

3263 S 3<sup>rd</sup> St

Brief narrative.

- 03/13/2025 The Department received a complaint regarding a fence erected on county grounds North of 3263 S 3<sup>rd</sup> St
- 03/19/2025 Complaint verified. Fence is on both private property and County land. Order issued to obtain fence permit and comply with fence height requirements.
- 04/16/2025 Contact made with owner. Owner called issuing Inspector and discussed order. Extension given.
- 08/01/2025 Reinspection – violations remain – charged reinspection \$254.00
- 08/07/2025 Owner contacted issuing inspector. Discussion regarding order and possible extension
- 10/07/2025 Extension granted to 01/09/2026
- 02/09/2026 Reinspection violation remains. Charged reinspection fee \$508.00
- Order forwarded for municipal court



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

Inspection Date  
03/19/2025  
ORD-25-03604

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

**Re: 3263 S 3RD ST**

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Taxkey #: 537-0003-100

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: 04/30/2025**

1 ) 200-24.

PERMITS REQUIRED. Obtain proper permits for all Fence Construction/ Alterations. "Permits must be issued, inspections conducted, alteration approved and then closed out."

(FENCE CONSTRUCTED WITHOUT THE REQUIRED FENCE PERMIT. PREVIOUS FENCE PERMIT # FEN-21-00198 HAS BEEN WITHDRAWN).

**Correct By Date: 04/30/2025**

2 ) 295-505-4-f-2.

Fences in Front Yards. A fence located in a front yard shall not exceed 4 feet in height. However, an ornamental metal fence may be erected to a height of 6 feet. Such ornamental fence may include piers constructed of masonry, wood or other approved materials, provided the fence is at least 50% open overall. An ornamental metal fence may also be constructed atop a masonry wall provided the combined height of the wall and fence does not exceed 6 feet and the portion of the wall/fence structure above 4 feet high is at least 50% open. (MODIFY THE FENCE CONSTRUCTION).

**Correct By Date: 04/30/2025**

3 ) 295-505-4-f-3.

Fences in Side Yards. A fence located in a side yard shall not exceed 4 feet in height. However, a fence may be erected to a height of 6 feet if the entire fence is constructed of chain link, wrought iron or similar open construction or if the area above 4 feet high is at least 50% open. An example of the latter is a fence that is opaque to a height of 4 feet and is topped with not more than 2 feet of wood lattice. Any side yard fence may be erected to a height of 6 feet if it is located more than 10 feet from a side lot line. (MODIFY THE FENCE CONSTRUCTION).

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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For any additional information, please phone Inspector **Gary Armstrong at 414-286-2549 or garmst@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 -  
*Gary Armstrong*  
Inspector

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**Recipients:**

OSCAR ALEJANDRO GAETA, 3263 S 3RD ST, MILWAUKEE, WI 53207

**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.

**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.**

**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 \$254.00 for the first reinspection, \$508.00 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

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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 txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

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*The City of Milwaukee - Department of Neighborhood Services*

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3263 S 3rd Street. (7/31/2025)  
(G. Armstrong/ Special Enforcement)



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(G. Armstrong/ Special Enforcement)



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3263 S 3rd Street. (2/9/2026)  
(G. Armstrong/ Special Enforcement)  
(ORD-25-03604. Violation #1)



3263 S 3rd Street. (2/9/2026)  
(G. Armstrong/ Special Enforcement)  
(ORD-25-03604. Violation #2)



3263 S 3rd Street. (2/9/2026)  
(G. Armstrong/ Special Enforcement)  
(ORD-25-03604. Violation #3)