

EVAN C. GOYKE
City Attorney

MARY L. SCHANNING
ROBIN A. PEDERSON
NAOMI E. SANDERS
JULIE P. WILSON
Deputy City Attorneys



Milwaukee City Hall Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551
Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

HEIDI WICK SPOERL
KATHRYN Z. BLOCK
THOMAS D. MILLER
PETER J. BLOCK
PATRICK J. MCCLAIN
ANDREA J. FOWLER
HANNAH R. JAHN
JOANNA FRACZEK
MEIGHAN M. ANGER
ALEXANDER R. CARSON
ALEX T. MUELLER
ALEXANDER D. COSSI
GREGORY P. KRUSE
LISA A. GILMORE
KATHERINE A. HEADLEY
SHEILA THOBANI
STACY J. MILLER
JORDAN M. SCHETTLE
THERESA A. MONTAG
ALEXANDER E. FOUNDOS
TRAVIS J. GRESHAM
KYLE W. BAILEY
JOSEPH M. DOBBS
WILLIAM K. HOTCHKISS
CLINT B. MUCHE
TYLER M. HELSEL
ZACHARY A. HATFIELD
MEGHAN C. MCCABE
MARIA E. MESOLORAS
CYNTHIA HARRIS ORTEGA
OLUWASEUN CHRIS IBITOYE
KEVIN P. TODT
NATHANIEL E. ADAMSON
JUSTIN J. DREIKOSEN
Assistant City Attorneys

February 6, 2025

VIA EMAIL ONLY -- lclmer@milwaukee.gov

Administrative Review Board of Appeals
c/o Linda Elmer, Staff Assistant
Office of the City Clerk
200 E. Wells St., Rm. 205
Milwaukee, WI 53202

Re: Nuisance property designation on 2850 W Highland Blvd.
File No. 24222

Dear Administrative Review Board of Appeals:

Enclosed for review, relative to the appeal of the above-captioned matter, are redacted materials related to the nuisance activity identified in the nuisance determination notice.

By letter dated November 14, 2024, the Milwaukee Police Department sent written notice that 2850 W. Highland Blvd. is determined to be a nuisance pursuant to Milwaukee City Ordinance (MCO) § 80-10. The letter identified two homicides that qualify as nuisance activity pursuant to MCO § 80-10-2-c-1-k.

Material for the first homicide is enclosed as Exhibit A and it is the sworn and signed criminal complaint from the prosecution of Antonio Hazelwood in Milwaukee County Case 2024CF4364. That matter is set for a final pretrial on April 3, 2025, and a jury trial set to begin on May 27, 2025.

This criminal complaint identified the victim of the homicide as a resident of the premises. The victim was found in her apartment with fatal gunshot wounds. Pillows dampened the report of the firearm. The victim's door was locked at the time of discovery. The victim's door was locked from the outside with a key.



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The criminal complaint states that the victim walked into the apartment lobby with a man believed to be Hazelwood. That person took deliberate attempts to conceal his identity through covering his tattoos and wearing a ski mask.

Hazelwood and the victim had regular phone contact and that included on the day of her death. The last contact was at 2:58 p.m. on December 30, 2023, (the day of victim's death). The victim's last entry into the building was at 3:17 p.m. and it was with Hazelwood. Hazelwood was observed entering an interior lobby door using a key ring that the victim used. Later, Hazelwood would leave and return using the same key ring to unlock the interior lobby doors.

In this instance, it is clear that Hazelwood was associated with the premises pursuant to MCO § 80-10-2-e. The victim is clearly a resident of this apartment building. Hazelwood is also clearly a guest or a visitor of these premises.

This is not excluded as "domestic abuse" pursuant to MCO § 80-10-c-2-a, because the criminal complaint does not establish that Hazelwood was a family member, an adult caregiver or that the two were in an intimate relationship.

Material for the second homicide is enclosed as Exhibit B and is the sworn and signed criminal complaint from the prosecution of Javier McCants in Milwaukee County Case 2024CF5476. That matter is set for a status conference on March 7, 2025.

This criminal complaint reveals that the victim died from gunshot wounds received while in an apartment located at the premises. One gunshot wound was received at contact range. The complaint is clear that the victim is a resident of the premises.

The criminal complaint also details that the victim and McCants had a preexisting relationship through the sale and use of controlled substances. The complaint indicates that McCants was a guest/visitor of the victim's, because the victim called McCants to deliver cocaine to the residence and McCants did that. When McCants came back a second time, the two argued over money and that led to the fatal shooting.

It should be noted that that the possession, manufacture or delivery of a controlled substance in violation of Wis. Stat. Ch. 961 is a listed nuisance activity. MCO § 80-10-2-c-1-i. This specific nuisance activity is a type that qualifies for two responses in a year. MCO § 80-10-3-a. Cocaine base, or crack cocaine, is a controlled substance where possession, manufacture or delivery is prohibited. Wis. Stats. §§ 961.41(1)(cm) and 961.41(3g)(c).

Assessing the cost of police activity against the owner of the premises does not violate any Constitutional rights. There is no possibility that the regulation will chill protected

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activity because there is no constitutional right to police services. *Hilton v. City of Wheeling*, 209 F.3d 1005, 1006–07 (7th Cir. 2000).

Finally, Exhibit C shows Youssef Berrada or his company have been the owner of the premises for at least one incident described above.

Very truly yours,

Electronically signed by Nathaniel Adamson

NATHANIEL ADAMSON
Assistant City Attorney

NEA/dpb

Enclosures

c (w/ encl.): Attorney Daniel Conway (via email only -- Dconway@conwayjoseetti.com)
Attorney Michael Pflugoefl (via email only -- MPflughoeft@conwayjoseetti.com)



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

Jeffrey Norman
Chief of Police

(414) 933-4444

Thursday, November 14, 2024

Berrada Properties 124 LLC
PO BOX 241191
Milwaukee, Wisconsin 53224

Re: Notice of Nuisance Premises

Dear Berrada Properties 124 LLC:

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 2850 W. Highland Blvd ("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 Wednesday, January 4th, 2024 at approximately 10:00 am, Police Officers were dispatched to the location of 2850 W Highland Blvd, Apt 304 in the City and County of Milwaukee, Wisconsin for a Welfare check. Upon arrival, squads located a deceased female who appeared to have suffered 2 gunshot wounds to the head with a pillow over her head. This is a violation of s. 80-10-2-c-1-k
2. On Monday, November 4th, 2024 at approximately 5:55 PM, Police Officers were dispatched to the location of 2850 W. Highland Blvd for a Shooting complaint,. Which occurred in the City and County of Milwaukee, Wisconsin. Upon arrival, Police officers located a male shot to the chest, and was ultimately pronounced deceased. This is a violation of S. 80-10-2-c-1-k

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 414-935-7234.
- 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.

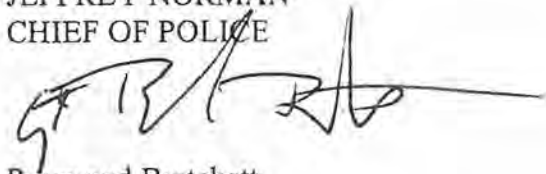
If you propose a course of action which is rejected by me or fail to timely respond to this request, and a subsequent nuisance activity occurs on or after 13 days after receipt of this notice, the premises will be subject to placement of a special charge as a lien on the property by the Commissioner 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 Police Officer HUDSON at 414-935-7234 with any questions, and I look forward to hearing from you.

Best regards,

JEFFREY NORMAN
CHIEF OF POLICE



Raymond Bratchett
DISTRICT COMMANDER

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

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

STATE OF WISCONSIN

Plaintiff,

DA Case No.: 2024ML023005

Court Case No.:

vs.

CRIMINAL COMPLAINT

HAZELWOOD, ANTONIO M
613 NORTH 36TH STREET
MILWAUKEE, WI 53208
DOB: 07/22/1995

Defendant(s).

For Official Use

THE BELOW NAMED COMPLAINANT BEING DULY SWORN, ON INFORMATION AND BELIEF STATES THAT:

Count 1: FIRST DEGREE INTENTIONAL HOMICIDE, USE OF A DANGEROUS WEAPON

The above-named defendant on or about December 30, 2023, at 2850 West Highland Boulevard, #304, in the City of Milwaukee, Milwaukee County, Wisconsin, did cause the death of DAK, another human being, with intent to kill that person, contrary to sec. 940.01(1)(a), 939.50(3)(a), 939.63(1)(b) Wis. Stats.

Upon conviction for this offense, a Class A Felony, the defendant shall be sentenced to imprisonment for life.

And further, invoking the provisions of sec. 939.63(1)(b) Wis. Stats., because the defendant committed this offense while using a dangerous weapon, the maximum term of imprisonment for the felony may be increased by not more than 5 years.

Count 2: POSSESSION OF A FIREARM BY A FELON

The above-named defendant on or about December 30, 2024, at 2850 West Highland Boulevard, #304, in the City of Milwaukee, Milwaukee County, Wisconsin, did possess a firearm, having been convicted of a felony in this state, contrary to sec. 941.29(1m)(a), 939.50(3)(g) Wis. Stats.

Upon conviction for this offense, a Class G Felony, the defendant may be fined not more than Twenty Five Thousand Dollars (\$25,000), or imprisoned not more than ten (10) years, or both.

Probable Cause:

Complainant is a City of Milwaukee law enforcement officer and bases this complaint upon the reports of fellow law enforcement officers. Complainant has relied on similar reports in the past and has found them to be true and accurate. Complainant knows that said reports were written in the normal course of police business. Said reports indicate the following:

Officer Jeremiah Lewis stated that on January 4, 2024 at approximately 10:58 AM he was dispatched to 2850 W. Highland Blvd., Apt. 304, in the City and County of Milwaukee, for a dead on entry call. Det. Jose Flores stated that he reviewed the 911 call which was placed by CD, who was a personal care worker for victim DAK, a 39 year-old woman who lived at that apartment. On the 911 call, CD stated that DAK was deceased on scene and that she had been trying to get in touch with DAK since December 30, 2023, which was the last time they spoke.



Detective Ryan Bergemann stated that he responded to the scene to conduct an investigation. Bergemann stated that when he arrived, he located DAK lying on her back on the middle of her bed. Bergemann stated that DAK was deceased and had sustained two gunshot wounds: one to her head and one to her neck. Bergemann stated that he also located two pillows on the bed which appeared to both have gunshot holes through them. Bergeman stated that the evidence suggested that DAK had been shot in the head while lying on her back as the gunman placed the two pillows between her head and the barrel of the gun in order to minimize the sound of the gunshots. Bergemann noted that one of the pillows was square with flowers printed on it, and this was the pillow that likely had contact with the firearm based on the size and shape of the hole therein. Bergemann stated that the second pillow was a rectangle and was green on one side and had pictures of cacti on the other. Bergemann stated that the rectangle pillow had blood stains on the side with pictures of cacti, indicating that this pillow had been pressed against DAK's head when she was shot.

Detective Tim Keller stated that he responded to the scene and spoke to TH. TH stated that he was a maintenance worker at the apartment building. TH stated that earlier that day, he took a resident of the building to DAK's apartment after that resident was called by CD to conduct a welfare check. TH stated that when he arrived to DAK's apartment door, he knocked but received no response. TH stated that the apartment door was locked so he used his key to open the door and make entry. TH stated that he then entered DAK's apartment and observed a person lying on the bed, with a pillow covering their face. TH stated that he then exited the apartment, locked the door, and that CD called 911.

Detective Keller noted that he was familiar with the scene and had observed that the locking mechanism on DAK's apartment door was configured such that it could only be locked from the outside by use of a key. Keller noted that TH's statement was significant in how he described that the apartment door was locked, because it meant that whoever locked the door to DAK's apartment must have been in possession of DAK's keys.

Detective Vincent Lopez stated that he responded to the scene and collected surveillance video footage from the interior lobby and elevator bay of DAK's apartment building. Lopez stated that he reviewed the video and the last time DAK is observed on the surveillance footage is at 3:18 PM on December 30, 2023, when DAK is observed in the lobby and getting on the elevator with an unknown man.

Detective Rachel Smith stated that she spoke with DAK's adult son VC. VC stated that he had last heard from his mother via text message on December 30, 2023. VC stated that his mother's phone number, from which she texted him, was 414-406-9807.

Detective Bergemann stated that he subsequently subpoenaed the cell tower records for DAK's phone number 414-406-9807. Bergemann stated that the last phone call connected from that number was placed at 3:14 PM on December 30, 2023. Bergemann stated that the cell tower data for that call was consistent with DAK being at or near her apartment building at that time. Bergemann stated that after that phone call, the above-described number appears to have been disconnected from the cell service network.

Detective Bergemann stated that upon his further review of DAK's cell phone data, he observed that DAK's cell phone had voluminous and regular contact with the phone number 414-213-9600. Bergemann noted that the last phone call between DAK and the 414-213-9600 number occurred at 2:58 PM on December 30, 2023 and lasted approximately 15 seconds.

Detective Bergemann stated that he then searched internal records for the 414-213-9600 number and observed that the number was associated with Antonio Hazelwood, the above-named defendant.

Bergemann stated that the records reflected that Hazelwood had been pulled over on December 27, 2023 and stated to the officer that his phone number was 414-213-9600. Bergemann stated that he watched Officer Jacob Huber's body camera footage of the traffic stop and confirmed that the defendant provided that phone number.

Detective Bergemann stated that he again reviewed the surveillance video DAK's apartment building. Bergemann stated that on December 29, 2023 at approximately 12:15 PM, DAK and a man resembling the defendant enter the apartment complex. Bergemann stated that he sent a screen shot of the man to the WL, the defendant's probation agent, and that WL identified the man with DAK as Antonio Hazelwood. Bergemann noted that in this video, the defendant had dreadlocks and was wearing black sneakers with white soles.

Bergemann noted that he reviewed the surveillance video that captures DAK's last entry into the apartment building on December 30, 2023 at 3:17 PM. Bergemann stated that this video shows DAK enter the lobby with a man who is wearing a ski mask, such that his face is obscured, but otherwise matches the description of the defendant. Bergemann noted that despite the ski mask, video shows that the man with DAK has dreadlocks, and shows that his shoes appear to be identical to those worn by the defendant on the same surveillance video from the day before. Bergemann noted that the man entering the building with DAK was wearing a white t-shirt which exposed his forearms. Bergemann stated that the man appeared to be using his left hand to obscure or cover a tattoo on his right forearm while walking through the lobby. Bergemann stated that this attempt to disguise his tattoo, plus the concealment of his face by the facemask indicated that this man was attempting to hide his identity. Bergemann stated that he reviewed a photograph of the defendant, which showed that he had a tattoo on his right forearm. Bergemann stated that based on these factors, he believed that the man in the video was the defendant.

Bergemann stated that the video then shows the defendant use a key to open an interior lobby door. Bergemann noted that the key appeared to be on a key-ring that appeared to have a looped piece of string, or hair tie attached to it. Bergemann noted that in various instances when DAK is captured on this surveillance video, she can be observed holding a key and key-ring that appears to be the same.

Bergemann stated that after the defendant opened that interior door, he entered the elevator bay with DAK. Bergemann stated that the video then shows, at 3:18 PM, the defendant retrieve a cell phone from his pocket and place the phone against his left ear, as if he is making a phone call. Bergemann stated that he then reviewed the cell phone records for the defendant's phone number 414-213-9600. Bergemann stated that those records indicate that at that time, 3:18 PM, the defendant's phone was connected on a call, and the tower data was consistent with that phone being at or near DAK's apartment building. Bergemann stated that the video then shows the defendant and DAK enter the elevator together.

Bergemann stated that DAK is not observed on surveillance video ever again. Bergemann stated, however, that the defendant is again observed on video in the elevator bay at 3:28 PM, leaving the apartment building. The defendant is again wearing a ski mask, white tee-shirt, and the same shoes. Bergemann stated that the video now shows the defendant wearing a green jacket with a hood up. The video shows the defendant leave the apartment building, but return 4 minutes later, wearing the same clothing at 3:32 PM. Bergemann stated that the video shows the defendant uses the same key-ring described above to enter the building and unlock the interior lobby doors. The video shows the defendant get back on the elevator at 3:33 PM and subsequently exit the building a final time at 3:38 PM.

Detective Bergemann stated that on April 4, 2024 he conducted an interview with the defendant. Bergemann stated that in the interview he showed the defendant a photograph of DAK, and asked the

defendant if he knew her. The defendant stated that he had never seen DAK before. Bergemann stated that he then showed the defendant still frames from the surveillance video from the apartment building lobby on December 29, 2023. The defendant identified himself as the man in the still frame. Bergemann stated that he showed the defendant a still frame from the December 30, 2023 surveillance video, but the defendant denied that the surveillance video captured him. Bergemann stated that during this interview he collected buccal swabs from the defendant, for DNA testing purposes.

Detective Bergeman stated that he submitted the defendant's buccal swab and the pillows from the crime scene that had been used to muffle the gunshots that killed DAK to the Wisconsin State Crime Lab for DNA Analysis.

Wisconsin State Crime Lab DNA Analyst Pamela Taylor subsequently reviewed these items and conducted a DNA analysis. Taylor then drafted a report that summarized her findings. This report indicated that, regarding the rectangle pillow with the pictures of cacti and the apparent blood stain, DNA collected from the blood stain was consistent with DAK's DNA profile. Further, regarding the square flower pillow that was suspected to have been the pillow that had contact with the firearm at the time of the shooting, two different swabs from that pillow had DNA profiles that were consistent with the defendant's DNA profile.

Bergemann stated that this DNA analysis supported the physical evidence on scene, which indicated that the defendant held the two pillows over DAK's head with one hand, and fired two shots through them and into DAK's head/neck with the other.

This complaint is further based upon my examination of the records maintained by the Milwaukee County Clerk of Circuit Court, which reflect that on July 15, 2016, the defendant was convicted in the Circuit Court of Milwaukee County, in Case No.: 15CF4966 of the felony offense of Robbery with Threat of Force, in violation of Wisconsin Statutes Section 943.32, and that said conviction remains of record and unreversed.

****End of Complaint****

Electronic Filing Notice:

This case was electronically filed with the Milwaukee County Clerk of Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases. Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a \$ 20.00 fee to register as an electronic party. If you are not represented by an attorney and would like to register an electronic party, you will need to contact the Clerk of Circuit Court office at 414-278-4120. Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Criminal Complaint prepared by Daniel T. Flaherty.
ADA Assigned Email Address: dan.flaherty@da.wi.gov

Subscribed and sworn to before me on 09/12/24
Electronically Signed By:
Daniel T. Flaherty
Assistant District Attorney
State Bar #: 1115364

Electronically Signed By:
Detective Ryan Bergemann
Complainant

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

STATE OF WISCONSIN
Plaintiff,

DA Case No.: 2024ML027938
Court Case No.:

vs.

CRIMINAL COMPLAINT

MCCANTS, JAVIER EMANU
808 NORTH 24TH STREET
MILWAUKEE, WI 53233
DOB: 11/24/1995

Defendant(s).

For Official Use

THE BELOW NAMED COMPLAINANT BEING DULY SWORN, ON INFORMATION AND BELIEF STATES THAT:

Count 1: POSSESSION OF A FIREARM BY A FELON

The above-named defendant on or about Monday, November 4, 2024, at 2850 West Highland Avenue, #111, in the City of Milwaukee, Milwaukee County, Wisconsin, did possess a firearm, having been convicted of a felony in this state, contrary to sec. 941.29(1m)(a), 939.50(3)(g) Wis. Stats.

Upon conviction for this offense, a Class G Felony, the defendant may be fined not more than Twenty Five Thousand Dollars (\$25,000), or imprisoned not more than ten (10) years, or both.

Count 2: FIRST DEGREE RECKLESS HOMICIDE, USE OF A DANGEROUS WEAPON

The above-named defendant on or about Monday, November 4, 2024, at 2850 West Highland Avenue, #111, in the City of Milwaukee, Milwaukee County, Wisconsin, did recklessly cause the death of PLG, another human being, under circumstances which showed utter disregard for human life, contrary to sec. 940.02(1), 939.50(3)(b), 939.63(1)(b) Wis. Stats.

Upon conviction for this offense, a Class B Felony, the defendant may be sentenced to a term of imprisonment not to exceed sixty (60) years.

And further, invoking the provisions of sec. 939.63(1)(b) Wis. Stats., because the defendant committed this offense while using a dangerous weapon, the maximum term of imprisonment for the felony may be increased by not more than 5 years.

Probable Cause:

On November 4, 2024, shortly before 6 p.m., Milwaukee Police Officers Makenzie Smith and Jason Spencer were dispatched to a shooting that occurred at 2850 W. Highland Blvd, unit 111. Upon their arrival at that location, the officers had contact with WEH, an adult female, and Terry C, an adult male, who were inside unit 111 at 2850 W. Highland Blvd. The officers also found the body an adult male, subsequently identified as Patrick G, in the bathroom of unit 111.

Milwaukee Police Officers Allan Tenhaken and Thomas Ozelie were also dispatched to 2850 W. Highland Blvd. in regard to this shooting. Officer Tenhaken located Patrick G in the bathroom of unit 111. Officer Tenhaken found that Patrick G was pulseless, not breathing, and had sustained a gunshot wound to his chest. Members of the Milwaukee Fire Department arrived and began life saving



measures, but those efforts were not successful and Patrick G was declared deceased. Officer Tenhaken located three spent cartridge casings and one spent bullet in the bathroom.

The body of Patrick G was taken to the office of the Milwaukee County Medical Examiner and on November 5, 2024, Dr. Douglas Kelley, associate director of the Milwaukee County Medical Examiner's Office, performed an autopsy on the body of Patrick G. During that autopsy, Dr. Kelley observed that Patrick G had sustained six gunshot wounds, three entrance wounds and three exit wounds. Dr. Kelley observed that one gunshot wound was to the chest and fired from contact range. The bullet entered the anterior chest and exited the back. This bullet perforated the sternum, heart, right lung and right 8th rib. One gunshot wound was to the right arm, fired from an indeterminate range. This bullet entered the anterolateral right upper arm and exited the posterolateral right upper arm. The third gunshot wound was to the left hand, with an entrance to the palm and an exit to the back.

On November 4, 2024, Milwaukee Police Det. Casey Donahue responded to 2850 W Highland Blvd., in regard to this shooting. Once there, he was assigned to conduct the scene investigation. Det. Donahue observed the following:

1. Apt. 111 is a one bedroom, one bath apartment on the second floor.
2. In the bathroom, three .25 caliber spent casings were located and recovered.
3. In the bathroom, one copper jacketed projectile was located and recovered.
4. In the kitchen, one copper jacketed projectile was located and recovered. It appeared that this projectile had been fired in the bathroom and travelled through the bathroom closet, the hallway wall, and ended on the kitchen floor.

Milwaukee Police Det. Michael Braunreiter also responded to 2850 W. Highland to assist with the investigation. While there, he interviewed WEH, an adult female. WEH provided the following information:

1. She has been dating Patrick G for approximately eleven years, and they live together in apartment 111, at 2850 W. Highland.
2. She and Patrick G have been using crack cocaine for several years, and that day, Patrick G. had purchased a nickel bag from a drug dealer she knows as "Jay." At the time of the purchase, Patrick G did not have the money to pay Jay, but Patrick G worked something out to pay Jay later.
3. Before the shooting, she, Patrick G, and Terry, a close friend, were in the kitchen playing cards. She heard a knock on the door and opened the door and Jay was standing there.
4. Jay said that he had to speak to Patrick G, and Jay pushed his way into the apartment.
5. Jay walked into the kitchen and then put a gun on the counter.
6. She saw that Jay was extremely intoxicated, and Jay began to argue with Patrick G about the money that was owed to him.
7. Jay ended up grabbing his gun and Patrick G began to wrestle with Jay over the gun. Patrick G was trying to get Jay out of the apartment.
8. She then hid in the bedroom, and while in the bedroom, she heard three gunshots.
9. She waited several minutes to come out of the bedroom, and she then went to a neighbor's apartment and called 911.
10. She described Jay as being a black male, 5'4" tall, top of his hair in braids and the sides shaved, gray/black hooded sweater, and grey/black jeans.

A photo array, containing a known picture of Javier McCants, Defendant, was shown to WEH. After viewing the array, WEH was not able to identify any person in the array.

Milwaukee Police Det. Ryan Casey also responded to 2850 W Highland Ave. to assist in the investigation of this shooting. While there, Det. Casey interviewed Terry C. Terry C provided the following information:

1. On November 2 or 3, he went to 2850 W. Highland, #111, to ask Cookie if he could stay at her house for a little bit. Cookie lived there with her boyfriend Patrick. Patrick is the person who was shot and killed.
2. While speaking with Terry, G., WEH walked by and he said that was Cookie.
3. He had known Cookie and Patrick for about two years.
4. On November 4, Patrick had called a drug dealer to buy drugs. The dealer came by the apartment two times: around 2 p.m. and again around 5 p.m.
5. The second time the dealer came over, there was an argument over money and that lead to Patrick being shot by the dealer.
6. When the dealer came over the first time, he sold \$20 worth of cocaine to Patrick. At that time, he saw that the dealer had a small handgun that he was showing to Patrick. He heard Patrick say that it was a 25.
7. Around 5 p.m., when the dealer came back, he sold \$20 of cocaine and the dealer was asking Cookie about the \$10.
8. The dealer became overly aggressive with Cookie, and Patrick then told the dealer that he had to leave.
9. The dealer then said that no one was leaving and Patrick and the dealer began to fight.
10. While Patrick and the dealer were fighting, he, Terry G. was in the living room.
11. He then heard one gunshot and the dealer had shot Patrick by holding the gun above Patrick, pointing it downward. This shooting happened in the bathroom.
12. He described the dealer/shooter as a black male, wearing a black and blue front hooded sweatshirt with a zipper in the front. The dealer/shooter had a lot of hair in a bun, sticking up directly on the top of his head, and the sides and front of his hair were shaved. The dealer/shooter was wearing gray or tan khaki style pants and black tennis shoes.

A photo array, containing a known picture of Javier McCants, Defendant, was shown to Terry G. After viewing the array, Terry G. was not able to identify any person in the array.

On November 5, 2024, Milwaukee Police Dets. Kent Gordon and Mark Harms conducted follow-up in regard to the shooting death of Patrick G. On November 5, the detectives went to 2830 W. Highland Blvd. and recovered video from the surveillance camera system at that location. The video recovered by the detectives was video captured by cameras affixed to the apartment building located at 2850 W. Highland Blvd. (the location of the above-described homicide). From this video, still photos were made that depicted an adult male inside the apartment complex at 2850 W Highland Blvd. near the time of the shooting, who matched the descriptions provided WEH and Terry C. of the person responsible for the shooting of Patrick G.

On November 5, 2024, Milwaukee Police Detectives Tammy Tramel-McClain and Scott Schmitz conducted follow-up regarding the shooting of Patrick G. The follow-up consisted, in part, of meeting with DSE, an ex-girlfriend of Javier McCants, Defendant, and showing her photographs that were stills from the interior surveillance video at 2850 W. Highland Blvd., that was recovered by Dets. Gordon and Harms. The photos depicted a male who matched the descriptions provided by WEH and Terry C.. Upon viewing the photos, DSE said that the person depicted in the photos was Javier McCants (Defendant).

On November 5, 2024, Milwaukee Police Det. Thaddeus Schimmels interviewed AMB, an adult female. During this interview, AMB reported that she has a child with Javier McCants. AMB was shown the

same photos that were shown to DSE (as described in the preceding paragraph). Upon viewing the pictures, AMB identified the male as Javier McCants.

On November 19, 2024, Milwaukee Police Dets. Alexander Klabunde and Kent Gordon met with WEH. WEH was shown three photographs, two of which were the photographs shown to DSE and AMB and identified by DSE and AMB as being pictures of Javier McCants, Defendant. Upon viewing the photographs, WEH stated "Yup, that's him." When asked to clarify what she meant, WEH said "That's the guy who shot Patrick." WEH dated and initialed one of the photographs.

On November 19, 2024, Milwaukee Police Dets. Alexander Klabunde and Kent Gordon met with Terry C. The photograph that was dated and initialed by WEH was not shown to Terry G, but two other photographs were shown to him. Upon viewing, he stated "That's him." When asked to elaborate, he said "That's the guy who shot Patrick." Terry G dated and initialed one of the two photographs.

On December 6, 2018, in Milwaukee County Circuit Court case 18CF3577, Javier McCants, Defendant, was convicted of the felony offenses of Throw or Discharge Bodily Fluids at Public Safety Worker, in violation of Wis. Stat. § 941.375(2), and Battery to Law Enforcement Officer, in violation of Wis. Stat. § 940.203(2). Both convictions remain of record and unreversed.

****End of Complaint****

Electronic Filing Notice:

This case was electronically filed with the Milwaukee County Clerk of Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases. Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a \$ 20.00 fee to register as an electronic party. If you are not represented by an attorney and would like to register an electronic party, you will need to contact the Clerk of Circuit Court office at 414-278-4120. Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Criminal Complaint prepared by Paul L. Tiffin.
ADA Assigned Email Address: paul.tiffin@da.wi.gov

Subscribed and sworn to before me on 11/20/24

Electronically Signed By:

Paul L. Tiffin

Assistant District Attorney

State Bar #: 1017260

Electronically Signed By:

Det. Casey Donahue

Complainant

DOC # 11392514
RECORDED
01/08/2024 08:57 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE: 18,600.00
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Document Number

Document Name

THIS DEED, made between

SA Boulevard Apartments LLC, a Wisconsin limited liability company

("Grantor," whether one or more), and

Berrada Properties 124, LLC, a Wisconsin limited liability company

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Milwaukee County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

See Attached Exhibit A

Recording Area

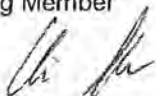
Name and Return Address:
Berrada Properties Management, Inc.
10136 W. Fond du Lac Ave, Gate B
Milwaukee, WI 53224

388-1518-100, 388-1515-100,
388-1639-000, 388-1522-000,
388-1642-100 and 388-1513-111
Parcel Identification Number (PIN)
This is not homestead property.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances arising by, through, or under Grantor, except: See Attached Exhibit B

Dated: January 5, 2024

SA Boulevard Apartments LLC, a Wisconsin limited liability company
By: SA Investment LLC, a Minnesota limited liability company
Its Managing Member

BY: 
Christopher L. Sherman, President

AUTHENTICATION

Signature(s): SA Boulevard Apartments LLC, a Wisconsin limited liability company authenticated on

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

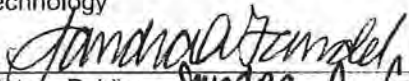
THIS INSTRUMENT DRAFTED BY:
Jennifer Fass Scrivener / 2242010
Knight Barry Title Services LLC
1540 Main Avenue, Suite B3
De Pere, WI 54115

ACKNOWLEDGMENT

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The instrument was acknowledged before me on Jan 4, 2024, by Christopher L. Sherman*(the signer).

The signer was:
 physically in my presence OR
 in my presence involving the use of communication technology


Notary Public: Sandra A. Gandel
Notary Public, State of Minnesota
My commission (is permanent)(expires: 1/31/2025)



*President of SA Investment LLC, a Minnesota limited liability company, the Managing Member of SA Boulevard Apartments LLC, a Wisconsin limited liability company.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
SPECIAL WARRANTY DEED © 2003 STATE BAR OF WISCONSIN

* Type name below signatures



EXHIBIT "A"

Parcel 1:

The East Thirty and Eighty-six Hundredths (30.86) feet of Lot Sixteen (16) and all of Lot Seventeen (17), Block One (1) in SUBDIVISION OF LOT 1, BLOCK 1 AND BLOCK 6 OF THE SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION, being a Subdivision of a part of the Northeast One-Quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

TOGETHER WITH a non-exclusive easement for ingress and egress as contained in a Declaration of Easement recorded as Document No. 4400554 and as amended by that certain Amendment to Declaration of Easement recorded on August 1, 2007, as Document No. 9472616.

Parcel 2:

Lots Fifteen (15) and Sixteen (16) excepting the East Thirty and Eighty-six Hundredths (30.86) feet thereof in Block One (1) in SUBDIVISION OF LOT 1, BLOCK 1 AND BLOCK 6 OF THE SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION, being a Subdivision of a part of the Northeast One-Quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel 3:

Lots Forty-seven (47) and the East One-half (1/2) of Lot Forty-six (46) in Block Two (2) in the SUBDIVISION OF BLOCK 2 OF THE SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION, in the Northeast One-quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel 4:

Lot Twenty-three (23) in Block One (1) in SUBDIVISION OF LOT 1, BLOCK 1 AND BLOCK 6 OF THE SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION, being a Subdivision of a part of the Northeast One-Quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel 5:

Lots Fifty-two (52) and Fifty-three (53) in Block Two (2) in the SUBDIVISION OF BLOCK 2 OF THE SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION, in the Northeast One-quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Parcel 6:

Lots Thirteen (13) and Fourteen (14) and all of the vacated alley adjoining said Lots Thirteen (13) and Fourteen (14) on the East, in Block One (1) in SUBDIVISION OF LOT 1, BLOCK 1 AND BLOCK 6 OF THE SUBDIVISION OF LOTS 10 TO 19 INCLUSIVE IN DOUSMAN'S SUBDIVISION, being a Subdivision of a part of the Northeast One-Quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Twenty-one (21) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

* Type name below signatures

Exhibit B
Permitted Encumbrances

1. Rights or claims of tenants, as tenants only.
2. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements or claims of easements not shown by the Public Records.
4. Any claim of adverse possession or prescriptive easement.
5. General Real Estate Taxes for 2024 and subsequent years, none now due or payable.
6. Storm, sewer, drainage, water utility and/or sanitary district assessments, if any.
7. Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.
8. Easements, if any, of the public or any utility, municipality or person, as provided in Section 66.1005 of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements, or services in that portion of the Land which were formerly part of an alley and/or street and which are now vacated. (Parcel 6)
9. Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded June 21, 1963 in Reel 121, image 735 as Document No. 4031842. (Parcel 3)
10. Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded September 29, 1966 in Reel 330, image 15 as Document No. 4281444. (Parcels 1, 2, and 6)
11. Easement Agreement and other matters contained in the instrument recorded June 20, 1968 in Reel 425, image 906 as Document No. 4399481. (Parcel 6)
12. Declaration of Easement and other matters contained in the instrument recorded June 25, 1968 in Reel 426, image 801 as Document No. 4400554, as amended by Amendment to Declaration of Easement recorded as Document No. 9472616. (Parcels 1 and 6)
13. Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded November 4, 1964 in Reel 219, image 1566 as Document No. 4141450. (Parcels 1 and 2)
14. Right of Entry Agreement and other matters contained in the instrument recorded December 22, 1986 in Reel 2012, image 942 as Document No. 6001419. (Parcel 5)
15. Easement to Wisconsin Bell Inc, d/b/a AT&T - Wisconsin, a Wisconsin Corporation and other matters contained in the instrument recorded November 20, 2008 as Document No. 9673269. (Parcel 4)

16. Land Use Restriction Agreement for Low-Income Housing Tax Credit and other matters contained in the instrument recorded November 19, 2009 as Document No. 9816615. (Parcels 1, 2, 3, 4, 5, and 6)



- HOME
- SEARCH
- SUMMARY**
- INTERIOR
- EXTERIOR
- ABOUT

| [Printable Record Card](#) | [Previous Assessments](#) | [Sale Owner History](#) | [Permits](#)

Card 1 of 1

Location **2850 W HIGHLAND BL** Property Account Number **3881515100** Parcel ID **3881515100**
 Old Parcel ID

Current Property Mailing Address

Owner **BERRADA PROPERTIES 124 LLC** City **MILWAUKEE**
 Address **PO BOX 241191** State **WI**
 Zip **53224**
 Zoning **RM7**

Current Property Sales Information

Sale Date **1/5/2024** Legal Reference **11392514**
 Sale Price **6,200,000** Grantor(Seller) **SA BOULEVARD APTS LLC**

Current Property Assessment

<p>Year 2024</p> <p>Land Area 0.61524 - AC</p>	<p>Total Parcel Value</p> <p>Building Value 1,286,900</p> <p>Yard Items Value 0</p> <p>Land Value 107,900</p> <p>Total Value 1,394,800</p>
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Narrative Description

This property contains 0.61524 - AC of land mainly classified as Mercantile Apartments with a(n) Subsidized/Affordable Housing style building, built about 1965 , having Concrete Block exterior and N/A roof cover, with 0 commercial unit(s) and 42 residential unit(s), 0 total room(s), 39 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).

Legal Description

SUBD OF LOT 1 BLK 1 & BLK 6 SUBD OF LOTS 10 TO 19 INC IN DOUSMAN'S SUBD NE 1/4 SEC 25-7-21 VOL 10 PAGE 28 BLOCK 1 LOT 15 & W 19.14' LOT 16

Property Images

