

AR 25018



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

February 06, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

74MG01MAZ LLC
2800 E ENTERPRISE AVE STE 333
APPLETON, WI 54913

Record ID # GBG-25-00117

Re: 3749 N 14TH ST

TAXKEY #: 2710814000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 3749 N 14TH 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 \$766.79. 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, 2025 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:

74MG01MAZ LLC, 2800 E ENTERPRISE AVE STE 333, APPLETON, WI 54913
BRIAN WHITE, 200 W MAIN ST, WAUKESHA, WI 53186
74MG01MAZ LLC, 2800 E ENTERPRISE AVE STE 333, APPLETON, WI 54913



3749 N 14th St



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Department of Neighborhood Services
Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

etc
CJC
11/14/25
GBG-25-00117

3 STRIKES

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

11/6/24
9/4/24

Re: 3749 N 14TH ST

Taxkey #: 271-0814-000

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**.

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

Inspector: VMCNEI

Posted: 01/09/2025

(x) Handwork () SKID

Mailed: 1/10/25 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

3749 N 14th St

Record ID: GBG-25-00117

01/09/2025

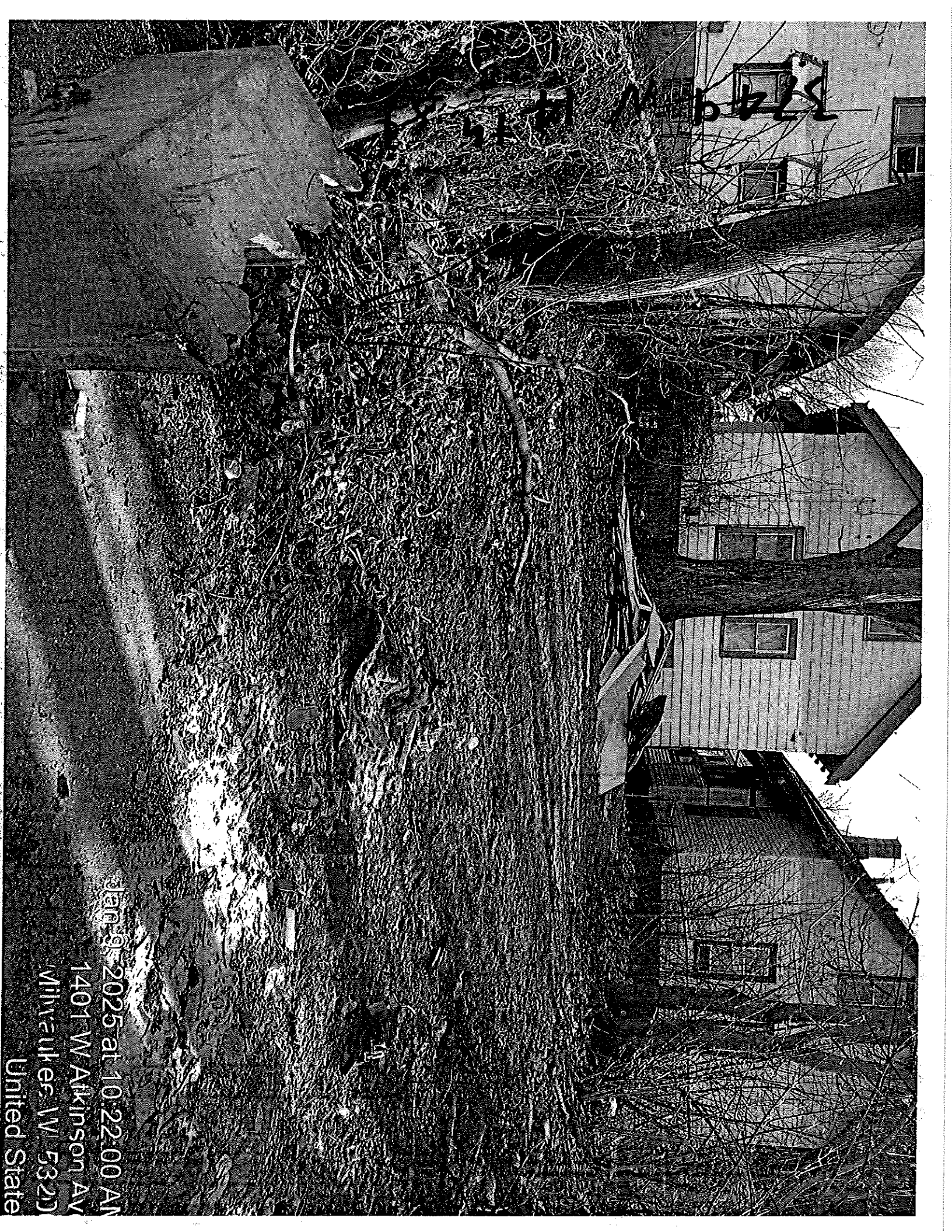
Address: 3749 N 14TH ST

Recipients:

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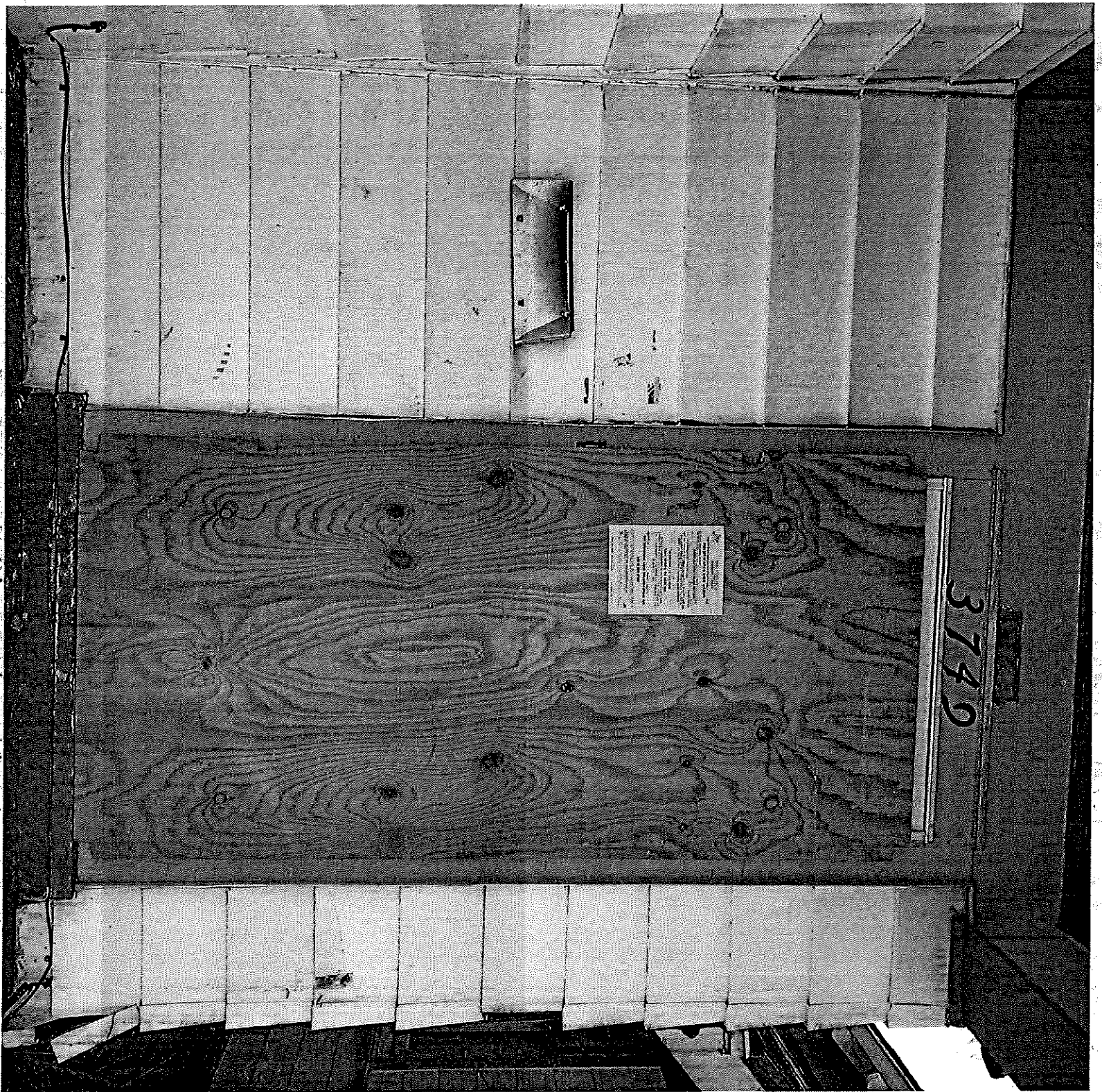
OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Jan 9, 2025 at 10:22:00 AM
1401 W Atkinson Ave
Whitefish, WI 53231
United States

3749 N 14th St



Schmidt, Lucy

From: Hull, Brittany
Sent: Friday, January 10, 2025 8:56 AM
To: DNS Solid Waste Admin
Subject: GBG-25-00117/3749 N 14TH ST

Spoke to Matthew from Smart Asset @608-332-2363, states that they will have the property cleaned. Please set RI for 1/15.

Brittany Hull

Customer Service Representative II

4001 S 6th Street, Milwaukee WI 53221

P: (414) 286-3869



RE-INSPECTION 2.0

ADDRESS ON SWV: 3749 n 14th st

RECORD # GBG-25-00117

RE-INSPECTION DATE: 1/15

DISTRICT NO. 111

INSPECTOR: Kully

DOES THE LITTER LOCATION MATCH THE ADDRESS AT THE TOP OF THIS FORM?

NO –

IF YOU DETERMINED THIS WAS CREATED ON THE WRONG ADDRESS, PLEASE DISMISS THIS RECORD & ADD A COMMENT.

YES –

ADDRESS IS CORRECT AND LITTER IS STILL PRESENT, PLEASE UPLOAD CURRENT PICTURES TO THE RECORD.

DID YOU:

1. UPLOAD CURRENT PICTURES?
2. RESULT YOUR INSPECTION ACCORDINGLY?
3. UPDATE THE WORKFLOW?

PLEASE MARK STATUS:

☐

ABATED

☐

DISMISSED

☒

REFER TO CONTRACTOR FOR CLEANUP – **UPLOAD PHOTOS TAKEN @ RE-INSPECTION**

UPON COMPLETION, PLEASE RETURN THIS
PAPERWORK TO THE BIN BY THE OUTGOING MAIL:

Way



3749 - 3749 N 14TH ST, MILWAUKEE, WI 532062952

3749 N 14 Street



Before



After

E-Notify Disclaimer

The City of Milwaukee offers its "e-notify" service as a convenience only. Subscription to the City's "e-notify" service does not guarantee receipt of notification nor does receipt of an "e-notify" communication constitute delivery of an official communication from the City. The City of Milwaukee will assume no liability for any damages or loss of any kind that might arise from subscribers' failure to receive requested notices on a timely basis. Subscribers who require assurance regarding timely receipt of information should contact directly the appropriate City agency or department.

Please note: sometimes email messages are undeliverable because of spam (junk e-mail) filters on email accounts--please, check your settings to ensure that your e-mail client is not directing Milwaukee.gov E-Notifications to your junk mail folders.

Text message subscribers: Depending on your cell phone contract, you may be charged by your service providers for the text messaging service. Moreover, you may be unable to receive text messaging in some geographical areas due to the unavailability of service by your service providers. The City assumes no liability for any charges incurred for text messaging.

- [New subscribers click here to SIGN UP](#)
- [Already registered? click here to ACCESS YOUR ACCOUNT](#)
- [E-Notify Registration Guide](#)
- [Guía de registro de notificación electrónica \("E-Notify"\)](#)

The screenshot shows the official website of the City of Milwaukee. At the top left is the city seal. To its right is the text "Official Website of the City of Milwaukee". On the top right, it says "CALL for Action (414) 286-CITY | Click for Action". Below this is a navigation bar with links: "Directory", "Residents", "Business", and "Visitors". To the right of these links is a search bar with a magnifying glass icon and the word "SEARCH". Below the navigation bar is a header for "E-Notify : Communications from Milwaukee City, County, Public Schools, Elected Officials, and Agencies". Under this header is a row of links: "Email Subscriptions", "Location Based Subscriptions", "Bid Subscriptions", "Text Messaging", "Update Information", and "Logout". Below the links are two red boxes containing important notices. The first box says: "PLEASE NOTE: This notification service is not intended to be relied upon to ensure a property is free of code violations and lack of receiving a text message or email is not a defense for having the violation. In addition, repeat offenders are subject to citations based on current Department policy." The second box says: "NOTE: Text messages can only be sent to the cellular service network providers in the drop down list. If you change cellular service providers -even if you keep your same cell phone number - you must re-register your phone number using your new provider information." Below the notices is a registration form. It has a "phone number" field, a "carrier" dropdown menu, and a "+ Add phone" button. A red arrow points to the "phone number" field.

Official Website of the City of Milwaukee

CALL for Action (414) 286-CITY | Click for Action

Directory Residents Business Visitors

E-Notify : Communications from Milwaukee City, County, Public Schools, Elected Officials, and Agencies

Email Subscriptions Location Based Subscriptions Bid Subscriptions Text Messaging Update Information Logout

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phone number carrier + Add phone