



**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: 10/22/2025

RE: 615 S 89th Street  
(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 Department of neighborhood services  
(Name of City Department)

Amount of the charges \$ 762.50 500.00 (?)

Charge relative to: reinspection fees

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:

Please see attachments.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Jonathan B. Smith

Name (please print)

615 S 89th Street unit A  
Milwaukee WI 53214

Mailing address and zip code

843-855-5294

Daytime phone number

InversionMKE@gmail.com

E-Mail Address(es)

Dear Members of the Administrative Review and Appeals Board,

I am writing to formally appeal the reinspection fees totaling **\$762.00**, issued on or around **September 11, 2025**, and communicated to us by our landlord on **September 23, 2025**. These charges consist of one **\$254.00** fee and one **\$508.00** fee. We were never served notice of the violations or reinspection orders directly, nor are the fees associated with our registered business name.

### **Grounds for Appeal:**

**1. Lack of Direct Notice**

We were not made aware of these reinspection fees until **September 23, 2025**, when our landlord informed us. We never received any correspondence or formal notice from the city regarding these orders.

**2. Incorrect Business Name on Orders**

The reinspection orders list a different business name—"Eassel"—which is not associated with this unit. **Inversion MKE** is the current and sole business operating in this space.

**3. No Contact or Coordination Attempts**

Our business operates outside of normal inspection hours. No attempt was made by the inspector or Department of Neighborhood Services to contact us or coordinate access for the reinspections. As a result, we were not given an opportunity to comply or be present for evaluation.

**4. Active Good-Faith Efforts to Comply**

We have been consistently working with a licensed architect and contractor to address the cited fire code violations. Our architect has been in contact with the city inspector and informed us that **extensions had been requested and granted** due to the ongoing work. We are fully committed to compliance and safety, and have been taking all necessary steps to correct any issues.

**5. Fees Charged Without Opportunity for Response**

The charges were assessed to the property tax bill without our knowledge, under a name that does not represent our business. We were not contacted in advance, nor given the opportunity to understand or dispute the charges before they were applied.

### **Request:**

We respectfully request that the Board:

- **Waive or dismiss the \$762.00 in reinspection fees**, based on the lack of notice, incorrect business identity, and active compliance efforts.
- **Ensure that any future inspections or communications** are made directly to Inversion MKE so that we may coordinate and fully cooperate.
- **Clarify the responsible party** for future assessments, to avoid any confusion or wrongful billing.

We are including supporting documentation that shows our ongoing work with an architect and contractor, and we are happy to provide additional records as needed.

Thank you for your time and consideration.

Jonathan Smith



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

Inspection Date  
02/07/2023  
ORD-23-01616

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

Re: 615 S 89TH ST

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Taxkey #: 417-1039-000

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: 03/08/2023**

1 ) 200-11-4. ILLEGAL USE AND OCCUPANCY. Whenever any existing building, structure, dwelling unit, premises or equipment, has been erected, or constructed, or is being occupied or used in violation of any provision of this code, or any term or condition of a permit issued by the department of city development, the commissioner may serve a written order on the owner of the premises, or on the person occupying, using or causing the use at or on the building, structure, dwelling unit, premises or equipment thereon; to discontinue such occupancy or use. YOU ARE THEREFORE ORDERED TO IMMEDIATELY CEASE THE ILLEGAL USE OR VACATE THE PREMISES UNTIL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING HAS BEEN ISSUED.

For any additional information, please phone Inspector Matthew Jenrich at 414-286-5459 or [MJENRI@milwaukee.gov](mailto:MJENRI@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 -

*Matthew Jenrich*  
Inspector

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**Recipients:**

- YS TEUTONIA LLC, STARK YAGER LTD. (R/A) 7281 S. 76TH ST., FRANKLIN, WI 53132
- STARK YAGER LTD., JASON STARK (R/A) 7281 S. 76TH ST., FRANKLIN, WI 53132
- EASSEL LLC, KATHRYN SUSAN HUNTINGTON (R/A) 615 S. 89TH ST., MILWAUKEE, WI 53214
- YS TEUTONIA LLC, W355N5031 LAKEVIEW CT, OCONOMOWOC, WI 53066

**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.

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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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 \$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 ESPAÑOLSi 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 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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**Department of Neighborhood Services  
Special Enforcement Section  
4001 S. 6th Street  
Milwaukee, WI 53221-1704**

October 03, 2025  
Record #: MPR-25-10190

Department Copy

Re: 615 S 89TH ST  
ORD-23-01616

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

First reinspection \$254.00  
Second reinspection \$508.00  
All subsequent reinspections \$508.00

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 10/03/2025, we imposed a \$508.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2026 will automatically be assessed to your 2026 tax bill. There has been a total of \$1,016.00 in reinspection fees assessed on this order for 2026.**

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.

**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. However, you may incur additional charges during the bankruptcy as long as the violations remain uncorrected.**

**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 Gary Armstrong at 414-286-2549 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).

-

Gary Armstrong

Recipients

YS TEUTONIA LLC, W355N5031 LAKEVIEW CT, OCONOMOWOC WI 53066

YS TEUTONIA LLC, STARK & ASSOCIATES (RA), 7281 S 76TH ST, FRANKLIN WI 53132

TODD YERGENS, W355N5031 LAKEVIEW COURT, OCONOMOWOC WI 53066



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

July 18, 2025  
Order #: ORD-23-01616

Department Copy  
MILWAUKEE, WI

Re: 615 S 89TH ST

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

First reinspection \$254.00  
Second reinspection \$508.00  
All subsequent reinspections \$508.00

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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 07/11/2025, we imposed a \$254.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 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 Matthew Jenrich at **414-286-5459** 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).

**PLEASE NOTE THAT ORDER TO CORRECT HAS BEEN REFERRED TO MONTHLY RE-INSPECTION PROGRAM FOR CONTINUED NON-COMPLIANCE.**

Matthew Jenrich

Recipients

YS TEUTONIA LLC, W355N5031 LAKEVIEW CT, OCONOMOWOC WI 53066  
YS TEUTONIA LLC, 7281 S. 76TH ST., STARK YAGER LTD. (R/A), FRANKLIN WI 53132  
STARK YAGER LTD., 7281 S. 76TH ST., JASON STARK (R/A), FRANKLIN WI 53132  
EASSEL LLC, 615 S. 89TH ST., KATHRYN SUSAN HUNTINGTON (R/A), MILWAUKEE WI 53214



INSP. JENRICH



615 S. 89TH ST.

INSP. JENRICH



615 S. 89TH ST.

INSP. JENRICH



615 S. 89TH ST.

INSP. JENRICH



615 S. 89TH ST.

615 S. 89TH ST.



INSP. JENRICH



[615 S 89th St, Milwaukee, WI 53214](#)

[414-666-5498](#)

[inversionmke@gmail.com](mailto:inversionmke@gmail.com)

[Store](#)

[Login](#)

Anyone new to our space is REQUIRED to go through a tour/orientation. Tours will end at 12am on “normal” Friday/Saturday events. Tuesdays, tours will only be available between 7:30-8:30pm. No new guests will be allowed in after the last tour/orientation.

## Packages

### Member Sponsored Guest

Non refundable

Usable for ONE person for ONE event!

Expires 7 days after purchase.

If you are using the Sponsored Guest option, you MUST have a recurring member sponsoring you.

Member and Guest must be present together at time of check in.

\$20

\$0



[615 S 89th St, Milwaukee, WI 53214](#)

[414-666-5498](#)

[inversionmke@gmail.com](mailto:inversionmke@gmail.com)

Store

[Login](#)

For event info, visit our Fetlife page @ InversionMKE.

Paid Tour/Orientation required for first-time guests.

Tour times: Fri–Sat 8 PM–12 AM (depending on event). Tues 7:30–8:30 PM — for recurring memberships & guests; Temp memberships not valid.

## Packages

For event info, visit our Fetlife page @ InversionMKE.

### Member Sponsored Guest

Non refundable

Usable for ONE person for ONE event!

Expires 7 days after purchase.

If you are using the Sponsored Guest option, you MUST have a recurring member sponsoring you.

Member and Guest must be present together at time of check in.

\$20

\$0



0



**Temporary Membership ( Not Valid for Tuesday's)**

Non refundable

Usable for ONE person for ONE event!

Expires 7 days after purchase.

If attending a Saturday event, we suggest buying it at the door.

Saturdays tend to hit capacity & we cannot guarantee entry.

\$30

\$0



0



## Memberships

For event info, visit our Fetlife page @ InversionMKE.

### Basic Monthly Membership

Non Refundable. RECCURRING EVERY MONTH!

- For individuals.
- Members are allowed into member only events for free.
- Members are allowed into certain events for free or at a discounted price.

See each event for details.

- Members gets 10% off private dungeon rentals if renting three hours or longer.
- Members are allowed to bring guests for the guest fee of \$20.00 per guest.  
\$50 per month  
\$0



0



### **Premium Monthly Membership**

Non Refundable. RECCURRING EVERY MONTH!

- Entry for two people. Both members (account owners) or one member (owner of account) and a free guest.
  - Members are allowed into member only events for free.
  - Members are allowed into certain events for free or at a discounted price.
- See each event for details.
- Members gets 10% off private dungeon rentals if renting three hours or longer.

· Members are allowed to bring additional guests for the guest fee of \$20.00

per guest.  
\$90 per month  
\$0



0



### 3 Month Basic

Non Refundable. RECCURRING EVERY 3 MONTHS!

- For individuals.
- Members are allowed into member only events for free.
- Members are allowed into certain events for free or at a discounted price.

See each event for details.

- Members gets 10% off private dungeon rentals if renting three hours or longer.
- Members are allowed to bring guests for the guest fee of \$20.00 per guest.

\$135 every 3 months  
\$0



0



### **3 Month Premium**

Non Refundable. RECCURRING EVERY 3 MONTHS!

- Entry for two people. Both members (account owners) or one member (owner of account) and a free guest.
  - Members are allowed into member only events for free.
  - Members are allowed into certain events for free or at a discounted price.
- See each event for details.
- Members gets 10% off private dungeon rentals if renting three hours or longer.

· Members are allowed to bring additional guests for the guest fee of \$20.00

per guest.

\$240 every 3 months

\$0



0



### **6 Month Basic**

Non Refundable. RECCURRING EVERY 6 MONTHS!

- For individuals.
- Members are allowed into member only events for free.
- Members are allowed into certain events for free or at a discounted price.

See each event for details.

- Members gets 10% off private dungeon rentals if renting three hours or longer.
- Members are allowed to bring guests for the guest fee of \$20.00 per guest.

\$240 every 6 months  
\$0



0



### **Annual Basic**

Non Refundable. RECCURRING YEARLY!

- For individuals.
  - Members are allowed into member only events for free.
  - Members are allowed into certain events for free or at a discounted price.
- See each event for details.
- Members gets 10% off private dungeon rentals if renting three hours or longer.
  - Members are allowed to bring guests for the guest fee of \$20.00 per guest.

\$420 every 12 months  
\$0



0



## 6 Month Premium

Non Refundable. RECCURRING EVERY 6 MONTHS!

- Entry for two people. Both members (account owners) or one member (owner of account) and a free guest.
  - Members are allowed into member only events for free.
  - Members are allowed into certain events for free or at a discounted price.
- See each event for details.
- Members gets 10% off private dungeon rentals if renting three hours or longer.

· Members are allowed to bring additional guests for the guest fee of \$20.00

per guest.

\$420 every 6 months

\$0



0



### **Annual Premium**

Non Refundable. RECCURRING YEARLY!

- Entry for two people. Both members (account owners) or one member (owner of account) and a free guest.
  - Members are allowed into member only events for free.
  - Members are allowed into certain events for free or at a discounted price.
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· Members are allowed to bring additional guests for the guest fee of \$20.00

per guest.

\$720 every 12 months

\$0



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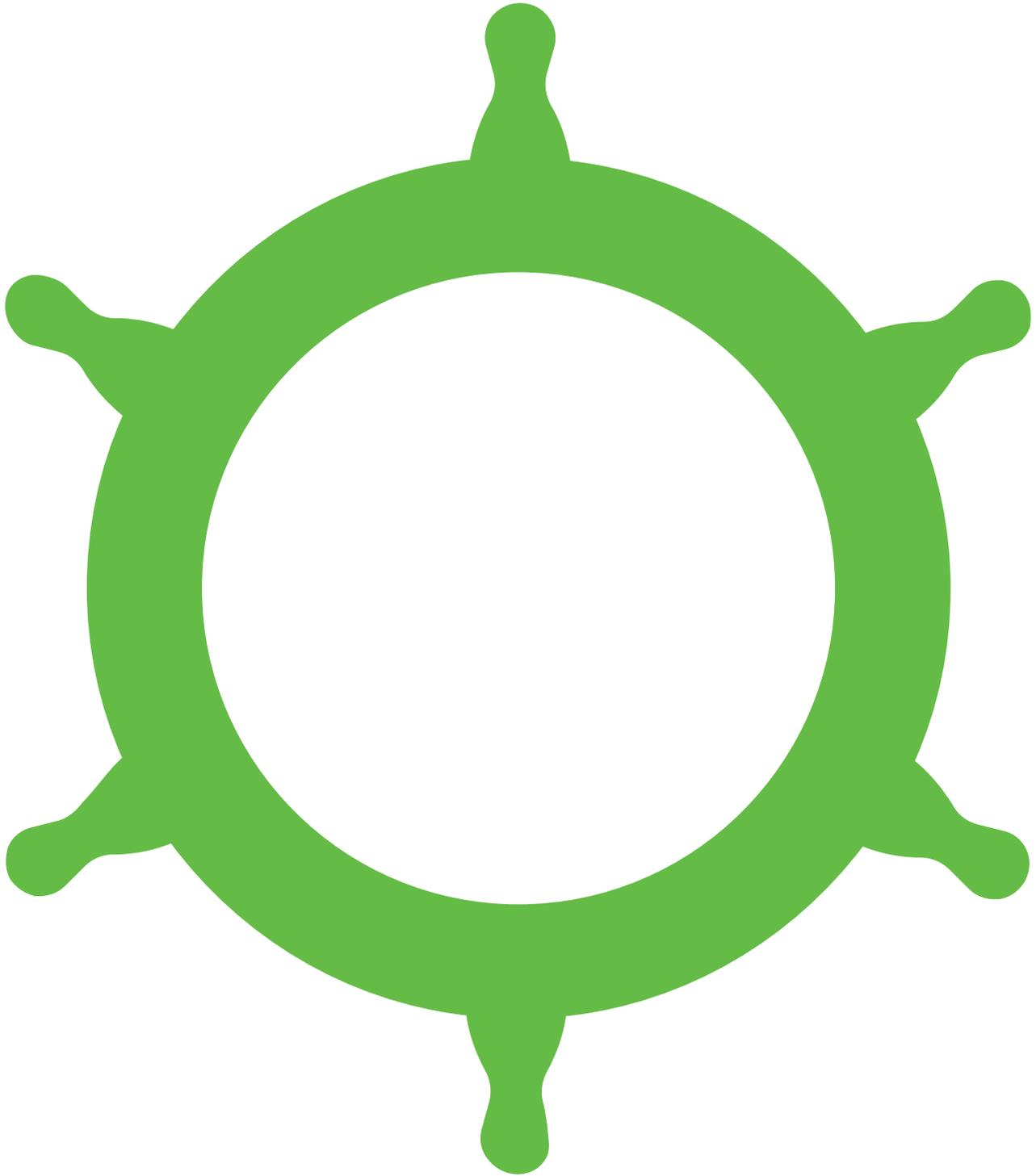


Order Total \$0

[Proceed to Checkout](#)

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615 S 89th St, Milwaukee, WI 53214  
All purchases delivered electronically.



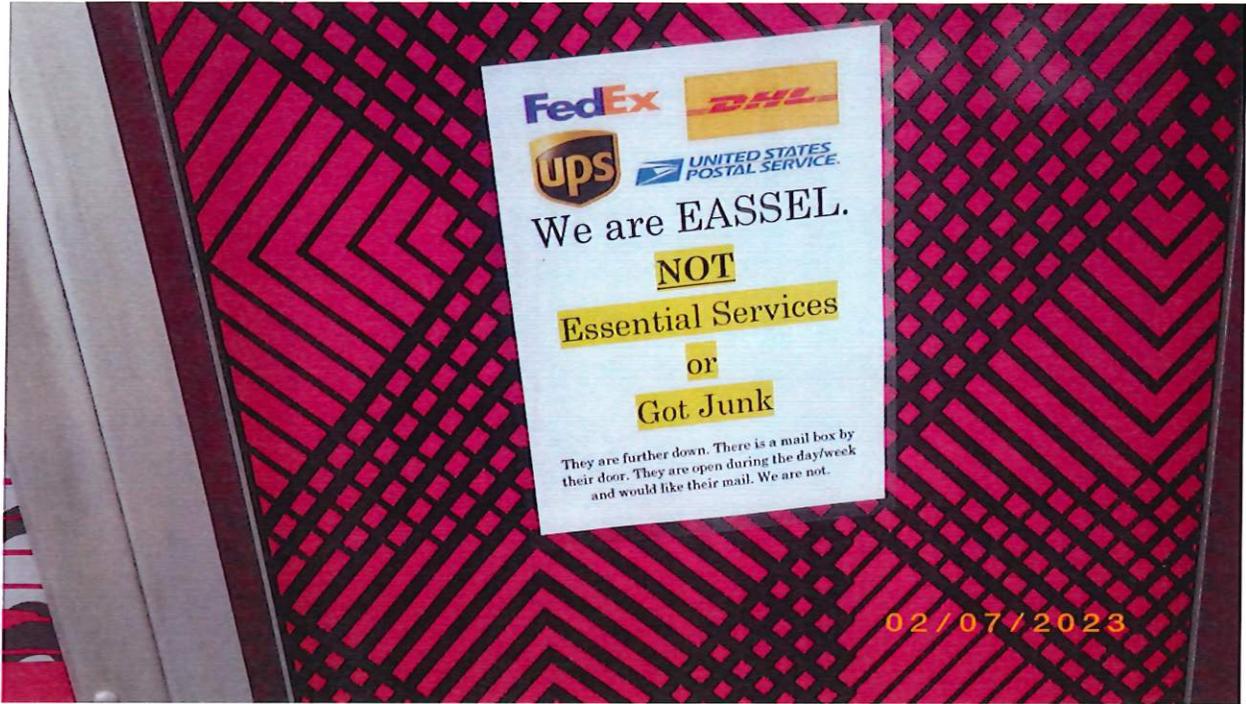
[Powered by HelmBot](#)

JENRICH



615 S. 89TH ST.

JENRICH



615 S. 89TH ST.



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

Inspection Date  
06/26/2020  
ORD-20-06852

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

**Re: 615 S 89TH ST**

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Taxkey #: 417-1039-000

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: 07/10/2020**

1 ) 295-803-1 AN ASSEMBLY HALL in a IL1 District is not a permitted use and requires a variance, which will require approval from the Board of Zoning Appeals. YOU MUST APPLY FOR A CERTIFICATE OF OCCUPANCY AT THE PERMIT DESK AND SUBMIT A COMPLETE APPLICATION FOR YOUR VARIANCE TO THE BOARD OF ZONING APPEALS OFFICE.

PLEASE NOTE THAT FAILURE TO COMPLY WITH ORDER TO CORRECT WILL RESULT IN ADDITIONAL ENFORCEMENT ACTION, UP TO AND INCLUDING CITATIONS FOR EACH DAY IN VIOLATION.

**Correct By Date: 07/10/2020**

2 ) 200-24 PERMITS REQUIRED. Obtain proper permits for all PLUMBING, CONSTRUCTION AND ELECTRICAL alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

APPLIES TO INSTALLATION OF NEW BATHROOM / SHOWER / CHANGING ROOM IN OFFICE SPACE.

PLEASE NOTE THAT FAILURE TO COMPLY WITH ORDER TO CORRECT WILL RESULT IN ADDITIONAL ENFORCEMENT ACTION, UP TO AND INCLUDING CITATIONS FOR EACH DAY IN VIOLATION.

**Correct By Date: 07/10/2020**

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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3 ) 295-303. Pursuant to s.200-42, it shall be unlawful to occupy or use any building, structure or premises unless a certificate of occupancy or certificate of zoning has been issued. No such certificate for an ARTIST STUDIO has been found for this location. YOU ARE THEREFORE ORDERED TO IMMEDIATELY CEASE THE ILLEGAL USE OR VACATE THE PREMISES UNTIL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING HAS BEEN ISSUED.

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Per Commissioner of Neighborhood Services By -

*Matthew Jenrich*  
Inspector

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**Recipients:**

EASSEL LLC, MARK R. ELLICKSON (R/A) 615 S. 89TH ST., MILWAUKEE, WI 53214  
TENANTS AND ALL OTHER OCCUPANTS, 615 S. 89TH ST., MILWAUKEE, WI 53214  
YS TEUTONIA LLC, TODD YERGENS (R/A) W355 N5031 LAKEVIEW COURT, OCONOMOWOC, WI 53066  
ESSENTIAL SERVICES LLC, STARK YAGER LTD. (R/A) 7281 S. 76TH ST., FRANKLIN, WI 53132  
STARK YAGER LTD., JASON STARK (R/A) 7281 S. 76TH ST., FRANKLIN, WI 53132

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**OFFICIAL NOTICE OF VIOLATION**  
*The City of Milwaukee - Department of Neighborhood Services*

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**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.**

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#### 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) 384-3700 o Community Advocates, 728 N. James Lovell St., Milwaukee WI, 53233, Teléfono: (414) 449-4777

#### LUS HMOOB

Yog 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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#### OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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

Inspection Date  
06/26/2020  
ORD-20-06852

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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EASSEL LLC  
MARK R. ELLICKSON (R/A)  
615 S. 89TH ST.  
MILWAUKEE WI 53214

**Re: 615 S 89TH ST**

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Taxkey #: 417-1039-000

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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Per Commissioner of Neighborhood Services By -

*Matthew Jenrich*  
Inspector

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TENANTS AND ALL OTHER OCCUPANTS, 615 S. 89TH ST., MILWAUKEE, WI 53214  
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#### OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

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

Inspection Date  
06/26/2020  
ORD-20-06852

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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YS TEUTONIA LLC  
TODD YERGENS (R/A)  
W355 N5031 LAKEVIEW COURT  
OCONOMOWOC WI 53066

**Re: 615 S 89TH ST**

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Taxkey #: 417-1039-000

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**Department of Neighborhood Services**  
**Enforcement Section**  
**841 N. Broadway**  
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Inspection Date  
06/26/2020  
ORD-20-06852

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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ESSENTIAL SERVICES LLC  
STARK YAGER LTD. (R/A)  
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**Re: 615 S 89TH ST**

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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3 ) 295-303. Pursuant to s.200-42, it shall be unlawful to occupy or use any building, structure or premises unless a certificate of occupancy or certificate of zoning has been issued. No such certificate for an ARTIST STUDIO has been found for this location. YOU ARE THEREFORE ORDERED TO IMMEDIATELY CEASE THE ILLEGAL USE OR VACATE THE PREMISES UNTIL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING HAS BEEN ISSUED.

PLEASE NOTE THAT FAILURE TO COMPLY WITH ORDER TO CORRECT WILL RESULT IN ADDITIONAL ENFORCEMENT ACTION, UP TO AND INCLUDING CITATIONS FOR EACH DAY IN VIOLATION.

For any additional information, please phone Inspector **Matthew Jenrich at 414-286-5459 or MJENRI@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 -

*Matthew Jenrich*  
Inspector

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**Recipients:**

EASSEL LLC, MARK R. ELICKSON (R/A) 615 S. 89TH ST., MILWAUKEE, WI 53214  
TENANTS AND ALL OTHER OCCUPANTS, 615 S. 89TH ST., MILWAUKEE, WI 53214  
YS TEUTONIA LLC, TODD YERGENS (R/A) W355 N5031 LAKEVIEW COURT, OCONOMOWOC, WI 53066  
ESSENTIAL SERVICES LLC, STARK YAGER LTD. (R/A) 7281 S. 76TH ST., FRANKLIN, WI 53132  
STARK YAGER LTD., JASON STARK (R/A) 7281 S. 76TH ST., FRANKLIN, WI 53132

**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 appellat 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**

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**OFFICIAL NOTICE OF VIOLATION**  
*The City of Milwaukee - Department of Neighborhood Services*

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**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 \$177.80 for the first reinspection, \$355.60 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) 384-3700 o Community Advocates, 728 N. James Lovell St., Milwaukee WI, 53233, Teléfono: (414) 449-4777

#### LUS HMOOB

Yog 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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#### OFFICIAL NOTICE OF VIOLATION

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