



AA 24199  
 Department of Neighborhood Services  
 Enforcement Section  
 841 N. Broadway  
 Milwaukee, WI 53202

Inspection Date  
 11/13/2023  
 ORD-23-14091

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

**Re: 2010 S 17TH ST**

Taxkey #: 469-9974-000

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: 11/30/2023**

- 1 ) 275-32.3.g Replace defective porch support column. (Call 286-8211 for information regarding the required permit.)

“If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out”  
 \*\*\*WEST SIDE FIRST FLOOR\*\*\*

**Correct By Date: 11/30/2023**

- 2 ) 200-24 Permit required. Obtain proper permits for all alterations. “Permits must be issued, inspections conducted, alteration approved and then closed out”  
 \*\*\*OBTAIN THE PROPER PERMITS FOR THE REMOVAL OF THE FIRST FLOOR PORCH; WEST SIDE\*\*\*

For any additional information, please phone Inspector **Jamie Gierczak** at **414-286-3199** or [jgierc@milwaukee.gov](mailto:jgierc@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 -  
*Jamie Gierczak*  
 Inspector

**Recipients:**

ZHOU ENTERPRISES LLC, 816 STAGECOACH TRAIL, MADISON, WI 53717  
 XIPING ZHOU, 816 STAGECOACH TRAIL, MADISON, WI 53717  
 GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN, WI 53151  
 FAILURE TO COMPLY

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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.

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.

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#### TENANT RENT WITHHOLDING

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#### 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

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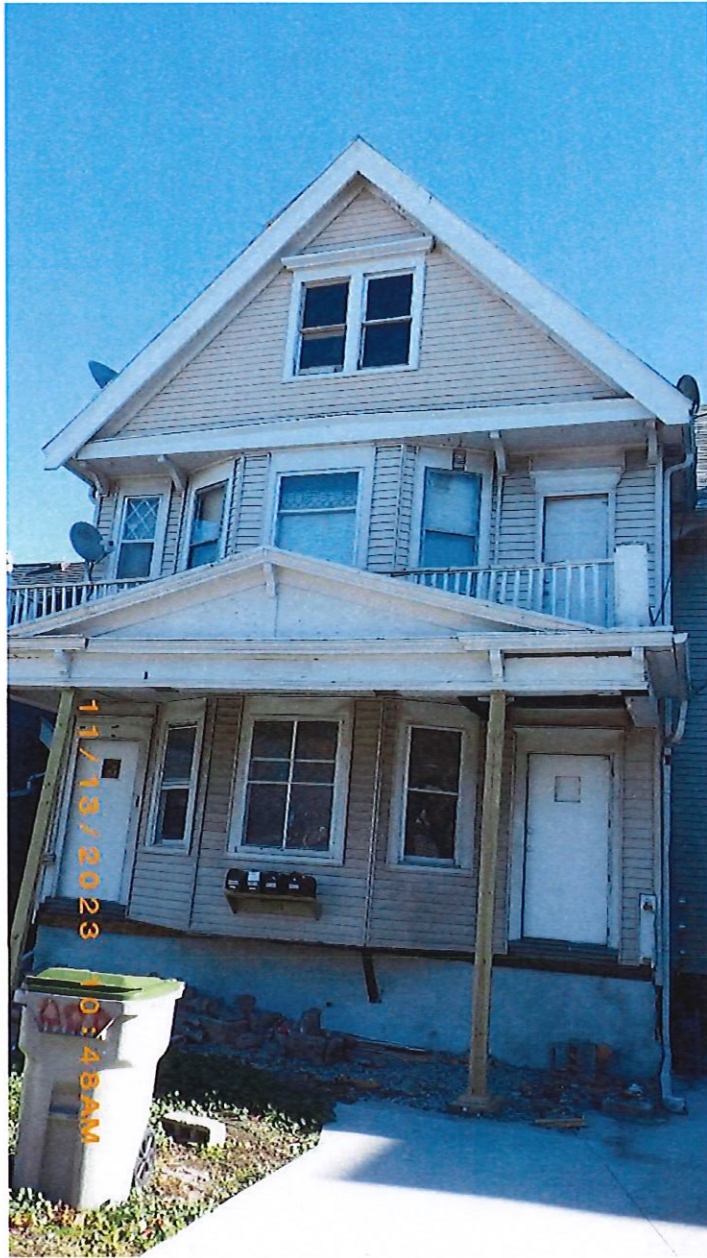
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2010 S 17<sup>th</sup> St  
J Gierczak  
ORD-23-14091



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Enforcement Section  
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11/13/2023  
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Erica R Roberts  
Commissioner

Kristen Reed  
Operations Manager

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

Operations Manager

November 15, 2023

Department Copy

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Please contact me so that this Work Order is not referred to the Court Section. Please call Inspector Jamie Gierczak at 414-286-3199 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).

Jamie Gierczak

Recipients:

ZHOU ENTERPRISES LLC, 816 STAGECOACH TRAIL, MADISON, WI 53717  
XIPING ZHOU, 816 STAGECOACH TRAIL, MADISON, WI 53717  
GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN, WI 53151





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

May 08, 2024  
Order #: ORD-23-14091

Department Copy  
MILWAUKEE, WI

Re: 2010 S 17TH ST

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Ricardo Cervantes

Recipients

GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN WI 53151





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

May 08, 2024  
Order #: ORD-23-14091

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GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN WI 53151





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

June 04, 2024  
Order #: ORD-23-14091

Department Copy  
MILWAUKEE, WI

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

June 04, 2024  
Order #: ORD-23-14091

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2003 S VALLEY SPRING DR  
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Ricardo Cervantes

Recipients

GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN WI 53151







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

July 16, 2024  
Order #: ORD-23-14091

Department Copy  
MILWAUKEE, WI

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Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

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GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN WI 53151





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

August 02, 2024  
Order #: ORD-23-14091

Department Copy  
MILWAUKEE, WI

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Ricardo Cervantes

Recipients

GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN WI 53151





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

August 02, 2024  
Order #: ORD-23-14091

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2003 S VALLEY SPRING DR  
NEW BERLIN, WI 53151

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GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN WI 53151





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

September 25, 2024  
Order #: ORD-23-14091

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2003 S VALLEY SPRING DR  
NEW BERLIN, WI 53151

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Recipients

GURPUNEET DHILLON, 2003 S VALLEY SPRING DR, NEW BERLIN WI 53151





02 Aug 2024  
Aug 2, 2024 at 10:17:42 AM



25 Sep 2024

Sep 25, 2024 at 9:49:39 AM



**WARNING**  
High Voltage  
Above  
**KEEP OFF**  
Can shock, burn,  
or cause death.

25 Sep 2024

Sep 25 2024 at 9:50:00 AM



# CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 2010 S 17TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 11/13/2023

ORD-23-14091

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
11/15/2023	11/13/23 -- Initial complaint and inspection conducted. Inspector Gierczak arrived at the property to see the porch floor completely removed, and stair entry/exits to the two west side entry doors completely missing. Two four by four pieces of wood are now holding up the second floor porch, and there was a dog found walking around on the second floor porch. 14 day order issued. JG	JGIERC
11/15/2023	11/15/23 -- Called Xiping Zhou the authorized contact person for 2010 S 17th street at 414-405-1688, he no longer owns the property. JG	JGIERC
11/15/2023	11/15/23 -- Called Gurbuneet Dhillon found from Whitepages.com matching address 2003 S Valley Spring Dr, New Berlin, WI 53151, the owner of 2010 S 17th Street, 262-786-4510 and 414-672-4852, both numbers are no longer in service. Pre-inspection letter sent. JG	JGIERC
11/15/2023	Orders and compliance loan program information mailed 1st class	BHULL
11/15/2023	Pre-inspection fee letter mailed 1st class	BHULL
11/20/2023	11/20/23 -- Gurbuneet Dhillon emailed me from gugusd1989@gmail.com, the owner of 2010 S 17th street, letting me know he received the order and is getting the necessary permits for the porch, and how he had three contractors for the job all bail on the work that was supposed to get done. He let me know he is not in the area to check on the property. I let him know I can't let this order go past the due date, and that I was advised by Supervisor Wessel to send it to court right away if the work is not complete by the due date of November 30th. See email. JG	JGIERC
11/21/2023	11/20/23 -- Gurbuneet Dhillon came to the office to show me the message he received from the Permit Office regarding getting the necessary permits. The message showed that he has an appointment with the permit desk on December 15th. The order is extended until then, I will be following up if I do not hear from him. I let him know he needs to have steps to the front exits for fire exit purposes. He said he would put up temporary steps in the meantime while he waits for the permit desk appointment to complete. JG	JGIERC
02/13/2024	Re-inspected on 2/12/24. Partial Compliance. Violations remain. Extension granted until 2/27/24.	JGIERC
02/13/2024	2/12/24 -- Construction is complete, however the permits are not closed. Plans were submitted to plan exam on 2/12/24. JG	JGIERC
03/06/2024	Re-inspected on 3/6/24. Partial Compliance. Violations remain. Extension granted until 3/29/24.	JGIERC
05/08/2024	Re-inspected on (05/08/24). Partial Compliance. Violations # remain. Extension granted until date. 05/29/24	RICERV
05/09/2024	Reinspection fee letter mailed 1st class	LBUEGE
06/04/2024	inspector phone 414-286-3199	RICERV
06/05/2024	Re-inspection fee letter mailed 1st class	BHULL
07/16/2024	Re-inspected on (07/16/24). Partial Compliance. Violations #2 remains. Extension granted until date. 07/30/24	RICERV
07/17/2024	Mailed reinspection fee letter first class 7/18.	BRANER
08/02/2024	Re-inspected on (08/02/24). Partial Compliance. Violations #2 remain. Extension granted until date 8/16/24	RICERV
08/02/2024	Reinspection fee letter mailed 1st class	LBUEGE
09/25/2024	Re-inspected on (09/25/24). Partial Compliance. Violations # 2 remain. Referred to Court.	RICERV
09/27/2024	Ready for prep	JKLOUD
09/27/2024	Ready for process service	ANCOX
09/30/2024	Mailed reinspection fee letter first class.	BRANER
09/30/2024	ARR scheduled for 11/21/24 Br. 1 served	GUVAZQU
10/25/2024	Appeal filed - ARBA #24199	LBUEGE

ENF-R...	STATUS	LOCATION	CONTACT	WORKFLOW
LADREAM...	> Accepted 10/10/2...	> 2231 N ... MILWA...	> YUSUF ...	> 2 total Ta: ●...

# ENF-RW-24-00035

*Remove Rent  
withhold Q15*

Menu Reports Help

File Date: [10/10/2024](#)

Application Status: [Accepted](#)

Description of Work: [LADREAMA STOVALL CASE#16578](#)

Case Type: [Rent Withholding](#)

Address: [2231 - 2231 N 17TH ST, MILWAUKEE, WI 532051221](#)

Owner Name: [YUSUF DAHL](#)

Parcel No: [3512150110](#)

Application Name:

Contact Info:	Name	Organization Name	Contact Ty
	<a href="#">LADREAMA STOVALL</a>		Tenant
	<a href="#">YUSUF DAHI</a>		Authorized

Custom Fields: APPLICATION INFORMATION

OK to Accept Rent

[Yes](#)

Release Date

Current Balance

[629](#)

### DEPOSITS

Date Received Amount Received (Money)

[10/04/2024](#) \$629.00

### FEES AND DISBURSEMENT

Date Added Amount (Money) Fee Type Type

### RENT ABATEMENT INFORMATION

Date Received Rent Abated Amount (Money) Organization

Workflow Status:	Task	Assigned To	Status
	<a href="#">Application Submittal</a>	Shirlene Moore	Accepted
		Shirlene Moore	



Record



Life Safety Inspe...



My Tasks



ENF-RW-24-00035