



Milwaukee Police Department
Police Administration Building
749 West State Street
Milwaukee, Wisconsin 53233
<http://www.milwaukee.gov/police>

Jeffrey B. Norman
Chief of Police

(414) 933-4444

Tuesday, July 15, 2025

Jose M GARCIA
3502 S 2nd St
Milwaukee, WI 53207

Re: Notice of Nuisance Premises

Dear Jose M GARCIA:

This letter is notice to you that the Milwaukee Chief of Police, by the chief's designee, the district commander, has determined that the premises located at 1417 S 12th St / 1201-1205 W Greenfield Av ("the premises") is a nuisance pursuant to Milwaukee Code of Ordinances ("MCO") § 80-10, Chronic Nuisance Premises.

The Milwaukee Police Department has responded to the following described nuisance activities at the premises on the corresponding dates, which qualify the premises as a nuisance:

1. On Tuesday, July 15, 2025, at 12:08 am, Milwaukee police officers were dispatched to the area of S 12th St and W Greenfield Av to investigate a report of a "Shooting". The investigation revealed that the victim of the incident had been sitting on the porch of the premises when an associate of the victim approached him and shot him multiple times. The victim was transported to a hospital to be treated for his injuries. The suspect was later taken into custody. This nuisance activity is contrary to MCO 80-10-2-c-1-L.
2. On Tuesday, June 17, 2025, at 6:57 am, Milwaukee police officers were dispatched to the premises to investigate a "welfare citizen" where the caller described a subject screaming and removing garbage from garbage cans and throwing it unto the ground. Officers advised the parties. This nuisance activity is contrary to MCO 80-10-2-c-1-b and 80-10-2-c-1-f.
3. On Sunday, June 22, 2025, at 8:10 am, a resident of the premises walked into District Six to report that her car had been stolen from the parking lot of the premises. The vehicle was later recovered. The investigation remains open. The nuisance activity is contrary to MCO 80-10-2-c-1-g.

4. On Friday, May 30, 2025, at 7:57 pm, Milwaukee police officers were dispatched to the address of 1427 W Greenfield Ave to investigate a report of an "Overdose" the caller later updated the address to S 12th St and W Greenfield Ave and stated that the subject had ingested heroin. Officers located the subject at the premises, Narcan was administered, and the subject was transported to a hospital for treatment. This nuisance activity is contrary to MCO 80-10-2-c-1-i.

As a consequence, the premises may be subject to a special charge for the cost of future enforcement for any of the nuisance activities listed in MCO § 80-10-2-c that occur at the premises. Residential rental properties may be subject to an inspection by the Department of Neighborhood Services for compliance with the building maintenance and zoning code pursuant to MCO § 200-53.

You are directed to respond to my office within 10 days of receipt of this notice with an acceptable, written course of action that you will undertake to abate the nuisance activities occurring at the premises, or file an appeal. You may appeal this nuisance determination to the Administrative Review Appeals Board. Any appeal must be in writing and a processing fee will be charged. Please contact the Office of the City Clerk at (414) 286-2231 for additional information.

If you elect to provide a written course of action, I shall evaluate it to determine if it is a reasonable attempt at abating the nuisance activity.

Prior to responding with a written course of action, it is highly recommended that you obtain records relating to police responses regarding the premises. You may obtain these records from the Computer Aided Dispatch System (CADS) at the Open Records Section of the Milwaukee Police Department (District Three Station, 2333 North 49th Street, Second Floor) Monday, Wednesday and Friday between 8:00 AM and 3:30 PM. There is a cost of 25 cents per page for these records.

Please review the following examples of nuisance abatement measures that you may include in your written course of action to abate the nuisance activity. These suggestions are not exclusive, may not apply to the issues at your particular premises, and you may propose other nuisance abatement measures that would be appropriate under your particular circumstances.

- Participate in the Department of Neighborhood Services' Landlord Training Program and make a good faith effort to apply the knowledge from the course and attend refresher classes. Information on this training program may be obtained by calling (414) 286-2954.
- Exchange names and telephone numbers with the owners and operators of neighboring premises.
- Participate in a local block watch, neighborhood association, landlord compact and property management association.
- Attend the monthly crime prevention meetings conducted by the local Milwaukee Police District Community Liaison Officer who can be contacted at (414) 935-7228.

- Institute the use of written screening criteria that are provided to each applicant at the time each proposed adult resident receives a written application; and, conduct background checks of all prospective adult tenants and residents.
- Institute the use of a written lease for each adult tenant that include provisions relating to disorderly behavior, noise, garbage disposal, use of common areas, illegal activity, tenant responsibility for guest conduct, and the prohibition of sub-leasing and long-term guests. Timely enforce any lease violations.
- Review the tenancies of all the current residents in the property. This may include the termination of tenancies and reapplication by existing tenants for new tenancy.
- Regularly inspect the interior of the property to confirm that the residents are your tenants, confirm that the premises are actually used as a residence, and to determine if the doors and windows have been fortified or the premises outfitted with surveillance or delivery mechanisms.
- Monitor the property for evidence of drug activity. This may include observation of clear corner cuts of baggies strewn about, excessive quantities of plastic sandwich baggies found in odd places, presence of numerous weight scales or communication devices and drug paraphernalia such as unusual pipes, empty cigar wrappers, burned hollow tubes, etc.
- Install "No Loitering" signs in the front and rear of the exterior of the property. This signage permits police to cite loitering individuals in the yard and sidewalk area.
- Install "No Trespassing" signs in the front and rear of the exterior of the property. This signage permits police to cite trespassers in commercial properties.
- Install a sign with your name and contact information in a common area requesting law enforcement contact you if they are responding to a call for service at the premises.
- Record all rental properties owned by you with the Department of Neighborhood Services as required by local ordinance.
- Participate in the E-Notify system for email updates regarding the premises.
- Regularly file open records requests for Milwaukee Police Department Computer Aided Dispatch System (CADS) reports regarding the property.
- Institute a standing complaint with the local Milwaukee Police district station that will allow the police department to remove any individuals loitering on the property.
- Draft and serve a no trespassing order against identified nuisance persons and provide the local police district station a copy of the served order.
- Provide the local police district station with an updated current tenant list.

If you propose a course of action which is rejected by me or fail to timely respond to this request, and a subsequent nuisance activity occurs on or after 13 days after receipt of this notice, the premises will be subject to placement of a special charge as a lien on the property by the Commissioner of the Department of Neighborhood Services for the cost of any police services and enforcement.

Once you have been billed for the costs of police services and enforcement for three or more separate nuisance activities within one year of the date of this notice of nuisance premises, the premises may be designated a chronic nuisance, pursuant to MCO § 80-10-6, and each and every subsequent incident of nuisance activity at the premises may be deemed a separate violation and result in a citation being issued to you for failure to abate the nuisance activity. Each citation

would subject you to a forfeiture of not less than \$1,000.00 or more than \$5,000.00. Upon default of payment of a chronic nuisance citation you would be subject to imprisonment in the county jail or house of correction for a period of not less than 40 days or more than 90 days for each violation.

Please contact P.O. Kevin VODICKA at (414) 935-7763 with any questions, and I look forward to hearing from you.

Best regards,

JEFFREY B. NORMAN
CHIEF OF POLICE

A handwritten signature in black ink that reads "Captain Erin Mejia". The signature is written in a cursive, flowing style.

ERIN MEJIA
CAPTAIN OF POLICE

Attachment: Copy of Milwaukee City Ordinance 80-10
CC: Department of Neighborhood Service, Lake Tower 1st Floor – Pete Laritson
City Hall Common Council

v. 8/19