

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 2448 N 30TH ST MILWAUKEE WI

ORDER #

Original Inspection Date: 01/28/2025

ORD-25-01135

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
01/29/2025	Property inspected on 1/28/2025, order written.	JALEX
01/30/2025	ok to mail	MRZEPK
01/30/2025	Orders and compliance loan program information mailed 1st class	LBUEGE
03/21/2025	Requested re-inspection from owner Willie Booker via email, mentioned gain entry the same way I entered before. Access was previously granted by complainant/tenant; tenant no longer occupies unit.	JALEX
03/21/2025	Willie Booker email: support@blackoakhomesolutionsllc.com	JALEX
03/24/2025	Pre-inspection fee letter and CLP insert information mailed 1st class	BHULL
04/24/2025	Re-inspected on (4/24/2025). No Compliance; violations remain. Referred to court.	JALEX
04/24/2025	Visited address, no contact, left contact card.	JALEX
04/25/2025	Reinspection fee letter mailed first class.	LUSCHM
04/25/2025	Called property owner Willie Booker at the listed telephone number 662-832-6705 to make notification that due to no access to the property for re-inspection, the violations remain open, the order is being referred to court.	JALEX
04/28/2025	ok for court	MRZEPK
04/28/2025	Ready for prep	JKLOUD
04/28/2025	Ready for process service	ANCOX
05/05/2025	Received an email from Willie Booker asking to speak to me about appealing the order-the attachment was not the order it was the fee letter. I responded to his email and indicated he could call me. He called me back and he explained he wanted to appeal the fee letter-I indicated the direction were listed on the letter itself. I asked what his relationship to the property was and he stated he is the owner of the LLC	JKLOUD
05/16/2025	ARR scheduled for 7/3/25 BR. 2. Served.	ANCOX
05/28/2025	Appeal filed - ARBA #25067	LBUEGE
05/28/2025	called property owner Willie Booker at the listed telephone number 662-832-6705 , stated work is complete will reach out to court section to schedule a re-inspection if order is abated, agreed to waive the re-inspection fee.	MRZEPK
06/03/2025	received a call from owner Willie Booke 662-832-6705 stated he was given my number as the court inspector to talk to by supervisor Rzepkowski. Advised I was not a court inspector and gave him the number to the court inspectors and Supervisor Rzepkowski to call after inspection if order was abated per supervisor's notes. Also advised of other open order of which I gave him the order number	KLYONS
06/20/2025	CONTACT: call from owner Willie Booke 662-832-6705 and gave him court Manager Klouda's information.	DSILVER
07/03/2025	SENT scheduled for 9/9/25 BR. 2.	ANCOX
08/27/2025	Received call from Willie Booker, 662.832.6705, requesting that the court date be moved because he is currently going through an eviction with the current tenant. I informed him that he will need to reach out to Municipal Court to request a different court date. I provided him the number for Municipal Court - 414.286.3800.	KSURDY
09/03/2025	9/2/2025 - No contact from owner - No access provided - Violations 1-3 remain. Fee applied	DKAGEL



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

Inspection Date
01/28/2025
ORD-25-01135

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2448 N 30TH ST

Taxkey #: 326-1265-100

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.

Violation Location: Interior Basement

Correct By Date: 03/06/2025

- 1) 275-32.4.a Replace defective exterior door.

(BASEMENT HATCHWAY DOOR)

Correct By Date: 03/06/2025

- 2) 275-32.4.a Restore exterior basement door assembly to a rodentproof condition.

(BASEMENT HATCHWAY DOOR)

Violation Location: Interior Basement

Correct By Date: 03/06/2025

- 3) 275-33.4 Restore basement structure to a reasonably watertight condition.

(FILL IN HOLE AT WATER SERVICE PIPE WITH CONCRETE)

For any additional information, please phone Inspector **Jermaine Alexander** at 414 286-3684 or jalex@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 -

Jermaine Alexander
Inspector

Recipients:

SPIRE GROUP LLC, RESIDENT AGENTS INC. (RA) 2800 E. ENTERPRISE AVE SUITE 333, MILWAUKEE, WI 54913
SPIRE GROUP LLC, 3815 S OTHELLO ST STE 100, SEATTLE, WA 98118

FAILURE TO COMPLY

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



2448 N 30 th St	D. Kagel	
	ORD-25-01135	No contact from owner – No access provided
		Violations 1-3 need access to verify compliance



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

September 03, 2025
Order #: ORD-25-01135

Department Copy
MILWAUKEE, WI

Re: 2448 N 30TH 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

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 09/03/2025, 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 2026tax 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 David Kagel at **414-286-3132** 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.

Violations 1-3 remain.

David Kagel

Recipients

SPIRE GROUP LLC, 3815 S OTHELLO ST STE 100, SEATTLE WA 98118
SPIRE GROUP LLC, 2800 E. ENTERPRISE AVE SUITE 333, RESIDENT AGENTS INC. (RA), MILWAUKEE WI 54913



DNS Court Referral

Re-inspection Fees - Invoiced: \$254.00

Record#: ORD-25-01135

Parcel#: 3261265100

Property Address: 2448 N 30TH ST

Original Inspection Date: January 28, 2025 Final Reinspection Date: April 24, 2025

Original Inspector: Jermaine Alexander

Referring Inspector: Jermaine Alexander

Number of Outstanding Violations

Chapter: <u>275</u>	Violations: <u>3</u>
Chapter: _____	Violations: _____
Chapter: _____	Violations: _____
Chapter: _____	Violations: _____

Comments:

Date: 4 / 28 / 25

Rzepkowski

Supervisor Recommending Court

Reviewed by Court Supervisor:

Date: 4 28 25

Approved for Court ☒ Yes ☐ No

Reason for Refusal: add email to documents, call owner phone.

Recipients:

Appleton

SPIRE GROUP LLC RESIDENT AGENTS INC. (RA) 2800 E. ENTERPRISE AVE SUITE 333 MILWAUKEE, WI 54913

~~SPIRE GROUP LLC 3815 S OTHELLO ST STE 100 SEATTLE, WA 98118~~

2448 N 30th St., Insp. J Alexander, 4-24-2025 No Entry



CHRONOLOGICAL RECORD OF ENFORCEMENT

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ORD-25-01135

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Print Date: 4/24/2025, 2:50:56 PM

Property: **2448-2448 N 30TH ST MILWAUKEE, WI**

Owner	Info
SPIRE GROUP LLC	Taxkey: 3261265100
	Land Use: 8820
	Lot Size: 7812
3815 S OTHELLO ST STE 100	Year Built: 1892
SEATTLE WA,98118	Commercial Units:
	Residential Units: 2
	Conveyance Date: 2024-01-31
	Conveyance Type: QC
	Name Change: 2024-03-21
	Zoning RT4

Latest Property Registration Information

Date Registration Received: 2025-01-31
Link to ACA Registration: [MREC-25-00264](#)

Type	Name	Phone	Address	Email
Authorized Contact Person	WILLIE BOOKER	6628326705	3815 S OTHELLO ST STE 100-148 SEATTLE,WA 98118	
Registration Owner	SPIRE GROUP LLC	6628326705	3815 S OTHELLO ST STE 100-148 SEATTLE,WA 98118	

Showing 1 to 2 of 2 entries

Wisconsin.Gov



State of Wisconsin

Department of Financial Institutions

Search for:

SPIRE GROUP LLC

Search Records

[Search](#)
[Advanced Search](#)
[Name Availability](#)**Corporate Records**Result of lookup for **S145666** (at 4/24/2025 2:53 PM)**SPIRE GROUP LLC**You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)**Vital Statistics**

Entity ID	S145666
Registered Effective Date	01/20/2023
Period of Existence	PER
Status	Organized Request a Certificate of Status
Status Date	01/20/2023
Entity Type	Domestic Limited Liability Company
Annual Report Requirements	Limited Liability Companies are required to file an Annual Report under s. 183.0212, WI Statutes.

Addresses

Registered Agent Office RESIDENT AGENTS INC.
2800 E. ENTERPRISE AVE SUITE 333
APPLETON , WI 54913
[File a Registered Agent/Office Update Form](#)

Principal Office 2800 E. ENTERPRISE AVE SUITE 333
APPLETON , WI 54913
UNITED STATES OF AMERICA

Historical Information

Annual Reports

Year	Reel	Image	Filed By	Stored On
2025	000	0000	online	database
2024	000	0000	online	database

[File an Annual Report](#) - [Order a Document Copy](#)

**Certificates of
Newly-elected
Officers/Directors**

None

Old Names

None

Chronology

Effective Date	Transaction	Processed Date	Description
01/20/2023	Organized	01/20/2023	E-Form
01/07/2025	Change of Registered Agent	01/07/2025	OnlineForm 5

[Order a Document Copy](#)

Serial #: ORD-25-01135

Inspection Date: 01/28/2025

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

Property: **2448-2448 N 30TH ST MILWAUKEE, WI**

Owner	Info	
SPIRE GROUP LLC	Taxkey:	3261265100
	Land Use:	8820
3815 S OTHELLO ST STE 100 SEATTLE WA,98118	Lot Size:	7812
	Year Built:	1892
	Commercial Units:	
	Residential Units:	2
	Conveyance Date:	2024-01-31
	Conveyance Type:	QC
	Name Change:	2024-03-21
	Zoning	RT4

Latest Property Registration Information

Date Registration Received:
Link to ACA Registration:

Type	Name	Phone	Address	Email
No data				

Showing 0 to 0 of 0 entries

Wisconsin.Gov



State of Wisconsin

Department of Financial Institutions

Search for:

SPIRE GROUP LLC

Search Records

[Search](#)
[Advanced Search](#)
[Name Availability](#)

Corporate Records

Result of lookup for S145666 (at 1/29/2025 10:15 AM)

SPIRE GROUP LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

Vital Statistics

Entity ID	S145666
Registered Effective Date	01/20/2023
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Principal Office	2800 E. ENTERPRISE AVE SUITE 333 APPLETON , WI 54913 UNITED STATES OF AMERICA

Historical Information

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2024	000	0000	online	database

[File an Annual Report](#) - [Order a Document Copy](#)

**Certificates of
Newly-elected
Officers/Directors**

None

Old Names

None

Chronology

Effective Date	Transaction	Processed Date	Description
01/20/2023	Organized	01/20/2023	E-Form
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[Order a Document Copy](#)



Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

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

March 21, 2025

Department Copy

Re: 2448 N 30TH ST

The property you own at the above address has outstanding code violations. Order #ORD-25-01135 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of \$254.00 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection as well as all subsequent reinspections are \$508.00 each. These fees include a 1.6% training and technology surcharge. 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.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

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. Please get the corrections made as soon as possible.

Please contact me so that this Work Order is not referred to the Court Section. Please call Inspector Jermaine Alexander at **414 286-3684** 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.

Jermaine Alexander

Recipients:

SPIRE GROUP LLC, RESIDENT AGENTS INC. (RA)
2800 E. ENTERPRISE AVE SUITE 333, MILWAUKEE, WI 54913
SPIRE GROUP LLC, 3815 S OTHELLO ST STE 100, SEATTLE, WA 98118





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

April 24, 2025
Order #: ORD-25-01135

Department Copy
MILWAUKEE, WI

Re: 2448 N 30TH 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
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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 04/24/2025, 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

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Violations 1, 2, and 3 remain.

Jermaine Alexander

Recipients

SPIRE GROUP LLC, 3815 S OTHELLO ST STE 100, SEATTLE WA 98118
SPIRE GROUP LLC, 2800 E. ENTERPRISE AVE SUITE 333, RESIDENT AGENTS INC. (RA), MILWAUKEE WI 54913



2446 N 30th St., Insp. J Alexander, 1-28-2025



2446 N 30th St., Insp. J Alexander, 1-28-2025



2446 N 30th St., Insp. J Alexander, 1-28-2025



Alexander, Jermaine

From: Alexander, Jermaine
Sent: Friday, March 21, 2025 1:23 PM
To: Willie Booker
Subject: RE: 2448 N 30th St.
Attachments: 2448 N 30th St., Areas to Paint.odt

If all flaking or near bare wood surfaces in the attached photos were to be addressed, that would satisfy as needed for me.

Is there someone available to meet with me next week Tuesday or Wednesday (3/25, 3/26) at 1pm or 2pm to re-inspect order# ORD-25-01135?

Jermaine Alexander

Residential Code Enforcement Inspector
Department of Neighborhood Services
4001 S. 6th Street, 1st floor, Milwaukee, WI
P: (414) 286-3684
F: (414) 286-0389



From: Willie Booker <support@blackoakhomesolutionsllc.com>
Sent: Friday, March 21, 2025 9:11 AM
To: Alexander, Jermaine <jalex@milwaukee.gov>
Subject: Re: 2448 N 30th St.

"Where needed" is a subjective language and could differ from inspector to inspector so including directionals or pictures would provide clarity and some objectivity to the orders.

On Fri, Mar 21, 2025 at 7:09 AM Willie Booker <support@blackoakhomesolutionsllc.com> wrote:

Which areas of the house are you referring to? Which windows? Which area of house the trim is located that is the problem.

Please have an understanding that I am doing this remotely and when orders are broad it does not really help to understand or know what is needed to be addressed. Including directionals in the orders or specific areas of the house would go a long way to ensure there is clarity.

On Fri, Mar 21, 2025 at 7:05 AM Alexander, Jermaine <jalex@milwaukee.gov> wrote:

Hi,

The "protect surfaces with paint or other approved coating" is pretty general, but with any home built before 1978 there's always the presumption of a lead exposure with peeling paint. If you could address the porches, windows, and trim as needed, that would be great.

Alexander, Jermaine

From: Willie Booker <support@blackoakhomesolutionsllc.com>
Sent: Friday, March 21, 2025 1:30 PM
To: Alexander, Jermaine
Subject: Re: 2448 N 30th St.

If all flaking or near bare wood surfaces in the attached photos were to be addressed, that would satisfy as needed for me. **Noted. This was not referenced in the initial orders or initial pictures so it would have to be addressed at another time. I only instructed my crew to resolve issues that were identified which was only the porch based on pictures. The pictures that were sent to me have never been sent to me before and are considered to be add-ons and will have to be planned.**

Is there someone available to meet with me next week Tuesday or Wednesday (3/25, 3/26) at 1pm or 2pm to re-inspect order# ORD-25-01135? **I'm not sure I understand - how did you gain access before to initially inspect? It was not coordinated before through me - even the new items added. Feel free to use the same means as before, if needed.**

On Fri, Mar 21, 2025 at 11:23 AM Alexander, Jermaine <jalex@milwaukee.gov> wrote:

If all flaking or near bare wood surfaces in the attached photos were to be addressed, that me.

↑ Reply for
me to try
and gain
access.

Is there someone available to meet with me next week Tuesday or Wednesday (3/25, 3/26) at 1pm or 2pm to re-inspect order# ORD-25-01135?

Jermaine Alexander

Residential Code Enforcement Inspector

Department of Neighborhood Services
4001 S. 6th Street, 1st floor, Milwaukee, WI 53221
P: (414) 286-3684
F: (414) 286-0389

