

CASE MANAGEMENT

Tax Key: 3160473000

Record ID: ORD-24-09890

Address: 2912 - 2912 N PROSPECT AV, MILWAUKEE, WI 532113344

Record ID	File Date	Address	Complaint Text
ORD-24-09890	08/19/2024	2912 - 2912 N PROSPECT AV, MILWAUKEE, WI 532113344	Rooster crows at 5am daily, but also throughout the day. This is the suspected address.

Date		Staff Name
2024-08-19	8/19/24 Inspected complaint, violations observed and order issued.	Kyle Labinski
2024-08-20	Reviewed by supervisor - ok to mail.	Thomas Wessel
2024-08-20	Mailed order and compliance loan program information first class.	Brenda Raner
2024-09-17	9/17/24 Received a phone call from Catherine (847) 212-3457. She said she will drop the permit application off at the lake tower and the rooster was rehomed.	Kyle Labinski
2025-02-25	2/25/25 Spoke with owner Catherine (847) 212-3457. Informed her that the permit has been denied. Catherine states she did not receive any information on the denial. Catherine wants to re-apply for the chicken permit. There is nothing in the code of ordinances stating she wouldn't be able to re-apply. Informed Catherine that the application must be submitted by 3/4/25.	Kyle Labinski
2025-11-17	per carmen appeal denied RI order	Heidi Weed

Record Workflow		
Record Action (Task)	Record Status	Date
Generate Order	Order Generated	2024-08-19
Contact Attempt	Complete	2024-09-17

Inspection	Status	Date
Initial Investigation	Order Issued	2024-08-19

Inspector: Kyle Labinski

CASE MANAGEMENT

Tax Key: 3160473000

Record ID: CHK-25-00049

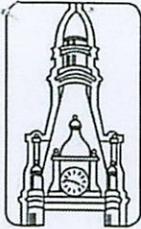
Address: 2912 - 2912 N PROSPECT AV, MILWAUKEE, WI 532113344

<u>Record ID</u>	<u>File Date</u>	<u>Address</u>	<u>Complaint Text</u>
CHK-25-00049	09/08/2025	2912 - 2912 N PROSPECT AV, MILWAUKEE, WI 532113344	

<u>Date</u>		<u>Staff Name</u>
2025-10-06	Nick Ansay called and said he spoke to Carmen on 10/3 about rescheduling the hearing. Spoke to Lorie and said we can reschedule to another date. Left message for Nikolai.	Heather Gaworski
2025-10-10	Spoke to Attorney Prinsen and Nick regarding chicken hearing being held on Tuesday 10/14 at 2pm.	Carmen Rosario
2025-10-10	Spoke to Nikolai Mikkelsen regarding chicken hearing being held on Tuesday 10/14 at 2pm.	Carmen Rosario

<u>Record Workflow</u>			<u>Inspection</u>	<u>Status</u>	<u>Date</u>
<u>Record Action (Task)</u>	<u>Record Status</u>	<u>Date</u>			
Application Review	Accepted - Plan Review Required	2025-09-08			
Plan Review	Denied	2025-12-09			

Residential Section - Animals



City
of Milwaukee
Department of
Neighborhood
Services

Chicken Keeping Application and Site Plan

For Office Use Only
Denied
5.2.25

Name (print) Nikolai Mikkelsen Phone 262 - 745 - 1399

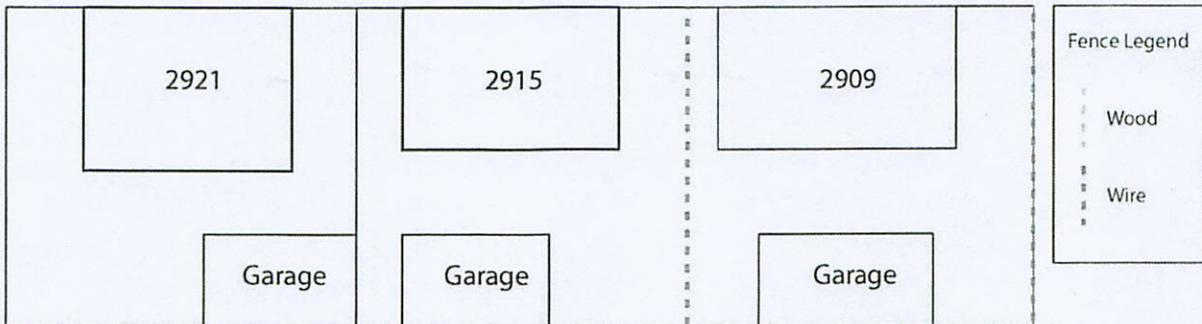
Address 2912 N Prospect Ave, Number of hens 4

Zip Code 53211 E-mail nikolai.s.mikkelsen@gmail.com

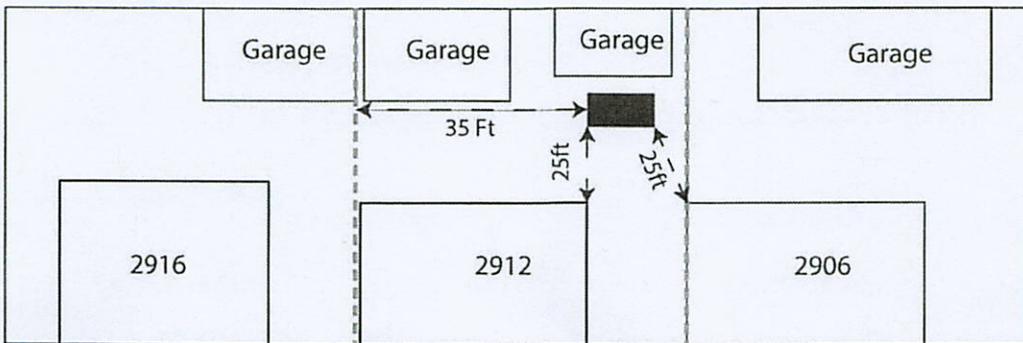
- Total square feet of coop and enclosure: 49 (Sqft.) Square feet of coop alone (<50) 25
- Distance of enclosure to nearest habitable structure on adjoining properties (>25 feet) 25

Use the area below to sketch chicken keeping site. Include distances from lot lines, structures (garage, shed), fences/ barriers, pools, etc. Identify neighbors whose property lines connect to your property including diagonals as well as any neighbor across the alley, but not across the street. (See www.milwaukee.gov/chicken for additional information and requirements.)

Stowell



Alley



Prospect

2912 N. Prospect Av

Issue Date _____ Clerk _____ Permit Number CHK25-00011 Permit Fee \$ 35.56



KRAVIT • HOVEL & KRAWCZYK S.C.
ATTORNEYS

TELEPHONE 414 • 271 • 7100

825 NORTH JEFFERSON
MILWAUKEE WISCONSIN

53202 • 3737

FACSIMILE 414 • 271 • 8135

www.kravitlaw.com

BENJAMIN R. PRINSEN
brp@kravitlaw.com

April 1, 2025

Via Federal Express

Department of Neighborhood Services
Attn: L. Gallup
4001 S. 6th Street
Milwaukee, WI 53221

Re: *Property Owner Objection to Chicken Permit Application*

Dear Ms. Gallup:

This firm represents AZM LLC. We write in response to the Notice to Property Owners dated March 18, 2025, with regard to a chicken permit application made for the property located at 2912 N. Prospect Ave ("2912 Property"). This is the second time the owners at the 2912 Property have requested a chicken permit, with the first submission in September 2024.

AZM objects to the permit and requests a hearing to the commissioner related to the same. AZM owns the properties located at 2900-02 and 2906-08 N. Prospect Avenue, which are currently rented to tenants. The property at 2906-08 borders the property at 2912 Property. The chicken/chicken coop located at the 2912 has been there for some time, apparently without a permit, and as of the time of writing this letter it is in the same location it has been in for months. The chicken coop is placed within 25 feet of residential structures on the adjacent lot, and the placement of chickens in that location will create constant noise and smell of excrement, both of which cause a nuisance and interfere with the use and enjoyment of AZM's properties. AZM is opposed to a chicken permit at the 2912 Property.

We have enclosed herewith some photographs of the coop. Please advise if any additional information is required.

Lorie Gallup
April 1, 2025
Page 2

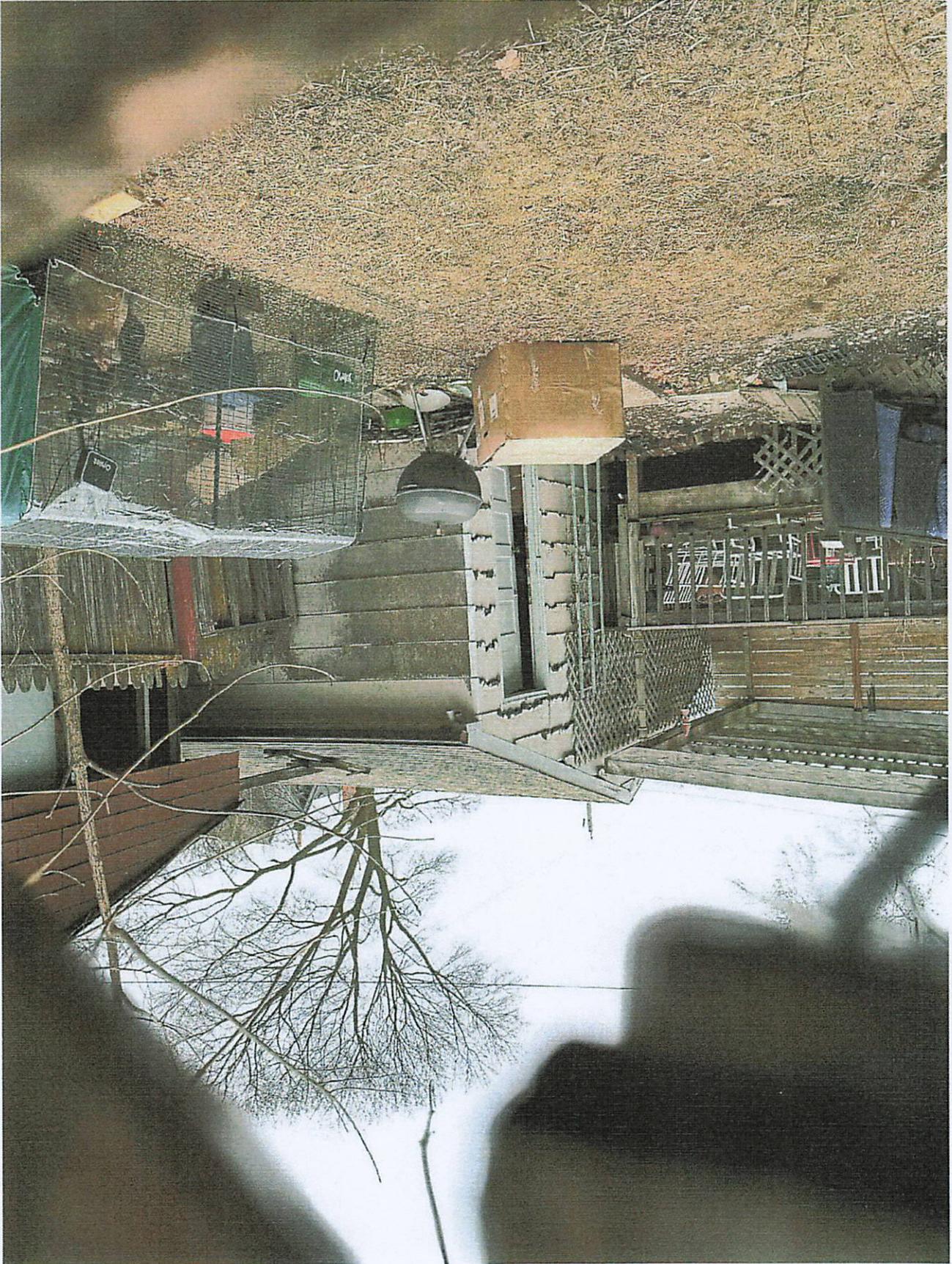
Thank you for your attention to this matter.

Very truly yours,

Electronically signed by Benjamin R. Prinsen

Benjamin R. Prinsen

BRP:dmh
Enclosures









Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

May 9, 2025

BENJAMIN PRINSEN
4439 N FARWELL AV FIFTH FL
MILWAUKEE, WI 53211

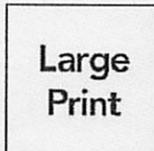
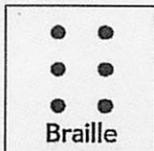
On May 2, 2025, a hearing was held regarding the chicken keeping permit application proposed for 2912 N. Prospect Av. Based on the evidence and testimony, a decision was made to deny the permit.

If you wish to formally appeal this decision, you must file an 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 St., Milwaukee, WI, 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Sincerely,

Lorie Gallup
Residential Code Enforcement Manager

This material is available in alternative formats for individuals with disabilities upon request. Please contact ADA Coordinator, ADACoordinator@milwaukee.gov, 414-286-3475, TTY: 711. Provide a 72 hour advance notice, seven days for Braille, to ensure accommodation of request.





Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

May 9, 2025

NICK ANSAY
7800 N REGENT RD
FOX POINT, WI 53217

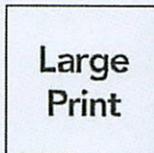
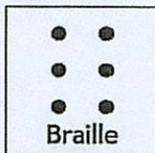
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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

May 9, 2025

BRYAN NYE
7800 N REGENT RD
FOX POINT, WI 53217

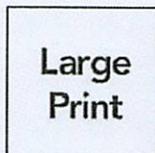
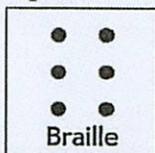
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Residential Code Enforcement Manager

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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

May 9, 2025

CATIE BECK
2912 N PROSPECT AV
MILWAUKEE, WI 53211

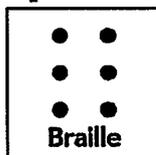
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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

May 9, 2025

NIKOLAI MIKKELSEN
2912 N PROSPECT AV
MILWAUKEE, WI 53211

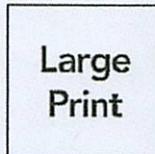
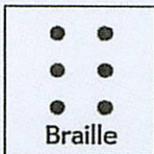
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KRAVIT ■ HOVEL & KRAWCZYK
ATTORNEYS

BENJAMIN R. PRINSEN
brp@kravitlaw.com

TELEPHONE 414 • 271 • 7100
825 NORTH JEFFERSON
MILWAUKEE WISCONSIN
53202 • 3737

FACSIMILE 414 • 271 • 8155
www.kravitlaw.com

September 19, 2025

Via Federal Express

Department of Neighborhood Services
Attn: L. Gallup
4001 S. 6th Street
Milwaukee, WI 53221

Re: *Property Owner Objection to Chicken Permit Application*

Dear Ms. Gallup:

As you may recall, this firm represents AZM LLC. We write in response to the Notice to Property Owners dated September 8, 2025, with regard to yet another chicken permit application for the property at 2912 N. Prospect Ave ("2912 Property"). This is the third time these owners have submitted a request for a permit, with the prior requests having been properly denied. AZM objects to the requested permit and requests a hearing to the commissioner related to the same.

AZM owns the properties located at 2900-02 and 2906-08 N. Prospect Ave. These properties are currently rented to tenants. The property at 2906-08 borders the property at 2912 Property. The request for permits have been denied multiple times because the chicken coop is within the 25 foot radius of residential structures on the adjacent lots. That is still the case. Furthermore, the matter has gotten even worse since the last time AZM successfully objected to the request for a chicken coop permit. Our clients have counted more than four chickens in the yard (exceeding the regulatory limit), and the chickens are being allowed to roam free, without using the coop. Feed is being thrown about the yard, which attracts rats (see attached photos). There is no discernable attempt to keep the chickens in an appropriate enclosure, and there is no evidence that the coop that is there is outside the required radius. There is also a strong smell of animal excrement, both of which cause a nuisance and interfere with the use and enjoyment of AZM's properties.

Lorie Gallup
September 19, 2025
Page 2

There are no grounds on which to grant the request for permit now, and frankly, DNS should be taking action to prevent the owners from continually maintaining (now more than two years) chickens on the 2912 Property without the proper permits. There is no evidence that there is sufficient space for the chickens, that the chicken coop is outside the 25 feet radius of residential structures on the adjacent lots; or that the owners have the appropriate number of chickens. AZM is opposed to a chicken permit at the 2912 Property.

Please advise if any additional information is required.

Thank you for your attention to this matter.

Very truly yours,

Electronically signed by Benjamin R. Prinsen

Benjamin R. Prinsen

BRP:dmh
Enclosures



City of Milwaukee
Department of Neighborhood Services

Residential Section - Animals

Chicken Keeping Application and Site Plan

For Office Use Only
APPROVED TO PROCEED
Denial 10/14/25

Name (print) Nikolai Mikkelsen Phone 262 - 745 - 1399

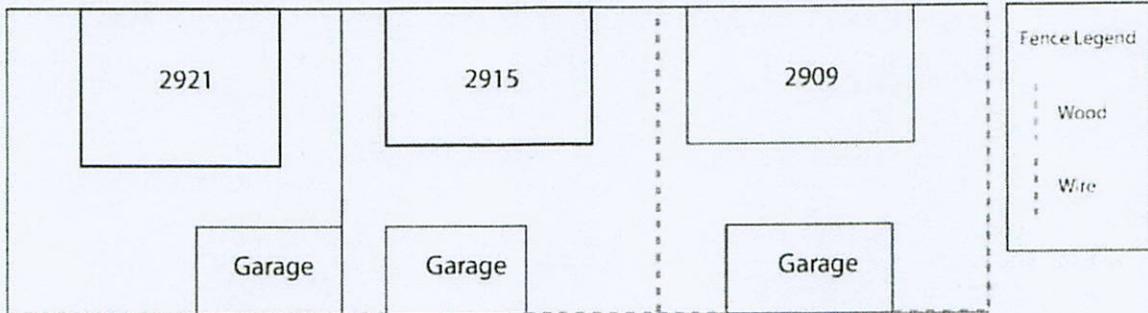
Address 2912 N Prospect Ave. Number of hens 4

Zip Code 53211 E-mail nikolai.s.mikkelsen@gmail.com

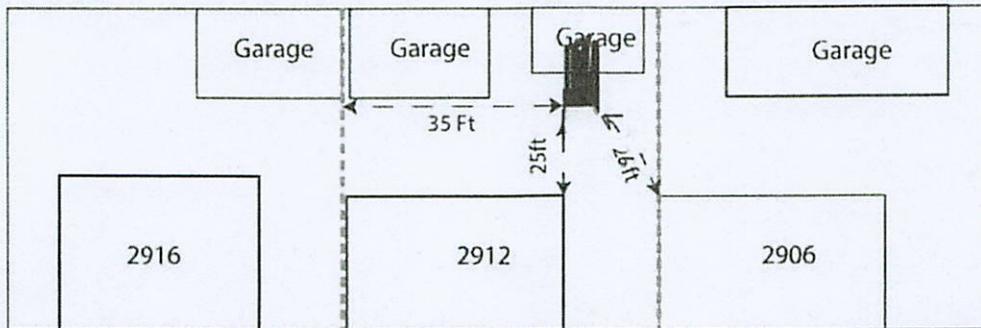
- 1. Total square feet of coop and enclosure: 64 (Sqft.) Square feet of coop alone (<50) 10.5
- 2. Distance of enclosure to nearest habitable structure on adjoining properties (>25 feet) 25

Use the area below to sketch chicken keeping site. Include distances from lot lines, structures (garage, shed), fences/barriers, pools, etc. Identify neighbors whose property lines connect to your property including diagonals as well as any neighbor across the alley, but not across the street. (See www.milwaukee.gov/chicken for additional information and requirements.)

Stowell



Alley



Prospect

Issue Date _____ Clerk _____ Permit Number CHK-25-0049 Permit Fee \$ 356
DNS-362 Coop Plan V5 TNW 160801



Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

March 18, 2025

BRIDGET HACKBART
JEREMY HACKBART
2916 N PROSPECT AV
MILWAUKEE WI 53211

Property Owner:

There has been a chicken permit application made for the property at 2912 N. Prospect Av. As an owner of all directly or diagonally abutting properties, including those across an alley you have the right to file a written letter of support or objection to the permit application. Please share this information with your tenant(s) if this is not an owner-occupied property.

Property owners shall have 14 days to file a written objection and request for a hearing to the commissioner if they object to the granting of a permit. A hearing request may be sent to:

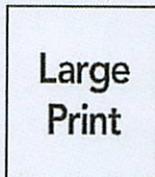
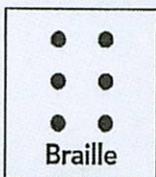
Department of Neighborhood Services

ATTN: L. Gallup

4001 S. 6th St.

Milwaukee, WI 53221

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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

March 18, 2025

AZM LLC
7800 N REGENT RD
FOX POINT WI 53217

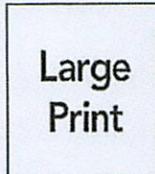
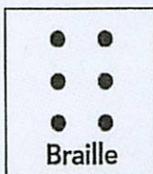
Property Owner:

There has been a chicken permit application made for the property at 2912 N. Prospect Av. As an owner of all directly or diagonally abutting properties, including those across an alley you have the right to file a written letter of support or objection to the permit application. Please share this information with your tenant(s) if this is not an owner-occupied property.

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ATTN: L. Gallup
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Milwaukee, WI 53221

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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

March 18, 2025

ERIN H O'DONNELL
JASON R PUSKAR
2909 N STOWELL AV
MILWAUKEE WI 53211

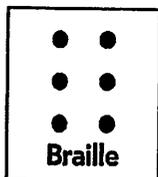
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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

March 18, 2025

JOHN J LARSEN
MAREN J HOFFMANN-LARSEN
2915 N STOWELL AV
MILWAUKEE WI 53211

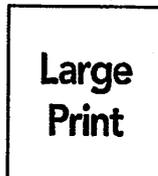
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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

March 18, 2025

SUSAN TAGLICHT
2921 N STOWELL AV
MILWAUKEE WI 53211

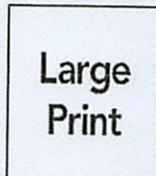
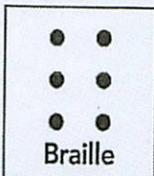
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Map Milwaukee: PROPERTY INFORMATION
City of Milwaukee, WI

3160473000

File Getting Around Maps & Data Sources Tasks Analysis

Point Distance Feet (ft) Feet (m²) Enable Snapping Select Snapping Layers Plot Coordinates

Location Info Measure Coordinates

Layers

Filter Layers... Filter

- Municipal properties
- County properties
- State properties
- Federal properties
- Operational layers
- Parcel data
- Streets
- Quarter sections
- City limits
- Waterways
- Zip codes
- County Aerial Basemaps
- 2024
- 2022
- 2020
- 2016

Layers 3160473000

Basemaps 5 10ft

2023 N STONWELL AV
2015 N STONWELL AV
2016 N STONWELL AV
2008 N STONWELL AV
2012 N PROSPECT AV
2004 N PROSPECT AV

Total: 36.91 ft
Total: 38.66 ft
Total: 11.26 ft
Total: 13.61 ft
Total: 27.60 ft

42°F Light rain/snow 12:58 PM 4/2/2023



Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

September 8, 2025

AZM LLC
7800 N REGENT RD
FOX POINT, WI 53217

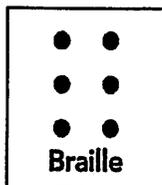
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Property owners shall have 14 days to file a written objection and request for a hearing to the commissioner if they object to the granting of a permit. A hearing request may be sent to:

Department of Neighborhood Services
ATTN: L. GALLUP
4001 S. 6th St.
Milwaukee, WI 53221

This material is available in alternative formats for individuals with disabilities upon request. Please contact ADA Coordinator, ADACoordinator@milwaukee.gov, 414-286-3475, TTY: 711. Provide a 72 hour advance notice, seven days for Braille, to ensure accommodation of request.





Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

September 8, 2025

BRIDGET HACKBART
JEREMY HACKBART
2916 N PROSPECT AV
MILWAUKEE, WI 53211

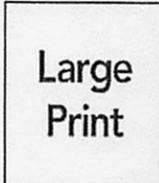
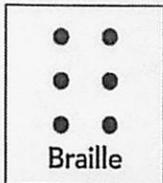
Property Owner:

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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

September 8, 2025

SUSAN TAGLICHT
2921 N STOWELL AV
MILWAUKEE, WI 53211

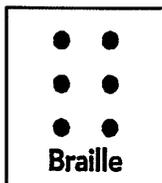
Property Owner:

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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

September 8, 2025

JOHN J LARSEN
MAREN J HOFFMAN-LARSEN
2915 N STOWELL AV
MILWAUKEE, WI 53211

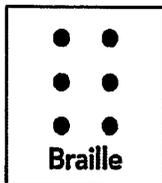
Property Owner:

There has been a chicken permit application made for the property at 2912 N. Prospect Av. As an owner of all directly or diagonally abutting properties, including those across an alley you have the right to file a written letter of support or objection to the permit application. Please share this information with your tenant(s) if this is not an owner-occupied property.

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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

September 8, 2025

ERIN H O'DONNELL
JASON R PUSKAR
2909 N STOWELL AV
MILWAUKEE, WI 53211

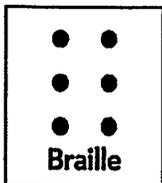
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2912 N Prospect Ave Chicken Keeping Permit

From catie beck <cmbeck2@gmail.com>

Date Wed 3/5/2025 12:31 PM

To Rosario, Carmen <cjrosar@milwaukee.gov>

 1 attachment (13 MB)

IMG_2259.jpg;

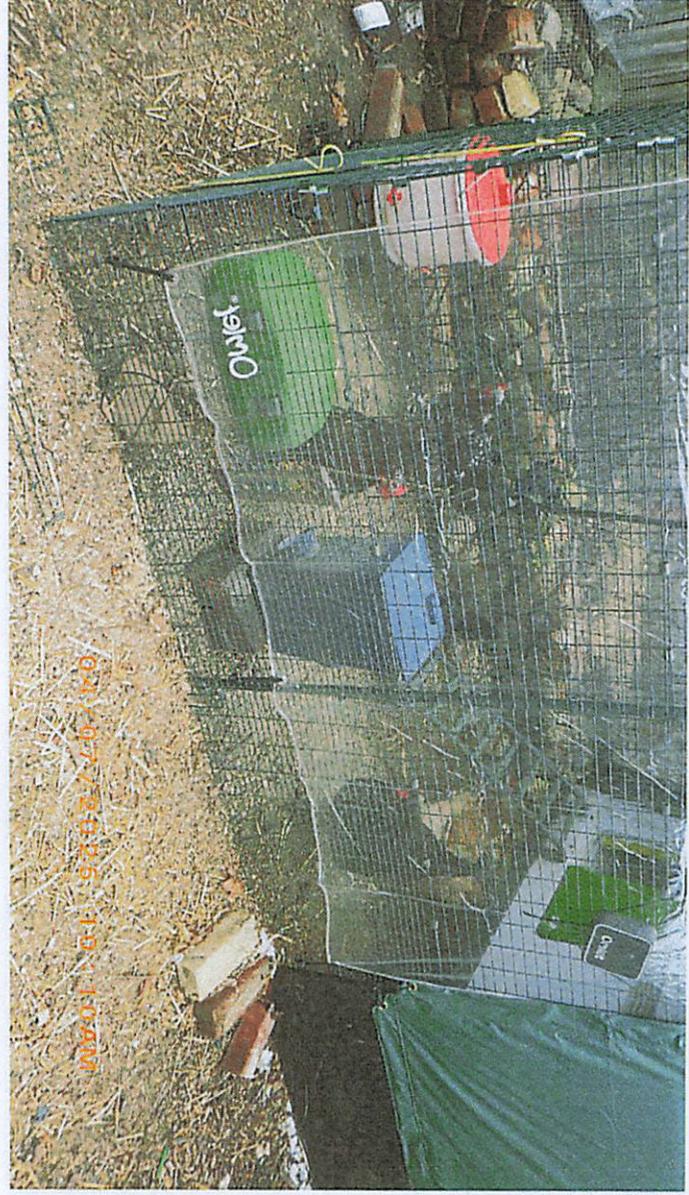
Hello again,

Here is a photo of my coop and run. The chickens get plenty of time in my completely fenced in yard as well. The coop is a Large Omlet Eglu, rated for 4-6 hens, and I added on the coop extension so they'd have more space. As you can see I also have extra insulation for the coop and a clear plastic tarp over the run to protect them from the elements and keep things cleaner.

One of my hatchlings ended up being a rooster, and it took me a few weeks to rehome him in a place where he wouldn't be immediately processed. He was obnoxious for those couple of weeks, but he wasn't the only chicken in the neighborhood crowing, so there must've been another in the area. My chickens have never been wandering the alley or the neighborhood. There were some neighbors on stowell who had chickens who would get out often and wander, and their coop matched the description of the coop that was reported, however they seem to be gone now and the coop has been removed.

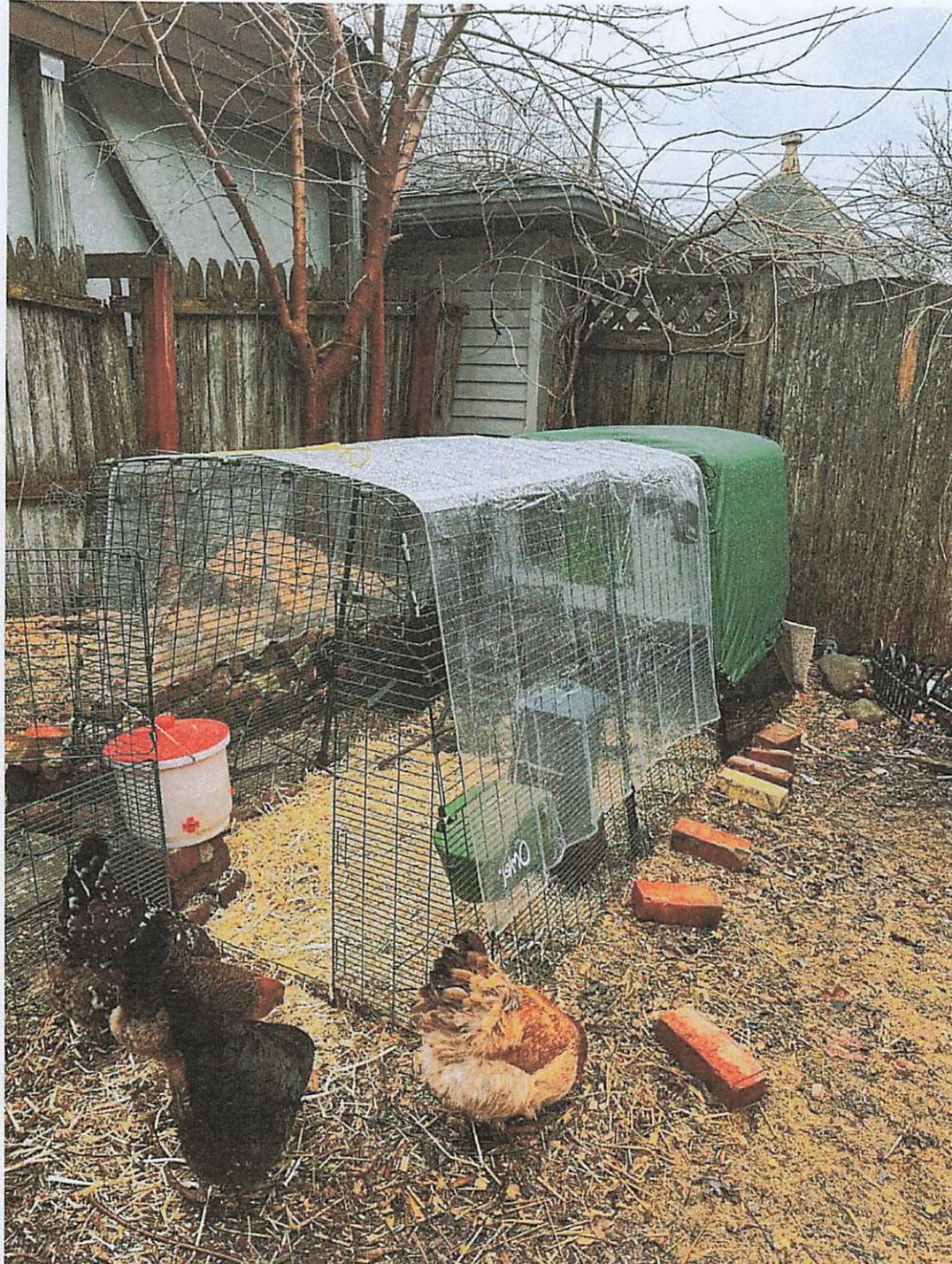
Please let me know if you have any other questions or if you need anything further from me.

Thanks so much,
Catie







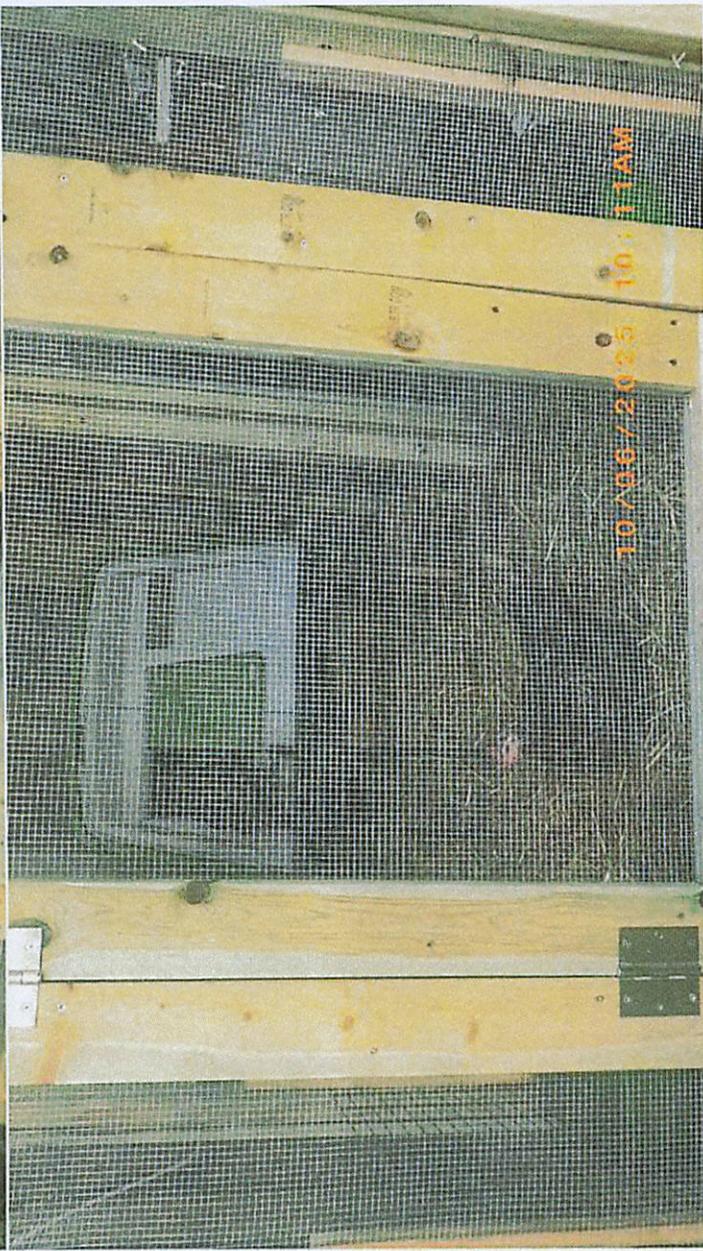
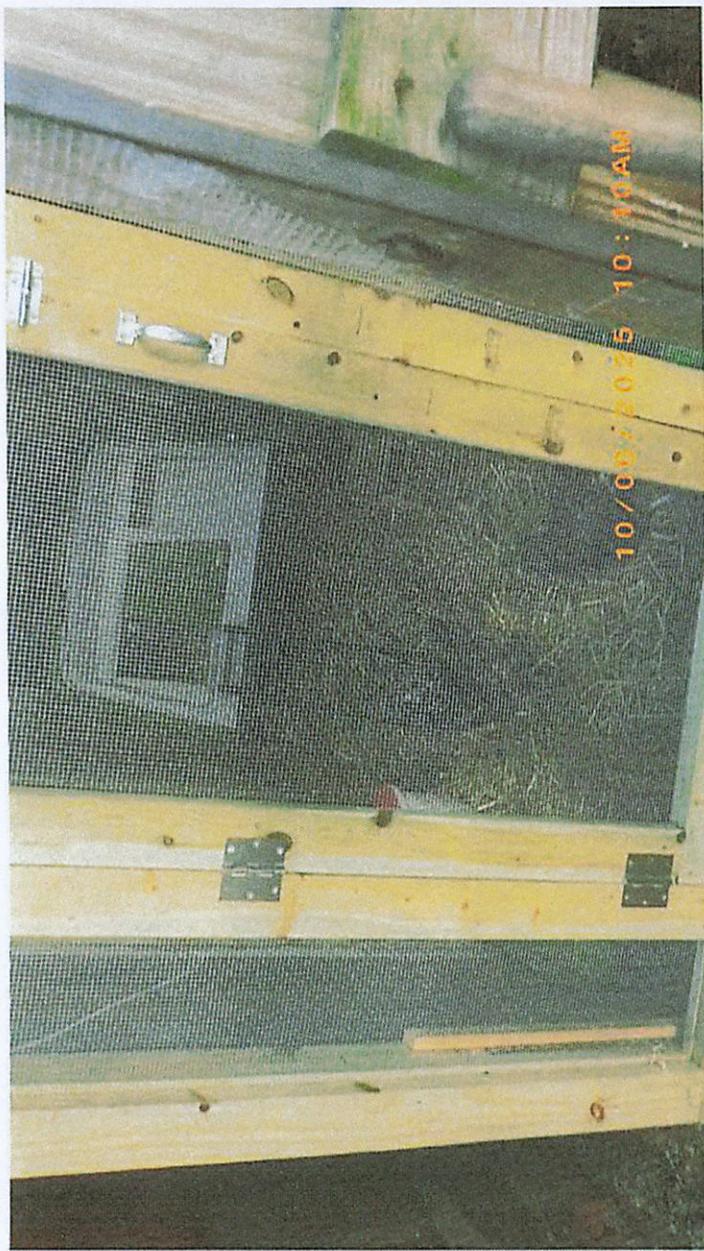


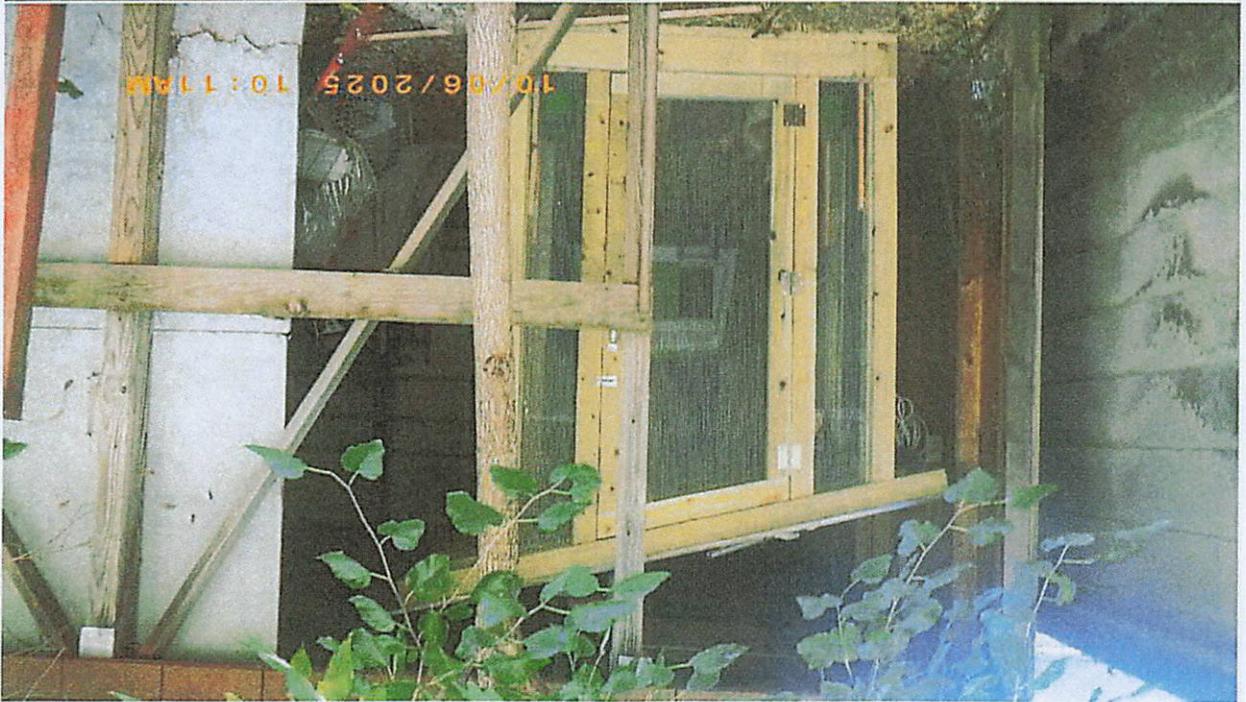






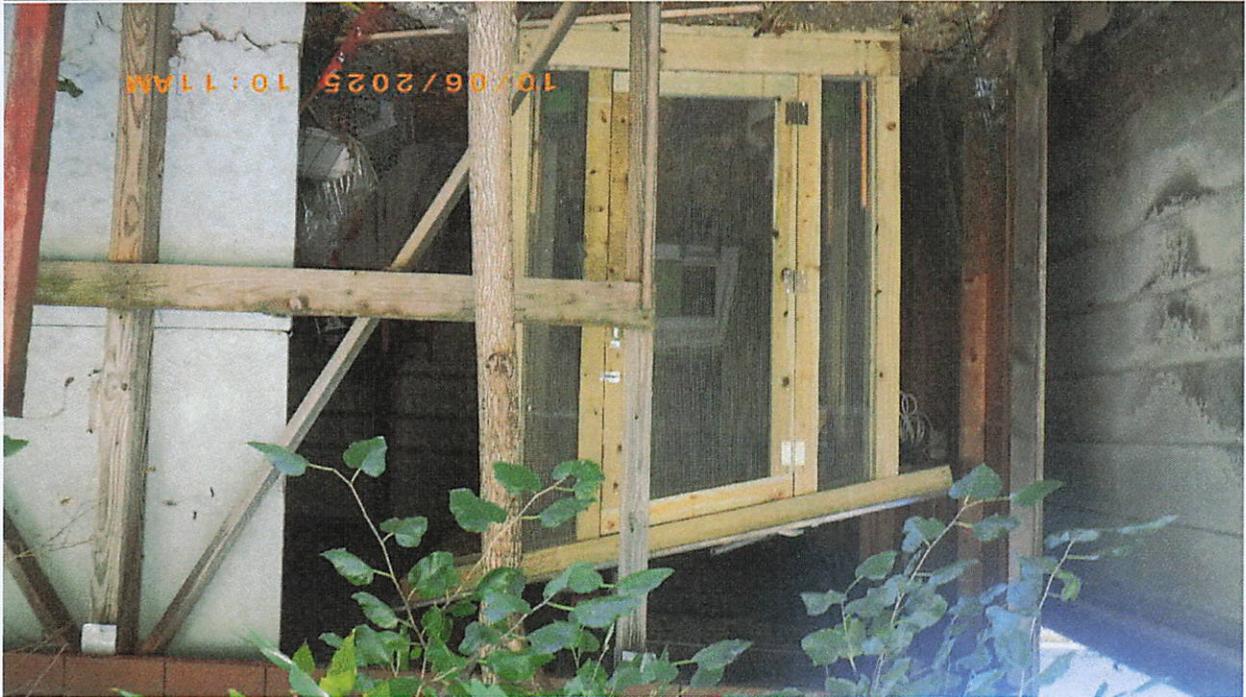
















Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

November 20, 2025

NIKOLAI MIKKELSEN
2912 N PROSPECT AV
MILWAUKEE, WI 53211

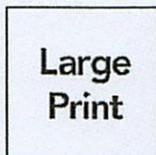
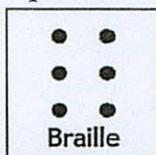
On October 14, 2025, a hearing was held regarding the chicken keeping permit application proposed for 2912 N. Prospect Av. Based on the evidence and testimony, a decision was made to deny the permit.

If you wish to formally appeal this decision, you must file an 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 St., Milwaukee, WI, 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Sincerely,

Lorie Gallup
Residential Code Enforcement Manager

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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

November 20, 2025

CATIE BECK
2912 N PROSPECT AV
MILWAUKEE, WI 53211

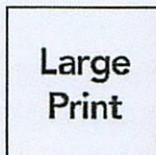
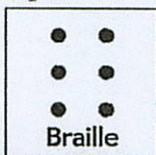
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Lorie Gallup
Residential Code Enforcement Manager

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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

November 20, 2025

BENJAMIN PRINSEN
825 N JEFFERSON
MILWAUKEE, WI 53202

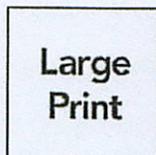
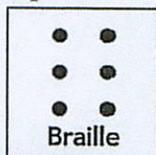
On October 14, 2025, a hearing was held regarding the chicken keeping permit application proposed for 2912 N. Prospect Av. Based on the evidence and testimony, a decision was made to deny the permit.

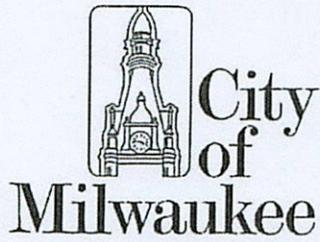
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Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Department of Neighborhood Services

November 20, 2025

BRYAN NYE
7800 M REGENT RD
MILWAUKEE, WI 53218

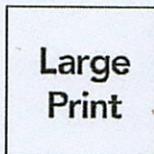
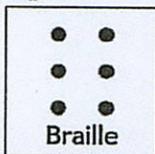
On October 14, 2025 a hearing was held regarding the chicken keeping permit application proposed for 2912 N. Prospect. Based on the evidence and testimony, a decision was made to deny the permit.

If you wish to formally appeal this decision, you must file an 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 St., Milwaukee, WI, 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

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Department of Neighborhood Services

Jezamil Arroyo-Vega
Commissioner
Michael Mazmanian
Deputy Commissioner

October 3, 2025

BENJAMIN PRISEN
825 N. JEFFERSON
MILWAUKEE, WI 53202

A hearing has been scheduled to discuss the chicken keeping permit application proposed for 2912 N. Prospect Av for Tuesday October 7th at 11:30 AM. The location of the hearing is 4001 S 6th St, 3rd Floor Milwaukee, WI 53221.

The Commissioner or his designee will hear testimony from yourself and other citizens related to how you may be affected by the proposed location of this chicken coop. Please be prepared to offer any evidence and testimony at that time.

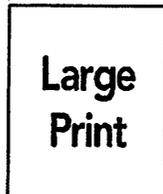
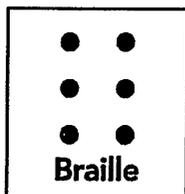
The Commissioner or his designee will make a determination regarding the application after the conclusion of the hearing and will provide a written decision to all parties not later than October 17, 2025. If there is no appearance on your behalf the decision will be made without your input.

Because of the number of outside parties who may be required to attend, the date and time of this hearing will not be altered.

Sincerely,

Lorie Gallup
Residential Code Enforcement Manager

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Department of Neighborhood Services

Jezamil Arroyo-Vega
Commissioner
Michael Mazmanian
Deputy Commissioner

October 3, 2025

NIKOLAI MIKKELSEN
2912 N. PROSPECT AV
MILWAUKEE, WI 53211

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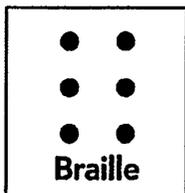
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Lorie Gallup
Residential Code Enforcement Manager

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Department of Neighborhood Services

Jezamil Arroyo-Vega
Commissioner
Michael Mazmanian
Deputy Commissioner

October 10, 2025

BENJAMIN PRINSEN
825 N. JEFFERSON
MILWAUKEE, WI 53202

A hearing has been scheduled to discuss the chicken keeping permit application proposed for 2912 N. Prospect Av for Tuesday October 14, 2025 at 2:00 PM. The location of the hearing is 4001 S 6th St, 3rd Floor Milwaukee, WI 53221.

The Commissioner or his designee will hear testimony from yourself and other citizens related to how you may be affected by the proposed location of this chicken coop. Please be prepared to offer any evidence and testimony at that time.

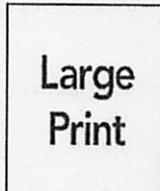
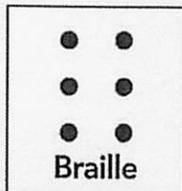
The Commissioner or his designee will make a determination regarding the application after the conclusion of the hearing and will provide a written decision to all parties not later than October 28, 2025. If there is no appearance on your behalf the decision will be made without your input.

Because of the number of outside parties who may be required to attend, the date and time of this hearing will not be altered.

Sincerely,

Lorie Gallup
Residential Code Enforcement Manager

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Department of Neighborhood Services

Jezamil Arroyo-Vega
Commissioner
Michael Mazmanian
Deputy Commissioner

October 10, 2025

NIKOLAI MIKKELSEN
2912 N. PROSPECT AV
MILWAUKEE, WI 53211

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Lorie Gallup
Residential Code Enforcement Manager

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