



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

November 19, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

POCO14 LLC
5105 S HOWELL AVE
MILWAUKEE, WI 53207

Record ID # GBG-25-03326

Re: 2938 N 24TH ST

TAXKEY #: 3101007000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 2938 N 24TH 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 \$301.42. 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, 2026 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:

POCO14 LLC, 5105 S HOWELL AVE, MILWAUKEE, WI 53207



2938 N 24th ST

6 yards of debris removed

176.67	contractor fee
120.00	admin fee
4.75	IT fee
<hr/>	
301.42	total



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

109 Re: 2938 N 24TH ST

Taxkey #: 310-1007-000

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: JSEARL

Posted: 10/14/2025

(x) Handwork () SKID

Mailed: 10/14/25 OR

Call to learn how subscribing for an e-notify account (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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

2938 N. 24th St

REFERRED

OCT 17 2025

Record ID: GBG-25-03326

10/14/2025

Address: 2938 N 24TH ST

Recipients:

POCO14 LLC, 5105 S HOWELL AVE, MILWAUKEE, WI 53207

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



2938 N 24TH ST, MILWAUKEE, WI 532061111



Department of Neighborhood Services
4001 S. 6th St., Milwaukee, WI 53221
milwaukee.gov/DNS • 414-286-2268

Order to Correct Conditions to protect the public health, safety or welfare

SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: 2938 N 24th Street DATE: 10-14-25

IMPORTANT NOTICE READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the times 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. If you have circumstances that may warrant an extension, please call 414-286-2268 within 24 hours.

YOU ARE DIRECTED TO REMOVE ALL SOLID WASTE, GARBAGE AND DEBRIS WHICH VIOLATE THE MILWAUKEE CODE OF ORDINANCES (CHAPTER 79) including but not limited to:

Trash, litter and other debris

DO NOT SIMPLY RESTACK ITEMS

YOU HAVE 24 HOURS

after the date of this posting to completely clean the property **AND CONTACT DNS** or a contractor may be dispatched to clean at your cost. There will be an administrative fee assessed if the contractor arrives even if the property is cleaned

Inspector: (print) Searl Posted: 10-14-25

For information about this order please call

(414) 286-2268

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WHITE COPY: OFFICE BLUE COPY: POSTING

DNS-1200V3 Garbage/Debris Violation CS 02/23/22

2938 N 24TH ST, MILWAUKEE, WI 532061111



2938 N 24TH ST, MILWAUKEE, WI 532061111

2938 N 24 St



After



Before



Department of Neighborhood Services
4001 S. 6th St., Milwaukee, WI 53221
milwaukee.gov/DNS • 414-286-2268

Handwritten initials

Order to Correct Conditions to protect the public health, safety or welfare

SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: 2938 N 24th Street DATE: 10-14-25

IMPORTANT NOTICE READ CAREFULLY

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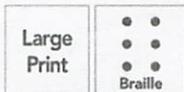
Inspector: (print) Searl Posted: 10-14-25

For information about this order please call

(414) 286-2268

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*2938 N 24th Street
686-25-03326*

CASE MANAGEMENT

Tax Key: 3101007000

Record ID: GBG-25-03326

Address: 2938 - 2938 N 24TH ST, MILWAUKEE, WI 532061111

Record ID	File Date	Address	Complaint Text
GBG-25-03326	10/14/2025	2938 - 2938 N 24TH ST, MILWAUKEE, WI 532061111	Loose litter/debris piled up around the garage in the rear near the alley.

Date	Staff Name
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Record Workflow

Record Action (Task)	Record Status	Date
Generate Order	Order Generated	2025-10-14
Admin Review	Complete	2025-10-14
Pending Contractor Referral	Referred to contractor	2025-10-14
Contractor Billing	Contracted clean up completed	2025-10-22
Closure	Closed - Contractor Abated	2025-11-19

Inspection	Status	Date
Initial Investigation	Clean Up Order Issued	2025-10-14

Inspector: Justin Searl