



Jezamil Arroyo-Vega

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

August 13, 2024

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



5452 N 2748



Jezamil Arroyo-Vega Commissioner

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

August 13, 2024

DANIEL SHEEHAN 103 SHEPARD CT MUKWONAGO , WI 53149

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JSYL S RSYR



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



INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

-6/10/24 -5/11/24

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	Malled: 723 24 ARG			

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@milwankee.gov.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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

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

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

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



Jezamil Arroyo-Vega Commissioner

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

July 03, 2024

Kristen Reed
Operations Director

i-24-01470

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

Re: 2453 N 17TH ST

TAXKEY #: 3240712100

You were notified by the Department of nuisance code violation at 2453 N 171 so the City corrected the violation.

The cost to correct the nuisance was surcharge. As indicated in the origina bill. If you wish to pay this amount rath September 15, 2024 at this address or

6-10 SWV order that helped trigger the 3 strike

d litter ed in the order

echnology 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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Commissioner

Kristen Reed Operations Director

Jezamil Arroyo-Vega

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

July 03, 2024

DANIEL SHEEHAN

Record ID # GBG-24-01470

Re: 2453 N 17TH ST

103 SHEPARD CT

TAXKEY #: 3240712100

MUKWONAGO, WI 53149

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:

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

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2483 N MANS



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

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

3 STRIKES

-2/22/24

Re: 2453 N 17TH ST

Taxkey #: 324-0712-100

SOLID WASTE VIOLATION IMPORTANT NOTICE - READ CAREFULLY

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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) 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

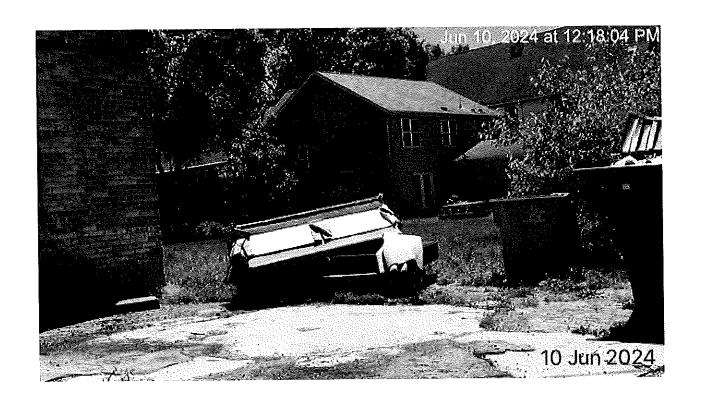
Record ID: GBG-24-01470 06/10/2024

Address: 2453 N 17TH ST

Recipients:

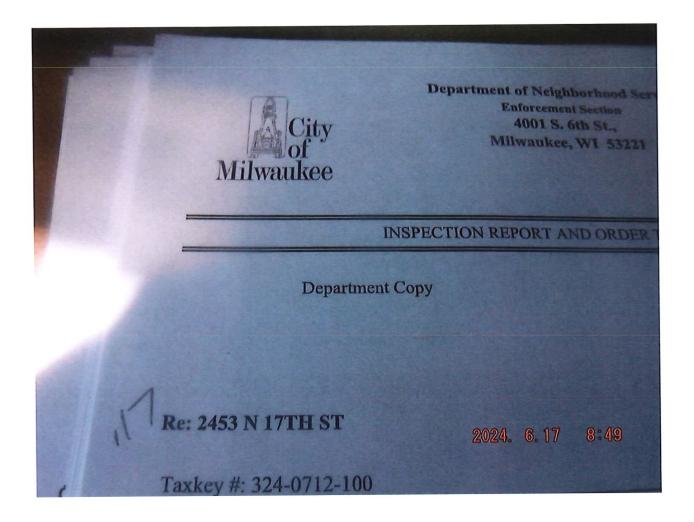
2453 N 17TH ST LLC, 103 SHEPARD CT, MUKWONAGO, WI 53149

OFFICIAL NOTICE OF VIOLATION





2453 N 17TH ST, MILWAUKEE, WI 532060000



CDR Landscaping & Construction



2453 N 17 th St

BEFORE CDR Landscaping & Construction



91182 N 114N 24

AFTER CDR Landscaping & Construction



JMP3 N WANSA

BEFORE CDR Landscaping & Construction



97123 N 154487

AFTER CDR Landscaping & Construction