



City  
of  
Milwaukee

**MOBILE HOME PARK  
(TRAILER HOUSE COMMUNITY)  
RENEWAL APPLICATION INFORMATION SHEET**

(414) 286-2238 EMAIL: [LICENSE@MILWAUKEE.GOV](mailto:LICENSE@MILWAUKEE.GOV)

MHP 0000083

ZELLMER FROMM, AGT  
COLLEGIATE MOBILE HOME PARK, LLP  
P O BOX 331  
SKOKIE IL 60076

*SITE: 6160 S. 6th St.*

**MAIL THIS FORM TO:**

City Clerk - License Division  
200 E. Wells Street - Room 105  
MILWAUKEE, WI 53202

A check or moneyorder made payable to the "City of Milwaukee" must be submitted with the form.

FEE: 1 - 25 Sites = \$77.00    26 - 50 Sites = \$149.00    51 - 100 Sites = \$181.00  
Over 100 Sites = \$204.00

**File by May 2, 2008**

(Failure to file by May 2, 2008 will result in a late fee of \$25.00.)

Number of Sites: 132 = \$ 204 Total Fee

Signature of Applicant: *[Signature]*

**PLEASE COMPLETE THIS SECTION IF THERE ARE ANY CHANGES FROM THE LABEL ABOVE**

NAME OF INDIVIDUAL: \_\_\_\_\_

BUSINESS NAME: \_\_\_\_\_

**Neighborhood Services Department Only:**

**PLEASE COMPLETE AND RETURN THE ORIGINAL APPLICATION NO LATER THAN MAY 14, 2008 via inter-office mail to: City Hall - License Division - Room 105**

APPROVED BY NEIGHBORHOOD SERVICES:  Yes  No

Name: *Thomas E. Wood*

Title: *Building Codes Enforcement Supervisor* Date *5/13/08*

**License Division Use Only:**

Initials *JHO* Filed *4/21/08* License *84* Issued \_\_\_\_\_

DEPARTMENT OF NEIGHBORHOOD SERVICES

Commercial Code Enforcement Division  
841 N. Broadway Room 105 Milwaukee WI 53202  
(414) 286-3874

ADDRESS 6160 S. 6TH STREET

May 14, 2008

APPLICANT ZELLMER FROMM

Please be advised that your MOBILE HOME PARK license for the above address being held by the Department of Neighborhood Services. To release this hold, you must comply with the item(s) checked below:

Certificate of occupancy required (See below)

**THE APPLICANT NAME AND THE SUBJECT ADDRESS ON THE CERTIFICATE OF OCCUPANCY APPLICATION MUST BE THE SAME AS THAT INDICATED ON THE LICENSE APPLICATION. (BRING A COPY OF YOUR APPLICATION TO 809 N BROADWAY, DEVELOPMENT CENTER, WHEN APPLYING FOR YOUR PERMIT)**

Completion of existing orders dated:

5/7/2008

Other

**IMPORTANT**

**Please Note: The hold will not be released until written notification is faxed from our office to the License division**

**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Code Enforcement - Commercial  
841 N. Broadway  
Milwaukee, Wisconsin 53202



DEPARTMENT COPY

Serial #: 006796151  
Inspection Date: May 07, 2008  
District #: 324  
CT: 217

sing-per

Recipients:  
ZELLMER FROMM (DBA), COLLEGIATE MOBILE HOME PARK LLP, 6160 S. 6TH ST., MILWAUKEE, WI, 53221  
FROMM/ TUCKER COLLEGIATE HOME PARK LLP, GREG DEVORKIN (RA), %MICHAEL BEST ET AL, 100 E. WISCONSIN AVE. STE 3300, MILWAUKEE, WI, 53202  
ZELLMER FROMM (DBA), COLLEGE MOBILE HOME PARK, 6160 S 6TH ST, MILWAUKEE, WI 53221  
TONI BUSCH (TENANT), 6160 S. 6TH ST. (TRAILER W25), MILWAUKEE, WI, 53221  
EDDIE GORDON JR. (TENANT), 6160 S. 6TH ST. (TRAILER W25), MILWAUKEE, WI, 53221

Re: **6160 S 6TH ST**  
AKA:6160 S 6TH ST (Trailer Unit W25)

Taxkey #: 687-9958-110

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 **within 1 days of service of this order.**

**Emergency order. The Commissioner of The Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.**

We are also obligated to inform you that failure to comply with the terms of this order, as indicated above, may result in either the suspension, revocation, or nonrenewal of your license to operate this business.

Interior

Bathroom

1. 275-53  
Repair or replace defective toilet (if replaced, permit required; call 286-3361 for permit information).
2. 275-53  
Repair or replace defective drain assembly on toilet (if replacing, a permit is required; call 286-3361 if you need permit information).

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

**Licensed Premise****3. 246-2(8)**

It shall be unlawful for any licensee or any occupant, owner, or tenant of a trailer to use or permit the use of kitchen sinks, toilet or water closets, wash basins or lavatories, bath or shower tubs in such a trailer located in any trailer house community unless any and all such fixtures are connected to the city water and sewer systems. Repair defective trailer sewer connections (Permit Required).

For any additional information, please phone **Inspector Roger D. Parazinski** at **[414]-286-2822** between the hours of **7:00am-9:30am** or **4:00pm-5:00pm** Monday through Thursday.

Per Commissioner of Neighborhood Services By-

Roger D. Parazinski  
Inspector

**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 appellate board and maintain compliance, may subject you to prosecution and to daily penalties of \$150 to \$10,000 in the manner provided in Section 200-19.

**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 \$50 for the first reinspection, \$75 for the second, \$150 for the third, and \$300 for the fourth and all subsequent reinspections. 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.

**RIGHT TO APPEAL**

**You may appeal to the Commissioner for review of the reasonableness of this order within the time specified for compliance. Contact the Commissioner's Office at 414-286-2542 in order to file an appeal.**

**TRADUCCION EN ESPAÑOL**

Si Ud. necesita 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, 4906 W. Fond du Lac ave., Milwaukee, WI, 53216, 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.

**INSPECTION REPORT AND ORDER TO CORRECT CONDITION**

**CITY OF MILWAUKEE**  
**DEPARTMENT OF NEIGHBORHOOD SERVICES**  
Code Enforcement - Commercial  
841 N. Broadway  
Milwaukee, Wisconsin 53202



DEPARTMENT COPY

Serial #: 006805691  
Inspection Date: May 07, 2008  
District #: 324  
CT: 217

mult-per

Recipients:

ZELLMER FROMM (DBA), COLLEGIATE MOBILE HOME PARK LLP, P O BOX 331, SKOKIE IL 60076  
COLLEGIATE MOBILE HOME LLP, ZELLMER FROMM (RA), (DBA) COLLEGE MOBILE HOME PARK, 6160 S  
6TH ST, MILWAUKEE WI 53202  
FROMM/TUCKER COLLEGIATE HOME PARK, LLP, GREG DEVORKIN (RA), %MICHAEL BEST ETAL, 100 E.  
WISCONSIN AVE. STE 3300, MILWAUKEE, WI, 53202  
FROMM/TUCKER COLLEGIATE HOME PARK, LLP (AKA), COLLEGIATE MOBILE HOME LLP, (DBA) COLLEGE  
MOBILE HOME PARK, ZELLMER FROMM (AGENT), 9251 N. SKOKIE, IL, 60076  
ZELLMER FROMM (DBA), COLLEGE MOBILE HOME PARK, 6160 S. 6TH ST., MILWAUKEE, WI, 53221  
ZELLMER FROMM (DBA), COLLEGIATE MOBILE HOME PARK LLP, 6160 S. 6TH ST., MILWAUKEE, WI,  
53221

Re: **6160 S 6TH ST**

Taxkey #: 687-9958-110

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 **within 30 days of service of this order.**

We are also obligated to inform you that failure to comply with the terms of this order, as indicated above, may result in either the suspension, revocation, or nonrenewal of your license to operate this business.

Exterior

1. 275-32-4-a  
Replace broken window pane. **Trailer Units: W27, W29, W43, W64, S3, S10, A6, E20,**
2. 275-32-4-a  
Replace missing window panes and putty. **Trailer Units: S2, E5 .**
3. 275-32-4-a  
Repair or replace defective window screens. **Trailer Unit: W27 .**
4. 275-32-3-g  
Repair or replace defective porch guardrail. **Trailer Unit: W36 .**
5. 275-32-3-g  
Replace defective porch step treads. **Trailer Unit: W29.**

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

6. 275-32-3-g  
Replace defective porch floor boards and secure to supporting structure. **Trailer Unit W28.**
7. 275-62-2  
Repair , replace, or remove defective exterior electrical fixture.  
**Trailer Units: C2, A2, E6, E12, E37.**
8. 275-81-2  
Maintain property in a clean and sanitary condition. Remove discarded tires, loose paper, broken glass, dog feces, discarded clothing, discarded building materials etc  
**Trailer Units: W29, W39, W41, W43, W45, W47, W49, W55, W57, W68, W66, W54, W24, S1, C2, S3, S11, S21, W6, E24, E23.**

#### Licensed Premise

9. 200-42-5  
The certificate of occupancy shall be posted in a conspicuous place in the building, structure or on the premises. Please have your certificate of occupancy conspicuously posted in the building or structure or have it readily available for the inspector to view. Operator on License must match operator on Occupancy Permit.
10. 275-20-7-a  
Properly post permit conspicuously in a public corridor or hallway or other public portion of the premises for which it was issued. Operator on License must match operator on Occupancy Permit.
11. 200-09  
COMM 26.11(1) Every manufactured home community and manufactured home within the community shall be located on a well-drained area and shall be properly graded to prevent the accumulation of stormwater or other waters. **Remove Trailer Units W43, W45, W47, W49, W51, W53, W55, W57, W59, and W61 from their current location at the Northeast portion of your Mobile Home Park.**
12. 275-81-1(b)  
Restore premises to a clean and sanitary condition. **Remove Trailer Units W25 and W47 from their current locations at the Northeast area of the Mobile Home Park. Remove the human waste and debris from the area around those units, dispose of the accumulated waste products in a safe and proper manner. Sanitize the soil in those areas and restore those sites to a clean and sanitary condition with proper landscaping .**

For any additional information, please phone **Inspector Roger D. Parazinski** at **[414]-286-2822** between the hours of **7:00am-9:30am** or **4:00pm-5:00pm** Monday through Thursday.

Per Commissioner of Neighborhood Services By-

Roger D. Parazinski  
Inspector

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**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 414-286-2503.

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**

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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.





5. 275-34-3  
Remove flexible film from the exterior of windows. **Trailer Units: W7, W28, W68, W70 .**
6. 275-32-4-a  
Replace defective exterior door. **Trailer Units:W13, W6, E24, E12, E20 .**
7. 275-32-4-a  
Repair, replace or remove defective screen/storm door. **Trailer Unit: W30 .**
8. 275-32-4-a  
Replace defective window in exterior door. **Trailer Units: S3, E9, E35, E5 .**
9. 275-32-2  
Restore shed to a structurally sound condition or remove from premises. **Trailer Units: W43, W64, W28,S3, S6, W12, E12, E29, W25 .**
10. 275-32-2  
Maintain structures in a structurally sound condition, free of deterioration and maintained capable of safely supporting the dead and live loads imposed upon them. Remove trees from contact with **Trailer Units W21, S7, S8, and E16** or remove the Those trailers from their locations.
11. 275-32-3  
Maintain siding and trailer skirting in a condition of good repair. Replace defective skirting around **Trailer Units: W25, W29, W31, W39, W41, W43, W49, W51, W55, W57, W59, W72, W54, W48, W44, W36, W28, W20, W18, S13, S4, C7, S21, W14, W12, W7, W5, W3, E1, E8, E26, E28, E9, E3, W25 .**
12. 246-7-5  
Maintain numbers on all trailer units such that the numbering of all units of land shall correspond to the number shown in the registry.  
**Trailer Units W56, W54, W36, W34, W1.**
13. 275-53-1  
Properly seal all open drains and water pipes. **Trailer Unit Lots: W8, E13, E15 .**
14. 246-2-2(d)  
It shall be unlawful for any owner, tenant, or lessee to store under trailers any materials, equipment or other objects of any kind.

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Per Commissioner of Neighborhood Services By-

Roger D. Parazinski  
Inspector

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**LUS HMOO8**

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.

Property Names Summary

Printed 05/14/08 07:52

Page 1

Address: 6160- 6160 S 6TH ST

MPROP File Information

Owner

FROMM/ TUCKER COLLEGIATE  
HOME PARK LLP  
C/O ZELLMER FROMM  
9251 N KOSTNER  
SKOKIE, IL

60076-0000

Taxkey:687-9958-110

Land use:6515 Units: 131

Lot size: 295519 ( 0x 0)

Year Built:

Conveyance Date:10/28/2003 Type:QC

Name Change:02/24/2004

Zoning:RM1

*city*

Recording information

Application #: 85001 Type:Change in ownership

Date Received:02/04/2005 Ownership Xfer Date:10/28/2003

Recording Owners/ Operators, etc

*city*

O Owner

COLLEGIATE MOBILE HOME PARK LLP

Home:[ ] - ( ) Work:[414] 762-3809 ( )

----- Street Address ----- Mailing Address -----

ATTN ZELLMER FROMM (RA) P O BOX 331

6160 S 6TH ST

MILWAUKEE

WI 53202

SKOKIE

IL 60076

P Preferred Contact

ZELLMER FROMM

Home:[847] 361-8660 ( ) Work:[414] 762-3809 ( )

----- Street Address ----- Mailing Address -----

6160 S 6TH ST

6160 S 6TH ST

MILWAUKEE

WI 53221-0000

MILWAUKEE

WI 53221-0000

Application

Application #:	85001	
Date:	02/04/05 15:34	RACER, JANIS
Type:	C Change in ownership	
Date received:	02/04/05	Standard fee: 70.00
Owner xfer date:	10/28/03	Override: N fee: Collected: 70.00

1 Property

687-9958-110 (1)	6160	S 6TH ST
53221-0000	# of units:	43

1 Owner

	Limited Liability Part	dob:00/00/00
	COLLEGIATE MOBILE HOME PARK LLP	
Bus. A1:	ATTN ZELLMER FROMM (RA)	
A2:	6160 S 6TH ST	
A3:		
City/St/Zip:	MILWAUKEE	WI 53202
Phone: H:	[ ]- - ( )	B:[414]-762-3809 ( )
Ownership type:	Titleholder	
Reg Agnt	FROMM, ZELLMER	
Mailing: A1:	P O BOX 331	
A2:		
A3:		
City/St/ZIP:	SKOKIE	IL 60076
DBA:	COLLEGE MOBILE HOME PARK	
Signed:	Y Notary: Y Corp#:C062147	

1 Preferred Contact

	FROMM, ZELLMER	12/10/37
A1:	6160 S 6TH ST	
A2:		
A3:		
City/St/Zip:		53221
Phone: H:	[847]-361-8660 ( )	B:[414]-762-3809 ( )

=====  
End of report  
=====

Signed \_\_\_\_\_  
Owner Date

## **COLLEGIATE MOBILE HOME L.L.P.**

**Name:** COLLEGIATE MOBILE HOME L.L.P.  
**ID:** C 062147  
**Corporation Type:** Domestic Limited Liability Partnership  
**Incorporation Date:** 03/15/2005  
**Current Status:** Registered as of 03/15/2005

### **Registered Agent**

**Name:** ZELLMER FROMM  
**Address:** 6160 S 6TH ST  
MILWAUKEE , WI 53221

Generated 5/14/2008 7:37am CDT