kristen Reed  
Operations Director

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

May 08, 2024

Department Copy

Re: 3707 N 2ND ST

The property you own at the above address has outstanding code violations. Order #ORD-24-02553 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 Joshua Carroll at 414-286-2004 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](http://www.milwaukee.gov/lms).

Joshua Carroll

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The Gardner development Group LLC, Gwendolyn Thompson (RA), 1811 W Silver Spring Dr, MILWAUKEE, WI 53209

THE GARDNER DEVELOPMENT GROUP LLC, 1811 W SILVER SPRING DR, GLENDALE, WI 53209





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

July 24, 2024  
Order #: ORD-24-02553

Department Copy  
MILWAUKEE, WI

Re: 3707 N 2ND ST

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

First reinspection \$203.20  
Second reinspection \$406.40  
All subsequent reinspections \$406.40

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 07/24/2024, we imposed a \$406.40 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2024 will automatically be assessed to your 2024 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.

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