



# City of Milwaukee

200 E. Wells Street  
Milwaukee, Wisconsin  
53202

## Meeting Agenda

### ADMINISTRATIVE REVIEW BOARD OF APPEALS

**VINCENT BOBOT, CHAIR**  
*Kendrick Yandell, Vice-Chair*

*Ald. Scott Spiker Bill Averill, and Cecilia Gilbert*

**Staff Assistant: Linda Elmer, 414-286-2231**  
**Fax: 414-286-3456, [lelmer@milwaukee.gov](mailto:lelmer@milwaukee.gov) Legislative Liaison,**  
**Gunner Raasch, 414-286-3467, [Gunner.Raasch@milwaukee.gov](mailto:Gunner.Raasch@milwaukee.gov)**

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Monday, June 17, 2024

9:00 AM

City Hall, Room 301-B

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1. [23203](#) Appeal of Andrew Morgan for encroachment fees. (3119 N. 12th St.)  
(6th Aldermanic District)  
**Sponsors:** THE CHAIR
2. [24039](#) Appeal of Darren Smith for garbage and litter nuisance fees (2335 N  
14th St.)  
**Sponsors:** THE CHAIR
3. [24051](#) Appeal of Stuart Patterson for garbage and litter nuisance fees (2929 N  
Holton St.)  
**Sponsors:** THE CHAIR
4. [24049](#) Appeal of Marcos Ramos-Garcia for reinspection fees (1748 S 3rd St.)  
(12th Aldermanic District)  
**Sponsors:** THE CHAIR
5. [24059](#) Appeal of Brandon Methu for reinspection fees (3730 N Port  
Washington Ave.) (6th Aldermanic District)  
**Sponsors:** THE CHAIR
6. [24060](#) Appeal of Black Star Properties, Felix Aryeefey for reinspection fees  
(2762 N 50th St) (7th Aldermanic District)  
**Sponsors:** THE CHAIR
7. [24063](#) Appeal of Earl Schlueter for reinspection nuisance fees (5508 S Honey  
Creek Dr.)(A.D. 13)  
**Sponsors:** THE CHAIR
8. [24036](#) Appeal of Maudwella Kirkendoll for vacant building registration fees  
(3342 N 12th St.) (6th Aldermanic District)  
**Sponsors:** THE CHAIR



**IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.**

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

**IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED.

TO: Administrative Review Board of Appeals  
City Hall, Rm. 205  
200 E. Wells St.  
Milwaukee, WI 53202  
(414) 286-2231

DATE: 4/23/24

RE: 3330 N Port Washington  
(Address of property in question)

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by Dept Neighborhood Services  
(Name of City Department)

Amount of the charges \$ 400.40

Charge relative to: FC inspection Ord-23-03504

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

I did not receive notice of a date and time of when the inspection was occurring in order to provide access to the inspector.

[Handwritten Signature]

Signature

Brandon Mann - Port Greenbary LLC

Name (please print)

P.O. Box 1652, Milwaukee 53201

Mailing address and zip code

414-204-2121

Daytime phone number

Brandon@northmeestercompanies.com

E-Mail Address(es)

ARBR appeal #24059 - Brandon Methu - 3730 N Port Washington Ave.

DNS – David Kagel

Attached are;

1. A copy of the order requiring re-inspection.
2. A copy of the court summons and “pink” inspector contact sheet provided with the summons.
3. A copy of the Municipal Court arraignment stipulation agreement, Agreed to and signed by Mr. Methu on 7/12/2023 which provides inspector’s contact information.
4. A notice from the court to the defendant, dated 7/14/2023, providing directions to contact the court inspector 10 days prior to the court date.
5. 3 fee letters for failing to follow court instructions by contacting the Court Inspector, at least 10 days prior to the court dates, to provide access to inspect interior violations. Tenant access was not provided at any of dates. Owner failed to contact the court inspector for the court dates of 10/31/2023, 12/12/2023 and 4/16/2024.
6. A form filed, by Mr. Methu, with the court requesting a Motion to Modify the sentence imposed, by the court, on 12/12/2023.
7. 2 letters sent from the court, 1 mailed and 1 emailed, to Mr. Methu informing the opportunity to modify the sentence was granted and instructions on contacting the court inspector.
8. A photo taken at the property on 4/6/2024 when trying to obtain tenant access to inform the court of the status of the violations.

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

Inspection Date  
03/21/2023  
ORD-23-03504

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

COPY

Re: 3730 N PORT WASHINGTON AV 4

Taxkey #: 273-0127-000

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: 04/25/2023 → 4-26-23 *OR*

1 ) 275-53 Repair or replace defective drain on bathtub (if replacing, a permit is required; call 286-3361 if you need permit information).

>WATER IS BACKING UP IN TUB AND WILL NOT DRAIN<

Correct By Date: 04/25/2023 → 4-26-23 *OR*

2 ) 275-53 Repair or replace defective drain assembly on kitchen sink (if replacing, a permit is required; call 286-3361 if you need permit information).

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out."

>DRAIN ASSEMBLY IN RIGHT SIDE OF SINK IS NOT ATTCHED CORRECTLY, AND IS LEAKING INTO CABINET<

Correct By Date: 04/25/2023

3 ) 275-33.3.a Repair or replace water damaged ceiling and paint to restore a cleanable surface.

>BATHROOM CIELING<

Correct By Date: 04/25/2023

4 ) 275-33.3.a Repair defective wall plaster (repair to be made in a workmanlike manner and paint to restore a cleanable surface).

>WALLS IN AREA NEAR BATHROOM ENTRANCE<

Correct By Date: 04/25/2023

5 ) 275-82.2 Exterminate mice.

>PROVIDE EXTERMINATION RECORDS<

Correct By Date: 04/25/2023

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



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6 ) 275-82.2 Exterminate roaches.

>PROVIDE EXTERMINATION RECORDS<

Correct By Date: 04/25/2023

7 ) 217-13.4.d Properly install deadbolts on all dwelling unit exit doors

>DEADBOLT LATCH IS NOT INSTALLED PROPERLY. DOOR IS NOT PROPERLY SECURED<

Correct By Date: 04/25/2023

8 ) 275-32.4.a Restore exterior door to a weathertight condition.

>1ST FLOOR COMMON HALLWAY BACK EAST FACING DOOR MUST BE RESTORED TO A WEATHERTIGHT CONDITION<

Correct By Date: 04/25/2023

9 ) 275-62.2 Replace defective electrical switch.

>DEFECTIVE LIGHT SWITCH IN BACK HALL AREA NEAR BATHROOM<

Correct By Date: 04/25/2023

10 ) 275-33.6 Repair or replace defective door frame.

>UNIT ENTRANCE DOOR FRAME MUST REPAIRED OR REPLACED<

Correct By Date: 04/25/2023

11 ) 275-33.3 Repair or replace defective wall molding trim.

>TRIM BOARDS SURROUNDING UNIT ENTRANCE DOOR FRAME MUST BE PROPERLY SECURED<

COPY

For any additional information, please phone Inspector Joshua Carroll at 414-286-2004 or [jcarrol@milwaukee.gov](mailto:jcarrol@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 -  
Joshua Carroll  
Inspector

**Recipients:**

Port Greenbay LLC, Northernstar Companies LLC, (RA), 3070 N 55TH ST, MILWAUKEE, WI 53210

Brandon Methu, PO BOX 1652, MILWAUKEE, WI 53201

Port Greenbay LLC, PO BOX 1652, MILWAUKEE, WI 53201

PORT GREENBAY LLC, 3070 N 55TH ST, MILWAUKEE, WI 53210

~~PORT GREENBAY LLC, 3070 N 55TH ST, MILWAUKEE, WI 53210~~

not mailed. duplicate 3-27

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

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.

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

COPY

**TENANT RENT WITHHOLDING**

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$203.20 for the first reinspection, \$406.40 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhals cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 63208, xovtooj yog (414) 344-6575.

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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2

SUMMONS AND COMPLAINT – MILWAUKEE COURT – CITY OF MILWAUKEE  
 COUNTY OF MILWAUKEE – STATE OF WISCONSIN

CITY OF MILWAUKEE VS.	DATE OF SERVICE	CASE NUMBER <b>23017195</b>
DEFENDANT(S) NAME AND ADDRESS (LAST NAME FIRST)		
<b>PORT GREENBAY LLC</b> <b>NORTHERNSTAR COMPANIES, LLC, RA</b> <b>3070 N 55TH</b> <b>MILWAUKEE, WI 53210</b>		
CORPORATION ID #	TAX KEY	
<b>P085798</b>	<b>273-0127-000</b>	
VIOLATION OF MILWAUKEE CODE OF ORDINANCE (BUILDING AND ZONING CODE) <b>CHAP. 217 (1 CT), CHAP. 275 (8 CTS)</b>		
DATE OF VIOLATION <b>3/21/2023 / 5/26/2023</b>		
ADDRESS OF VIOLATION <b>3730 N PORT WASHINGTON AVE 4</b>		
SERIAL NUMBER	<b>ORD-23-03504</b>	

**DATE AND TIME FOR APPEARANCE**

MUNICIPAL COURT  
 951 N. James Lovell Street  
 Milwaukee, WI 53233  
 (414) 286-3800

Date: **07/13/2023 BR #3**  
 Time: **08:30AM**

The complainant complains on the plaintiff's behalf that on the above date in the City of Milwaukee, Wisconsin that the defendant as owner, operator or occupant violated the above-designated section of the Milwaukee Code by refusing or neglecting to obey a lawful order of the Commissioner of the Department of Neighborhood Services, City of Milwaukee. A copy of the order is attached issued pursuant to Sec. 200- 12 of the Milwaukee Code of Ordinances. PORT GREENBAY LLC, a Wisconsin Corporation, was at all of the times herein mentioned and now is a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin and the above violations were committed by and through its officers and agents.

The penalty for violation of the foregoing ordinance is contained in Sec. 200-19 of the Milwaukee Code of Ordinances and provides for a daily forfeiture of not less than \$150.00 nor more than \$10,000.00 for each offense together with the costs of prosecution and in default of payment thereof, no more than 90 days in the County Jail or House of Correction. The above-named defendant may enter a not guilty plea by mail to 951 N. James Lovell Street, Milwaukee, WI 53233 or by fax to (414) 286-3615. It must be received at least five (5) business days before the court date listed on the summons and complaint. You will be notified of your court date by mail.

WHEREFORE, plaintiff demands a forfeiture judgment against the defendant and in the case of nonpayment of such judgment, imprisonment in the County Jail or House of Correction.

If you file an appeal from the judgment of the Municipal Court, you have the right to request a jury trial on appeal.

State of Wisconsin )  
 ) SS The Complainant herein being first duly sworn on oath deposes and says that he has read the foregoing complaint and knows the content thereof, and that the same is true of his own knowledge except as to those matters therein alleged on Milwaukee County) information and belief and as to those matters he believes them to be true.

Complainant's Signature By *Joseph A. Glenda* Payroll Number 011108 Date Typed: 5/30/2023

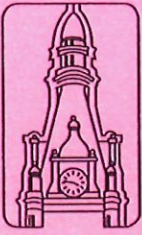
THEREFORE, you are hereby summoned to appear at the Milwaukee Municipal Court in Milwaukee, Wisconsin, to answer said complaint at the place and on the date and time set forth above; and in case of your failure to appear, judgment may be rendered against said corporation.

APPROVED FOR FILING BY CITY ATTORNEY **APPROVED**  
manger , 6/8/2023 , 3:55:06 PM

DATE OF ISSUE \_\_\_\_\_

Copies:  
 Yellow: Muni Court  
 Pink: Defendant  
 White: DNS





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

2

### IMPORTANT NOTICE

IF YOU BELIEVE ALL VIOLATIONS ARE CORRECTED AT THE TIME YOU ARE RECEIVING THIS SUMMONS, CALL FOR A REINSPECTION AT LEAST ONE WEEK PRIOR TO THE DATE YOU ARE SUMMONED TO APPEAR IN MUNICIPAL COURT.

You will not be charged for a reinspection that results in **compliance**. However, if it is found that violations continue to exist, a reinspection fee will be charged against the property.

**ONLY CALL IF ALL THE WORK IS DONE!**

Please contact: North Court Inspector : 414-286-3132

South Court Inspector : 414-286-2202



DNS-129 soc 08/11/17



3

STATE OF WISCONSIN

CITY OF MILWAUKEE  
MUNICIPAL COURT

MILWAUKEE COUNTY

CITY OF MILWAUKEE  
Plaintiff

Case No.: 23017195

Court date 7/13/23

Original Charge: Building & Zoning Violation(s)  
Milwaukee Code of Ordinances

vs.

PORT GREENBAY LLC NORTHERNSTAR COMPANIES, LLC, RA Ch. (s) CHAP. 217 (1 CT), CHAP. 275 (8 CTS)  
Defendant

D.O.B.

Corporation ID- P085798

Type of Hearing ARR Br 3

STIPULATION

1. I PORT GREENBAY LLC NORTHERNSTAR COMPANIES, LLC, RA recognize that building and zoning violations under the Milwaukee Municipal Code exist at 3730 N PORT WASHINGTON AVE 4, City of Milwaukee, WI ("Property").
2. Upon recognizing the existing violations at the Property, I hereby enter a plea of *No-Contest* in case No.: 23017195.
3. By entering a plea of *No-Contest*, I acknowledge the City of Milwaukee may request a forfeiture against me in the amount of \$ 280 to \$ 1180, based on the number of violations.
4. I acknowledge that I will have ninety (90) days from today's date to correct all existing violations at the Property.
5. If said violations have not been fully corrected, and approved by a City of Milwaukee Building and Zoning Inspector within ninety (90) days, I will return on my next court date to review the existing violations.
6. I understand that it is my responsibility to contact the Court Inspector, at least 10 days prior to my next court date, to arrange for the reinspection of any interior violations. Your Court Inspector can be reached at 286-3132
7. In the event I fail to complete all existing violations on the Property by my next court date, the City of Milwaukee may request up to the maximum forfeiture against me.

9 violations

  
 Assistant City Attorney Date 7/13/23

  
 Defendant Date 7/12/23

Print Name: Brandon Methu

Relationship to defendant:

Phone number: 414-708-7121

Email address: brandon@northernstarcompanies.com

Attorney Bar Number:

STIPULATION APPROVED, SO ORDERED

Municipal Court Judge

Date

4  
Milwaukee Municipal Court  
951 N James Lovell St  
Milwaukee, WI 53233-1429  
Phone: (414) 286-3800  
Fax: (414) 286-3615



**CITY OF MILWAUKEE  
MUNICIPAL COURT**

**Phillip M. Chavez, Presiding Judge**  
Branch 3

**Valarie A. Hill, Judge**  
Branch 1

**Molly E. Gena, Judge**  
Branch 2

**Sheldyn M. Himle**  
Chief Court Administrator

**Charles D. Hughes**  
Deputy Court Administrator

July 14, 2023

PORT GREENBAY LLC  
3070 N 55 ST  
MILWAUKEE, WI 53210

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**Case Correspondence**

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RE: City of Milwaukee vs. PORT GREENBAY LLC  
Case Number(s): 23017195 Building Code Violations

The court has received your request and has:

Approved the stipulation for the above referenced case. You are scheduled for a Further Proceedings court date on 10/31/23 at 8:30 AM in Branch 3. You may appear in person or by Zoom Videoconference. Please **make sure to contact the City Inspector ten (10) days prior to your court date.** You must also register with the Court prior to your court date. If you have any questions, please call us at 414-286-3800.

Sincerely,

Sheldyn M. Himle  
Chief Court Administrator

SMH: MIE



5



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

**October 26, 2023**  
**Order #: ORD-23-03504**

Department Copy  
MILWAUKEE, WI

Re: 3730 N PORT WASHINGTON AV 4

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

- First reinspection \$203.20
- Second reinspection \$406.40
- All subsequent reinspections \$406.40

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 10/23/2023, we imposed a \$406.40 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2024 will automatically be assessed to your 2024 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

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

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

**To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice**

Please call Inspector David Kagel at **414-286-3132** 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).

**Violations 3-11-remain.**

David Kagel

Recipients

- PORT GREENBAY LLC, 3070 N 55TH ST, MILWAUKEE WI 53210
- PORT GREENBAY LLC, 3070 N 55TH ST, MILWAUKEE WI 53210
- Port Greenbay LLC, Northernstar Companies LLC, (RA), 3070 N 55TH ST, MILWAUKEE WI 53210
- Brandon Methu, PO BOX 1652, MILWAUKEE WI 53201
- Port Greenbay LLC, PO BOX 1652, MILWAUKEE WI 53201



5



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

**December 07, 2023**  
Order #: ORD-23-03504

Department Copy  
MILWAUKEE, WI

Re: 3730 N PORT WASHINGTON AV 4

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

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There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 12/05/2023, we imposed a \$406.40 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2024 will automatically be assessed to your 2024 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

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**No access provided - Violations 3-11 remain.**

David Kagel

Recipients

PORT GREENBAY LLC, 3070 N 55TH ST, MILWAUKEE WI 53210  
PORT GREENBAY LLC, 3070 N 55TH ST, MILWAUKEE WI 53210  
Port Greenbay LLC, Northernstar Companies LLC, (RA), 3070 N 55TH ST, MILWAUKEE WI 53210  
Brandon Methu, PO BOX 1652, MILWAUKEE WI 53201  
Port Greenbay LLC, PO BOX 1652, MILWAUKEE WI 53201





5



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

April 10, 2024  
Order #: ORD-23-03504

Department Copy  
MILWAUKEE, WI

Re: 3730 N PORT WASHINGTON AV 4

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**Violations 3-11 remain.**

David Kagel

Recipients

- PORT GREENBAY LLC, 3070 N 55TH ST, MILWAUKEE WI 53210
- PORT GREENBAY LLC, 3070 N 55TH ST, MILWAUKEE WI 53210
- Port Greenbay LLC, Northernstar Companies LLC, (RA), 3070 N 55TH ST, MILWAUKEE WI 53210
- Brandon Methu, PO BOX 1652, MILWAUKEE WI 53201
- Port Greenbay LLC, PO BOX 1652, MILWAUKEE WI 53201



6

STATE OF WISCONSIN

MUNICIPAL COURT

CITY OF MILWAUKEE

CITY OF MILWAUKEE,

Plaintiff,

<sup>-vs-</sup>  
Port Greenbay LLC  
Defendant.

Case No. 23012195

- MOTION TO VACATE DEFAULT JUDGMENT
- MOTION TO MODIFY SENTENCE

The defendant requests the court to:

- Vacate (remove) the default judgment that was imposed on me when I did not appear for my scheduled court date, allow me to enter a not guilty plea, and permit me to defend my case.
- Modify the sentence that was imposed on me when convicted of the charge.

The reason(s) for my request are as follows:

The building code violations have been  
addressed.

2/27/24  
Date

Defendant/Defendant's Attorney Signature

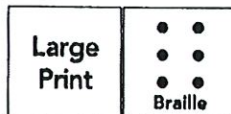
Brandon@northernstarcompanies.com  
Defendant/Defendant's Attorney Email Address

Defendant's Attorney Bar Number

**Court Instructions:**

For motions adjourned to a future court date, send notice of hearing date and time to the City Attorney's Office along with a copy of the completed motion form [as required by Wis. Stat. 800.115(5)]

This material is available in alternative formats for individuals with disabilities upon request. Please contact the ADA Coordinator at [ADAcoordinator@milwaukee.gov](mailto:ADAcoordinator@milwaukee.gov), (414) 286-5948, TTY: 711. Provide a 72-hour advance notice, 7 days for Braille, to ensure accommodation of request.



RECEIVED MILWAUKEE MUNICIPAL COURT  
02-27-24 15:03 TEVANS  
RCP CASE: 23017195



7  
Milwaukee Municipal Court  
951 N James Lovell St  
Milwaukee, WI 53233-1429  
Phone: (414) 286-3800  
Fax: (414) 286-3615



**CITY OF MILWAUKEE  
MUNICIPAL COURT**

**Phillip M. Chavez, Presiding Judge**  
Branch 3

**Valarie A. Hill, Judge**  
Branch 1

**Molly E. Gena, Judge**  
Branch 2

**Sheldyn M. Himle**  
Chief Court Administrator

**Charles D. Hughes**  
Deputy Court Administrator

March 4, 2024

PORT GREENBAY LLC  
3070 N 55 ST  
MILWAUKEE, WI 53210

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**Case Correspondence**

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RE: City of Milwaukee vs. PORT GREENBAY LLC  
Case Number(s): 23017195 Building Code Violations

The court has received your request and has:

Scheduled you for a Motion to Modify on 4/16/24 at 8:30 AM in Branch 3. Please contact the City Inspector ten (10) days prior to your court date. If you have any questions, please contact the Court.

Sincerely,

Sheldyn M. Himle  
Chief Court Administrator

SMH: MIE

7  
Milwaukee Municipal Court  
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March 4, 2024

PORT GREENBAY LLC  
[brandon@northernstarcompanies.com](mailto:brandon@northernstarcompanies.com)

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**Case Correspondence**

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Sincerely,

Sheldyn M. Himle  
Chief Court Administrator

SMH: MIE



8



<b>3730 N Port Washington Av</b>	<b>D. Kagel</b>	
	<b>ORD-23-03504</b>	No contact from owner – No access provided Violations 3-11 remain.    