

AR 24089



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

April 26, 2024

Jezamil Arroyo-Vega  
Commissioner

Kristen Reed  
Operations Director

BLACK AND GOLD HOLDINGS LLC  
4885 ASHBURY RD STE 206  
DUBUQUE, IA 52001

Record ID # GBGCO-24-02281

**Re: 2974 N 45TH ST**

**TAXKEY #: 3070105000**

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 2974 N 45TH ST. You failed to do so within the time prescribed in the order so the City corrected the violation.

**The cost to correct the nuisance was \$208.54.** This fee includes a 1.6% training and technology surcharge. As indicated in the original order, this charge if unpaid will be placed on the property tax bill. If you wish to pay this amount rather than to have it appear on your tax bill, you may do so before September 15, 2024 at this address or pay online at <http://milwaukee.gov/lmsPay>:

Department of Neighborhood Services  
Attn: Cashier  
841 N. Broadway, Room 105  
Milwaukee, WI 53202

Checks should be made payable to the City of Milwaukee for the amount listed above.  
Please enclose a copy of this notice with your payment.

**If you have any questions or feel this letter was issued in error, please call 414-286-5771 to have this matter reviewed. A review does not extend the time to appeal.**

If you wish to formally appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

**Recipients:**

BLACK AND GOLD HOLDINGS LLC, 4885 ASHBURY RD STE 206, DUBUQUE, IA 52001  
BRIAN WHITE, 200 W MAIN ST, WAUKESHA, WI 53186  
ERIKA COVARRUBIAS, 9565 KARMONT AVE, SOUTH GATE, CA 90280

04/26/2024

841 N. Broadway • Milwaukee, WI 53202 • 414-286-2268 • [www.milwaukee.gov/dns](http://www.milwaukee.gov/dns)

[myreports/reports//PRODUCTION/MILWAUKEE/GarbageNuisanceFeeLetter](#)



2974 N. 45th St



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Inspectional Services for health, safety and neighborhood improvement

April 26, 2024

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

GBGCO-24-02281

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

114 Re: 2974 N 45TH ST

Taxkey #: 307-0105-000

**SOLID WASTE VIOLATION**  
**IMPORTANT NOTICE - READ CAREFULLY**

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. A copy of this order will be mailed for the first offense in a one-year period. If you have circumstances that may warrant an extension, please call the number listed below. You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

You are directed to remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79). Do not simply restack items and assume the city will remove them; the condition of the property is **your responsibility**. **You have 24 hours** after the date of this posting to completely clean the property and inform us that it has been cleaned or a contractor may be dispatched to clean it **at your cost**.

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

Inspector: ADUTMER

Posted: 04/05/2024

(x) Handwork ( ) SKID

Mailed: 4.5.24 CM

Call to learn how subscribing for an e-notify account ([milwaukee.gov/e-notify](http://milwaukee.gov/e-notify)) and providing your e-mail will help make you aware of orders against your property.

Large  
Print



This material is available in alternative formats for individuals with disabilities upon request.

Please contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or

[ADACoordinator@milwaukee.gov](mailto:ADACoordinator@milwaukee.gov).

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

2974 N. 45th St

**Record ID:** GBGCO-24-02281

**04/05/2024**

**Address:** 2974 N 45TH ST

**Recipients:** .

BLACK AND GOLD HOLDINGS LLC, 4885 ASHBURY RD STE 206, DUBUQUE, IA 52001

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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2974 N 45TH ST, MILWAUKEE, WI 532101715



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2974 N 45TH ST, MILWAUKEE, WI 532101715



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

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INSPECTION REPORT AND ORDER TO C

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Department Copy

114 Re: 2974 N 45TH ST

2024. 4.11 8:54

Taxkey #: 307-0105-000

CDR  
Landscaping &  
Construction

2974 N 45th



BEFORE  
CDR Landscaping &  
Construction



2974 N 45th



AFTER  
CDR Landscaping &  
Construction

2974 N 45th



2024 4 11 9:04

BEFORE  
CDR Landscaping &  
Construction



2974 N 45th



AFTER  
CDR Landscaping &  
Construction

2974 N 45th



BEFORE  
CDR Landscaping &  
Construction



2974 N 45th



BEFORE  
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2974 N45th



AFTER  
CDR Landscaping &  
Construction



2974 N 45th



BEFORE  
CDR Landscaping &  
Construction

2974 N 45th



AFTER  
CDR Landscaping &  
Construction

# CHRONOLOGICAL RECORD OF ENFORCEMENT

**ADDRESS:** 2974 N 45TH ST MILWAUKEE WI

**ORDER #**

**Original Inspection Date:** 04/05/2024

GBGCO-24-02281

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
05/09/2024	Spoke to Ericka and explained fees that are assessed to the property.	SSTINS
05/29/2024	Appeal filed - ARBA #24089	LBUEGE
07/02/2024	6/6 Left V/M 310-923-8866	CBONDS
	6/24 Erika states she was busy unpacking and would call me back later that day. I had offered to remove the contractor's fee on this order only, as a settlement. She states she wanted to also appeal GBGCO-24-02804. I let her know she missed the appeal window. She states she had left V/M for S. Stinson but had not heard back.	
	7/2 Left another V/M for Erika	
07/09/2024	Left V/M for Erika. Will let this go before the board due to non-response.	CBONDS