



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

Inspection Date  
10/08/2024  
ORD-24-12704

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

Re: 6516 W CARMEN AV

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Taxkey #: 174-0638-000

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: 10/15/2024**

1 ) 214-27.2 Provide, install and properly maintain approved smoke detector(s) installed in a manner and location consistent with its listing and at least one detector in the basement and on each floor level except unfinished attic or storage areas and within 6 feet of each sleeping area. If a floor level contains 2 or more sleeping areas, each sleeping area shall be provided with a smoke detector. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

**Correct By Date: 10/15/2024**

2 ) 214-27.4 The owner shall provide any maintenance necessary to make a smoke detector functional within 5 days of a written notice that the smoke detector is defective. Replace defective smoke detector. Every battery-operated smoke alarm shall be powered by 10-year or more non-removable batteries.

For any additional information, please phone Inspector Rebecca Cottreau at 414-286-8169 or [rcottr@milwaukee.gov](mailto:rcottr@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 -

*Rebecca Cottreau*  
Inspector

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**Recipients:**

AAHFINNALLYHOME LLC, ELDON E BODDIE (RA) 3531 N 48TH ST, MILWAUKEE, WI 53216  
AAHFINNALLYHOME LLC, 3531 N 48TH ST ATTN: ELDON E BODDIE, MILWAUKEE, WI 53216-6290

**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 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.

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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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

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Villet 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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Print Date: 10/8/2024, 3:55:38 PM

Property: **6514-6516 W CARMEN AV MILWAUKEE, WI**

Owner	Info
AAHFINNALLYHOME LLC	Taxkey: 1740638000
ATTN: ELDON E BODDIE	Land Use: 8820
3531 N 48TH ST	Lot Size: 5040
MILWAUKEE WI, 53216-6290	Year Built: 1955
	Commercial Units:
	Residential Units: 2
	Conveyance Date: 2012-08-15
	Conveyance Type: QC
	Name Change: 2016-04-13
	Zoning: RT2

**Latest Property Registration Information**

Date Registration Received: 2011-07-15  
Link to ACA Registration: [MREC-11-166922-H](#)

Type	Name	Phone	Address	Email
Preferred Contact	ELDON E BODDIE	4146981169	3529 N 48TH ST MILWAUKEE, WI 53216	
Registration Owner	AAH FINALLY HOME LLC	4146981169	ELDON E BODDIE (RA) 3529 N 48TH ST MILWAUKEE, WI 53216	

Showing 1 to 2 of 2 entries



State of Wisconsin  
**Department of Financial Institutions**

Search for:  
 aah finally

Search Records

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

Corporate Records

Result of lookup for A064339 (at 9/11/2024 10:02 AM)

## AAH, FINALLY HOME LLC

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

### Vital Statistics

Entity ID A064339  
 Registered Effective Date 12/16/2010  
 Period of Existence PER  
 Status Administratively Dissolved [Request a Certificate of Status](#)  
 Status Date 12/27/2016  
 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 ELDON E BODDIE  
 3531 NORTH 48TH STREET  
 MILWAUKEE, WI 53216  
[File a Registered Agent/Office Update Form](#)

Principal Office 3531 NORTH 48TH STREET  
 MILWAUKEE, WI 53216  
 UNITED STATES OF AMERICA

### Historical Information

#### Annual Reports

Year	Reel	Image	Filed By	Stored On
2013	000	0000	online	database
2012	000	0000	online	database
2011	000	0000	online	database

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

#### Certificates of Newly-elected Officers/Directors

None

#### Old Names

None

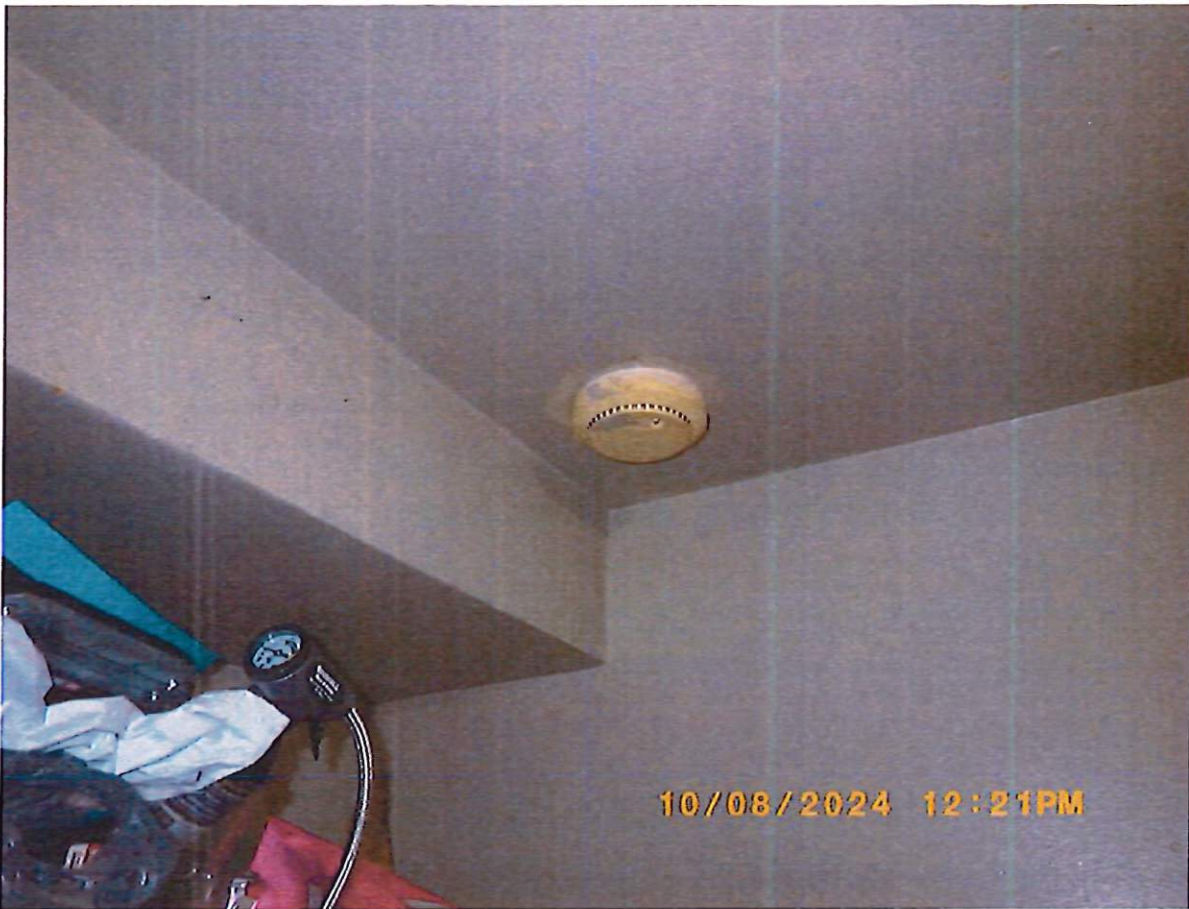
#### Chronology

Effective Date	Transaction	Processed Date	Description
12/16/2010	Organized	12/16/2010	E-Form
01/07/2013	Change of Registered Agent	01/07/2013	FM516-E-Form
10/01/2015	Delinquent	10/01/2015	
10/24/2016	Notice of Administrative Dissolution	10/24/2016	
12/27/2016	Administrative Dissolution	12/27/2016	

[Order a Document Copy](#)





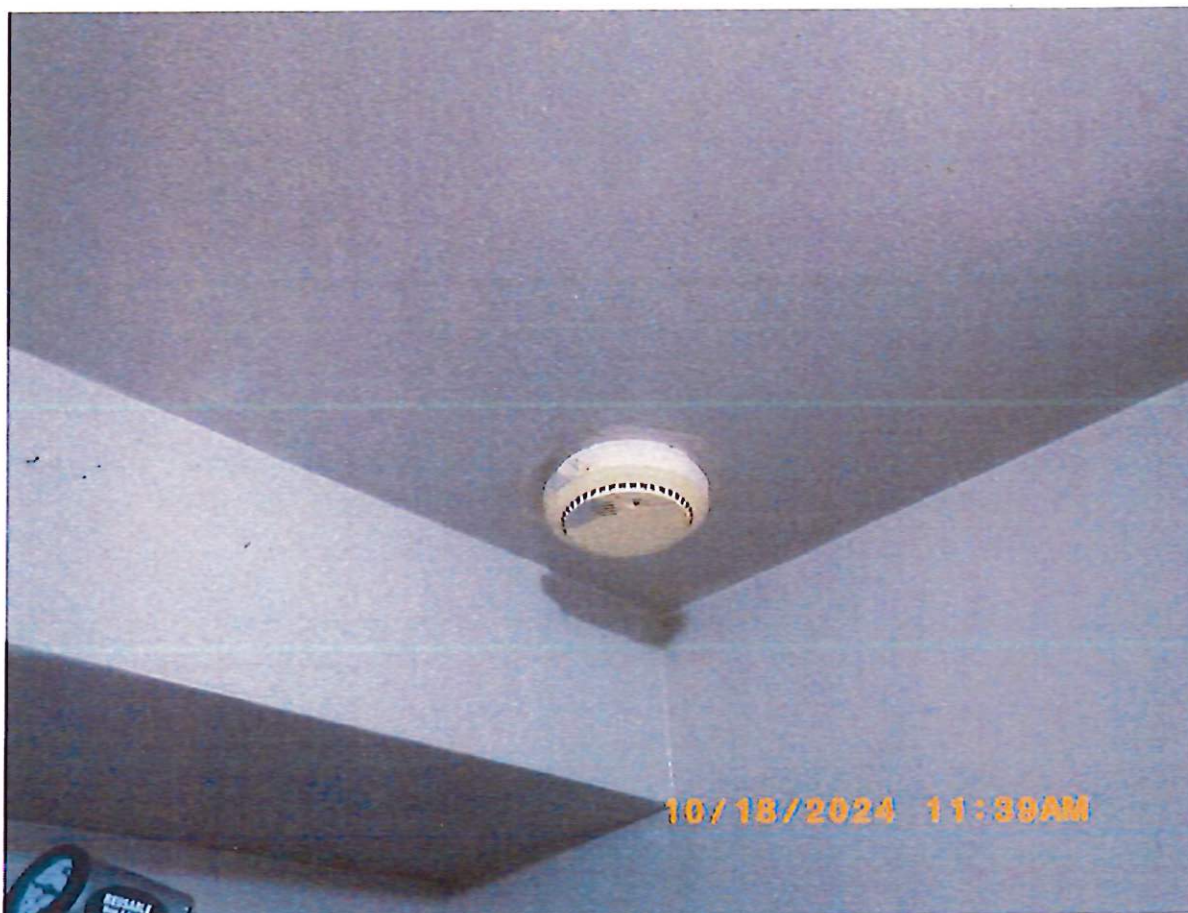




















Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

October 22, 2024  
Order #: ORD-24-12704

Department Copy  
MILWAUKEE, WI

Re: 6516 W CARMEN AV

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 10/22/2024, we imposed a \$203.20 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 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 Rebecca Cottreau at 414-286-8169 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).

INSPECTOR,

Rebecca Cottreau

Recipients

AAHFINNALLYHOME LLC, ATTN: ELDON E BODDIE, 3531 N 48TH ST, MILWAUKEE WI 53216-6290  
AAHFINNALLYHOME LLC, 3531 N 48TH ST, ELDON E BODDIE (RA), MILWAUKEE WI 53216



# CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 6516 W CARMEN AV MILWAUKBE WI

Original Inspection Date: 09/06/2024

ORDER #

ORD-24-12704

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
10/08/2024	SPOKE WITH OWNER ELDON BODDIE TO LET HIM KNOW THERE IS ZERO LIFE SAFETY DEVICES WORKING ON THE 2ND FLOOR & THE COMMON AREAS.	RCOTTR
10/11/2024	Supervisor reviewed and approved for mailing. kmr	KREED
10/11/2024	Mailed pre-reinspection fee letter first class.	BRANER
10/22/2024	PER SUP. HW FBE FOR REINSPECTION AND REINSPECT AT INTERIOR ORDER EXPIRATION, IF NO SMOKE DETECTORS CIT AT THAT TIME.	RCOTTR
10/22/2024	Re-inspected on (10/18/2024). No Compliance; violations remain.	RCOTTR
10/22/2024	Reinspection fee letter mailed 1st class	LBUEGE
11/22/2024	Appeal filed - ARBA #24212	LBUEGE
12/13/2024	Called complainant - no longer has access to property. kmr	KREED
01/24/2025	.	KREED



Print Date: 1/24/2025, 11:21:59 AM

Property: **6514-6516 W CARMEN AV MILWAUKEE, WI**

Owner	Info
BYRD ENTERPRISE 2 LLC TECH SAVVY SOLUTIONS LLC	Taxkey: 1740638000 Land Use: 8820 Lot Size: 5040
N93W15408 HILLSIDE LN MENOMONEE FALLS WI,53051	Year Built: 1955 Commercial Units: Residential Units: 2 Conveyance Date: 2024-11-18 Conveyance Type: WD Name Change: 2024-12-19 Zoning: RT2

### Latest Property Registration Information

Date Registration Received: 2011-07-15  
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Type	Name	Phone	Address	Email
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Showing 1 to 2 of 2 entries