



Department of Neighborhood Services

**Enforcement Section
841 N. Broadway
Milwaukee, WI 53202**

Inspection Date

08/19/2024

ORD-24-09890

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2912 N PROSPECT AV

Taxkey #: 316-0473-000

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: 09/19/2024

1) 78-6.5.1 PERMIT REQUIRED. No person shall keep chickens in the city without obtaining a valid permit issued by the commissioner.

Obtain permit for chickens

Correct By Date: 09/19/2024

2) 78-5.2 (a) Except as otherwise provided in this chapter, no person shall keep within the city, either temporarily or permanently, any live cows, cattle, horses, sheep, swine, goats, roosters, ducks, turkeys, geese or any other domesticated livestock, or undomesticated fowl provided, however, that the animals or fowl may be kept at places approved by the commissioner for slaughtering, educational purposes, research purposes and for circuses or similar recreational events. Upon approval by the commissioner, horses used or livery service may be kept within the city. No rabbits or guinea pigs shall be kept within any portion of any multiple dwelling.

Roosters are not allowed within city limits

Correct By Date: 09/19/2024

3) 78-6.5 (3) KEEPING OF CHICKENS ALLOWED. The keeping of up to 4 chickens, with a permit, is allowed on a residential premise.

Reduce the number of chickens to a maximum of 4

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone Inspector **Kyle Labinski** at **414-286-3570** or **kylabi@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.

Per Commissioner of Neighborhood Services By -
Kyle Labinski
Inspector

Recipients:

CATHERINE BECK, 2912 N PROSPECT AVE, MILWAUKEE, WI 53211
TIMOTHY HOFFMAN, 2912 N PROSPECT AVE, MILWAUKEE, WI 53211
CATHERINE BECK, 2912 N PROSPECT AVE TIMOTHY HOFFMAN, MILWAUKEE, WI 53211

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 \$203.20 for the first reinspection, \$406.40 for the second and all subsequent reinspections. These fees include a 1.6% training and**

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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) 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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 2912 N PROSPECT AV MILWAUKEE WI

ORDER #

Original Inspection Date: 08/19/2024

ORD-24-09890

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
08/19/2024	8/19/24 Inspected complaint, violations observed and order issued.	KYLABI
08/20/2024	Reviewed by supervisor - ok to mail.	TWESSE
08/20/2024	Mailed order and compliance loan program information first class.	BRANER
09/17/2024	9/17/24 Received a phone call from Catherine (847) 212-3457. She said she will drop the permit application off at the lake tower and the rooster was rehomed.	KYLABI
02/25/2025	2/25/25 Spoke with owner Catherine (847) 212-3457. Informed her that the permit has been denied. Catherine states she did not receive any information on the denial. Catherine wants to re-apply for the chicken permit. There is nothing in the code of ordinances stating she wouldn't be able to re-apply. Informed Catherine that the application must be submitted by 3/4/25.	KYLABI

Good morning

It is the ~~4~~¹¹~~th~~th day, of May. The time is 1:00pm.

My name is Lorie Gallup, Residential Code Manager for the City of Milwaukee's Department of Neighborhood Services. I am the hearing officer appointed by Commissioner Jezamil Arroyo-Vega of the Department of Neighborhood Services.

The purpose of this hearing is to take public testimony regarding a proposed chicken keeping application at 2912 N. Prospect Av. This hearing has been convened at the request of the public as a result of notification to the neighborhood of the proposed site pursuant to Milwaukee Code of Ordinances Chapter 78-6.5

This hearing is being recorded. Please speak into the microphone. Persons wishing to be notified of the results of this process must provide their name and address to the department on the sign-in sheet at the table. I will render my decision in writing no later than May 16th 2025.

Please identify yourself when you approach the table by name and address.

During this hearing I will simply be taking testimony and asking questions. I will not allow a question and answer session to occur between testifying parties or audience members. This hearing will remain civil and order will be maintained. Please turn all cell phones off at this time.

I will begin by swearing in all parties who will be testifying. Please raise your right hand....

"Do you swear or affirm, under the pains and penalties of perjury in the State of Wisconsin, that the testimony you give is the truth, whole truth and nothing but the truth so help you?"

I'll begin with the proposed chicken keeper if that person is here.

Please state your name and address for the record and spell your last name.

You may begin.

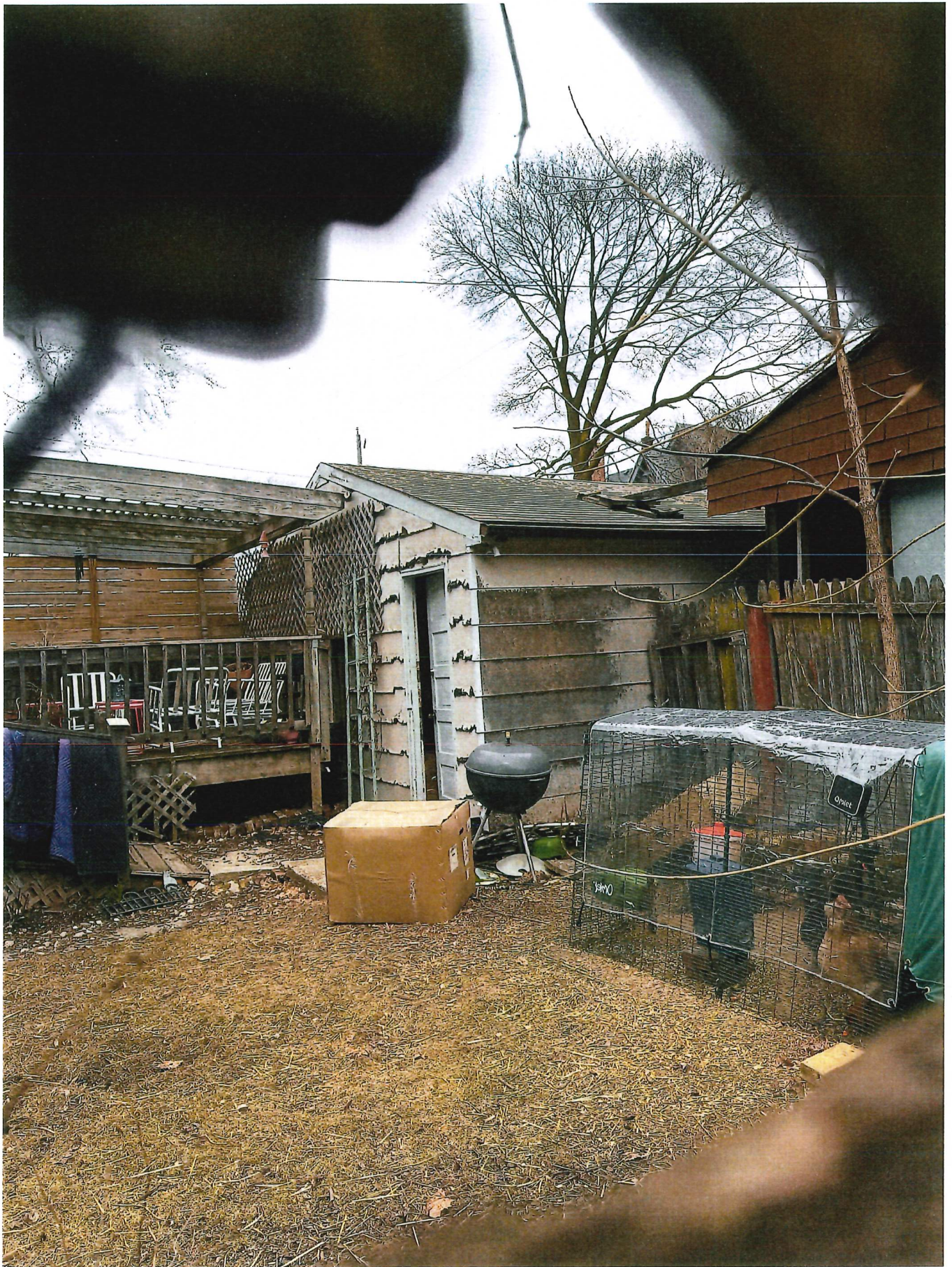
CHK-25-00011
2912 N Prospect Av
Kyle Labinski
4/7/25



CHK-25-00011
2912 N Prospect Av
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4/7/25











CHK-25-00011

[Menu](#) [Reports](#) [Help](#)**File Date:** [03/18/2025](#)**Application Status:** [In Process](#)**Application Type:** [Chicken Permit](#)**Application Name:****Description of Work:****Address:** [2912 - 2912 N PROSPECT AV, MILWAUKEE, WI 532113344](#)**Taxkey:** [3160473000](#)**Owner Name:** [CATHERINE BECK](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary
	NIKOLAI MIKKELSEN		Applicant		2912 N PROSPECT...	

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$35.56](#)**Total Fee Invoiced:** [\\$35.56](#)**Balance:** [\\$35.56](#)**Custom Fields:** **GENERAL INFO**

Validation Date

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Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Review		In Process	03/18/2025	Carmen J Rosario
	Plan Review				
	Permit Issuance				
	Closure				

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Application Comments:	View ID	Comment	Date
	CJROSAR	Left Message for Nikolai to schedule a hearing ...	04/14/2025

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	Initial Investigation	04/07/2025	Kyle Labinski	Contact Card Left	4/7/25 Inspected chicken coop, contact card left. Ins

Violation:	Violation	Violation Text	Violation Type
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Initiated by Product: AV360



2912 N Prospect Ave Chicken Keeping Permit

From catie beck <cmbeck2@gmail.com>

Date Wed 3/5/2025 12:31 PM

To Rosario, Carmen <cjrosar@milwaukee.gov>

1 attachment (13 MB)

IMG_2259.jpg;

Hello again,

Here is a photo of my coop and run. The chickens get plenty of time in my completely fenced in yard as well. The coop is a Large Omlet Eglu, rated for 4-6 hens, and I added on the coop extension so they'd have more space. As you can see I also have extra insulation for the coop and a clear plastic tarp over the run to protect them from the elements and keep things cleaner.

One of my hatchlings ended up being a rooster, and it took me a few weeks to rehome him in a place where he wouldn't be immediately processed. He was obnoxious for those couple of weeks, but he wasn't the only chicken in the neighborhood crowing, so there must've been another in the area. My chickens have never been wandering the alley or the neighborhood. There were some neighbors on stowell who had chickens who would get out often and wander, and their coop matched the description of the coop that was reported, however they seem to be gone now and the coop has been removed.

Please let me know if you have any other questions or if you need anything further from me.

Thanks so much,
Catie



KRAVIT • HOVEL & KRAWCZYK S.C.
ATTORNEYS

BENJAMIN R. PRINSEN
brp@kravittlaw.com

TELEPHONE 414 • 271 • 7100

825 NORTH JEFFERSON
MILWAUKEE WISCONSIN
53202 • 3737

FACSIMILE 414 • 271 • 8135

www.kravittlaw.com

April 1, 2025

Via Federal Express

Department of Neighborhood Services
Attn: L. Gallup
4001 S. 6th Street
Milwaukee, WI 53221

Re: *Property Owner Objection to Chicken Permit Application*

Dear Ms. Gallup:

This firm represents AZM LLC. We write in response to the Notice to Property Owners dated March 18, 2025, with regard to a chicken permit application made for the property located at 2912 N. Prospect Ave ("2912 Property"). This is the second time the owners at the 2912 Property have requested a chicken permit, with the first submission in September 2024.

AZM objects to the permit and requests a hearing to the commissioner related to the same. AZM owns the properties located at 2900-02 and 2906-08 N. Prospect Avenue, which are currently rented to tenants. The property at 2906-08 borders the property at 2912 Property. The chicken/chicken coop located at the 2912 has been there for some time, apparently without a permit, and as of the time of writing this letter it is in the same location it has been in for months. The chicken coop is placed within 25 feet of residential structures on the adjacent lot, and the placement of chickens in that location will create constant noise and smell of excrement, both of which cause a nuisance and interfere with the use and enjoyment of AZM's properties. AZM is opposed to a chicken permit at the 2912 Property.

We have enclosed herewith some photographs of the coop. Please advise if any additional information is required.

Lorie Gallup
April 1, 2025
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Thank you for your attention to this matter.

Very truly yours,

Electronically signed by Benjamin R. Prinsen

Benjamin R. Prinsen

BRP:dmh
Enclosures

CHK-25-00011
2912 N Prospect Av
Kyle Labinski
4/7/25

