

AR 24150



Jezamil Arroyo-Vega  
Commissioner

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

August 13, 2024

3 STRIKES

2453 N 17TH ST LLC  
103 SHEPARD CT  
MUKWONAGO , WI 53149

Order No: GBG-24-01766  
Premise Address: 2453 N 17TH ST  
Taxkey #: 324-0712-100

You were notified by the Department of Neighborhood Services to correct a **garbage and litter nuisance** code violation at 2453 N 17TH ST. This was the third (or more) violation of Section 79-12 of the Milwaukee Code of Ordinances within the 12 month period proceeding the date of this violation. Section 79-16-2 allows the City of Milwaukee to charge a repeat litter charge as described in Section 200-33-49.2 to obtain compensation for inspectional, administrative and equipment costs.

The repeat litter charge for this order is \$101.60 which 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:

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 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 Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, (414) 286-2231. Please contact them to obtain the proper application form. There is a \$25.00 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.

If you feel the garbage or litter was not on your property 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.

**Recipients:**

2453 N 17TH ST LLC, 103 SHEPARD CT MUKWONAGO , WI 53149  
DANIEL SHEEHAN, 103 SHEPARD CT MUKWONAGO , WI 53149  
2453 N. 17TH ST. LLC, 103 SHEPARD CT MUKWONAGO , WI 53149

3453 N 17TH ST





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

GBG-24-01766

**COPY**

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

-6/10/24  
 -5/17/24

17 Re: 2453 N 17TH ST

Taxkey #: 324-0712-100

**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: BELKIN	Posted: 07/22/2024
(x) Handwork ( ) SKID	Mailed: 7/23/24 ARG

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.  
 Braille: 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*

2453 N 17th ST

Print Date: 7/22/2024, 3:31:01 PM

Property: **2453-2453 N 17TH ST MILWAUKEE, WI**

Owner	Info
2453 N. 17TH ST. LLC	Taxkey: 3240712100
	Land Use: 8830
	Lot Size: 12800
103 SHEPARD CT	Year Built: 1929
MUKWONAGO WI,53149	Commercial Units: 0
	Residential Units: 12
	Conveyance Date: 2019-06-07
	Conveyance Type: WD
	Name Change: 2019-08-21
	Zoning: RT4

### Latest Property Registration Information

Date Registration Received: 2019-06-21  
 Link to ACA Registration: [MREC-19-02472](#)

Type	Name	Phone	Address	Email
Authorized Contact Person	DANIEL SHEEHAN	2624246699	103 SHEPARD CT MUKWONAGO,WI 53149	
Registration Owner	2453 N 17TH ST LLC	2624246699	103 SHEPARD CT MUKWONAGO,WI 53149	

Showing 1 to 2 of 2 entries



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

July 03, 2024

Jezamil Arroyo-Vega  
Commissioner

Kristen Reed  
Operations Director

2453 N 17TH ST LLC  
103 SHEPARD CT  
MUKWONAGO, WI 53149

2453-24-01470

Re: 2453 N 17TH ST

TAXKEY #: 3240712100

b-10 SWU order  
that helped trigger  
the 3 strike

You were notified by the Department of Neighborhood Services of a nuisance code violation at 2453 N 17TH ST, MUKWONAGO, WI 53149. You so the City corrected the violation.

and litter  
included in the order

The cost to correct the nuisance was \$100.00. A 10% surcharge. As indicated in the original bill. If you wish to pay this amount rather than in installments, please call 414-286-5771. Payment is due by September 15, 2024 at this address or by mail to:

technology  
property tax  
do so before

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.

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Recipients:

- 2453 N 17TH ST LLC, 103 SHEPARD CT, MUKWONAGO, WI 53149
- DANIEL SHEEHAN, 103 SHEPARD CT, MUKWONAGO, WI 53149
- 2453 N. 17TH ST. LLC, 103 SHEPARD CT, MUKWONAGO, WI 53149

2453 N. 17th St





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

July 03, 2024

Jezamil Arroyo-Vega  
Commissioner

Kristen Reed  
Operations Director

DANIEL SHEEHAN  
103 SHEPARD CT  
MUKWONAGO, WI 53149

Record ID # GBG-24-01470

**Re: 2453 N 17TH ST**

**TAXKEY #: 3240712100**

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 2453 N 17TH 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 \$336.20.** 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>:

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

GBG-24-01470

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

**3 STRIKES**

-2/22/24

-1/26/24

117

Re: 2453 N 17TH ST

Taxkey #: 324-0712-100

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

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2453 N 17TH ST

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

Inspector: BELKIN

Posted: 06/10/2024

(x) Handwork ( ) SKID

Mailed: 6/10/24 ARG

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



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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

Record ID: GBG-24-01470  
Address: 2453 N 17TH ST

06/10/2024

**Recipients:**

2453 N 17TH ST LLC, 103 SHEPARD CT, MUKWONAGO, WI 53149

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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2453 N 17TH ST, MILWAUKEE, WI 532060000

Jun 10, 2024 at 12:23:35 PM



10 Jun 2024

2453 N 17TH ST, MILWAUKEE, WI 532060000



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

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INSPECTION REPORT AND ORDER

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Department Copy

117 Re: 2453 N 17TH ST

2024. 6. 17 8:49

Taxkey #: 324-0712-100

CDR  
Landscaping &  
Construction



2455 N 17<sup>th</sup> St

BEFORE  
CDR Landscaping &  
Construction



24155 n 17th st

AFTER  
CDR Landscaping &  
Construction



↓ Carpet

2453 N 17th St

BEFORE  
CDR Landscaping &  
Construction



24153 N 17th St

AFTER  
CDR Landscaping &  
Construction