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Shedule

Erica R Roberts
Commissioner

Kristen Reed
Operations Manager

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

September 19, 2022

1504 NORTH AVE LLC
C/O VBRCS LLC
411 E WISCONSIN AV STE 1000
MILWAUKEE, WI 53202

ENF-2022-30568

Re: 1504 - 1504 E NORTH AV, MILWAUKEE, WI 532021033

TAXKEY #: 3201539000

Dear Property Owner:

Unfortunately, on September 19, 2022 the property at 1504 E NORTH AV was reported to the Milwaukee Anti-Graffiti Hotline indicating the presence of graffiti. We have not verified this information, but would appreciate if you would check your property for any graffiti. The city of Milwaukee realizes graffiti is an act of vandalism that not only costs taxpayers, but reduces property values and can create an open invitation for more littering, loitering and other acts of vandalism.

The control of graffiti in the City is dependent upon the cooperation of property owners to remove graffiti from their property. If you are a victim of graffiti it is important that you remove it as soon as possible. The Department of Neighborhood Services follows-up on these notices with an inspection to ensure that the graffiti is removed. For non-compliant properties an order to correct the graffiti may be issued. An inspector will check this property for graffiti after 3 days of service of this notice. Regrettably, the City is unable to provide free removal services, except for certain qualifiers. However, our program does support residents and businesses with appropriate tools and resources.

Graffiti vandalism is a misdemeanor crime and in many instances, a felony. Criminals may be ordered to pay restitution, do community service, and/or receive jail time. As the owner of the property, we encourage you to contact the Milwaukee Police Department at 414 933-4444, regarding any graffiti found on your property. Your report may be used in determining how to deploy resources in the future.

Through the vigilant efforts of citizens, the City of Milwaukee will continue to fight graffiti vandalism by sending a message to the vandals that their crime will not be tolerated in our neighborhoods. We thank you in advance for your continued cooperation and support in eradicating the graffiti blight. The enclosed brochure contains further information on graffiti removal and prevention.

For more information call 414 286-8715, or view details online at: <http://milwaukee.gov/lms>.

Sincerely,

DEPARTMENT OF NEIGHBORHOOD SERVICES

Recipients:

1504 NORTH AVE LLC, 411 E WISCONSIN AV STE 1000 C/O VBRCS LLC, MILWAUKEE, WI 53202

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

OK
10/26/22
Qide
Inspection Date
10/04/2022
ORD-22-13495

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 1504 E NORTH AV

Taxkey #: 320-1539-000

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: 10/14/2022

1) Remove all graffiti. Note: The Department of Neighborhood Services may upon the failure of the property owner or operator to comply with this order by the designated date, cause the graffiti to be abated by city forces or private contract. The cost of the graffiti abatement and an Administrative Fee of \$110 shall be charged as a lien upon the property and shall be collected as a special charge. 275-35(3)

For any additional information, please phone Inspector **Byron Edwards** at **414-286-8501** or **bedwar@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 -
Byron Edwards
Inspector

Recipients:

1504 NORTH AVE LLC, 411 E WISCONSIN AV STE 1000 C/O VBRCS LLC, MILWAUKEE, WI 53202

LO NGUYEN, 9302 W BLUE MOUND RD, MILWAUKEE, WI 53226

SHANE D OLSON, 9302 W BLUE MOUND RD, MILWAUKEE, WI 53226

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

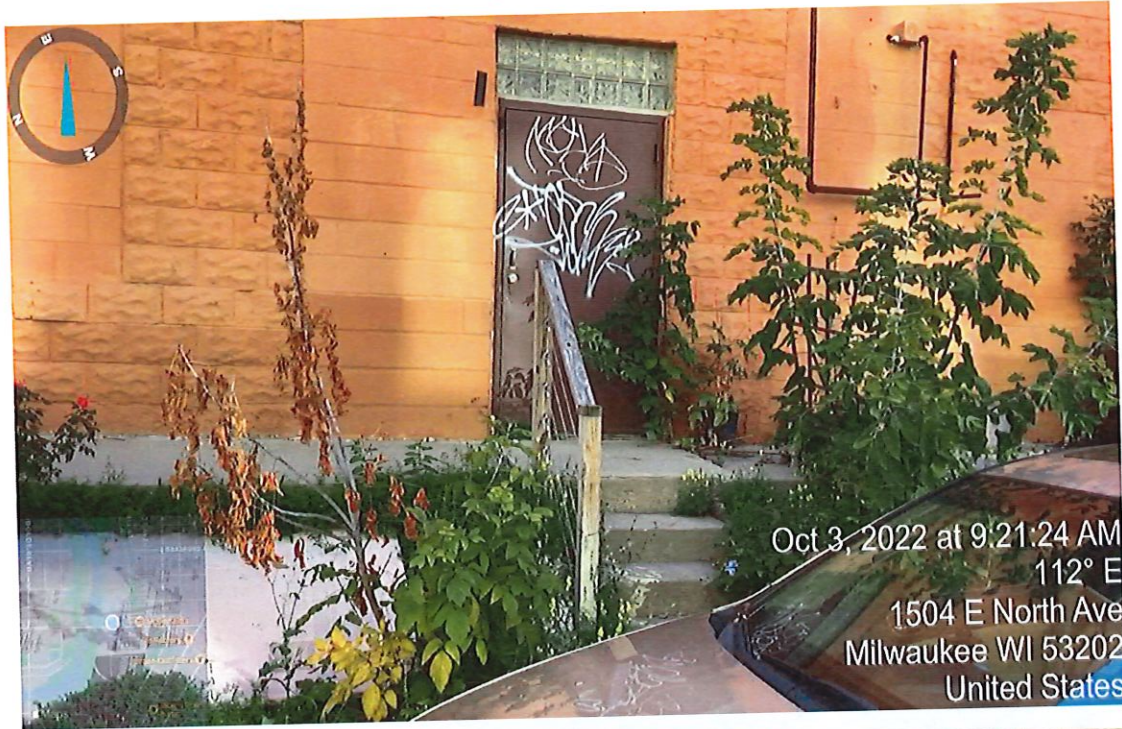
OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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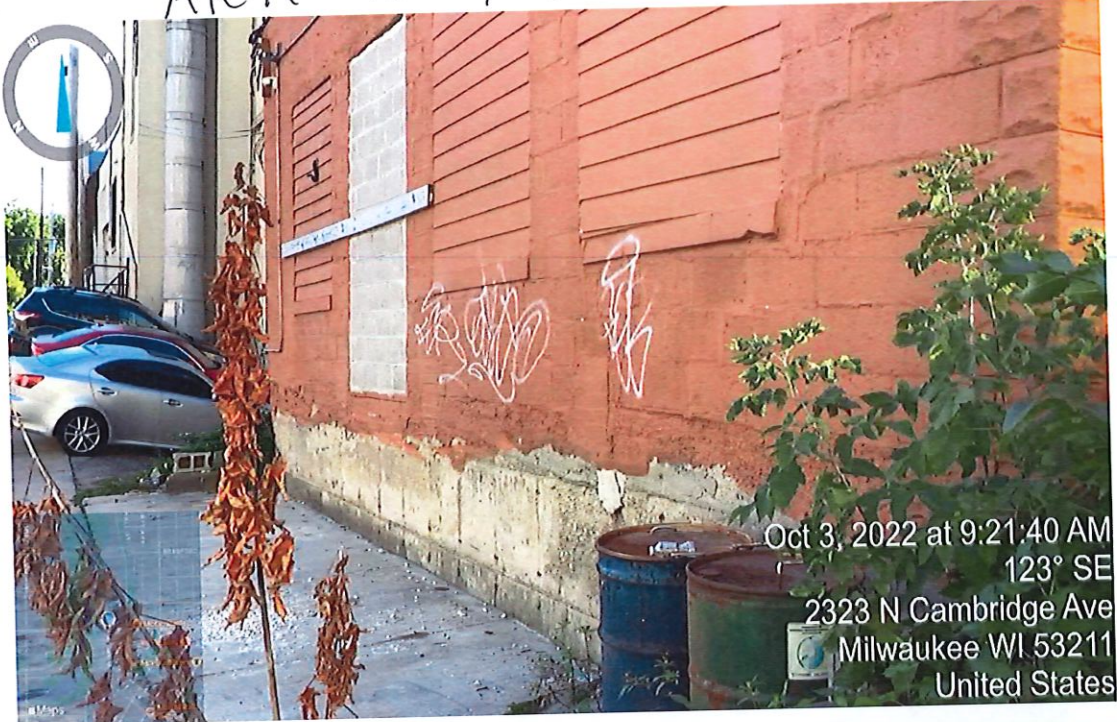


Inspector (DWS) PICS

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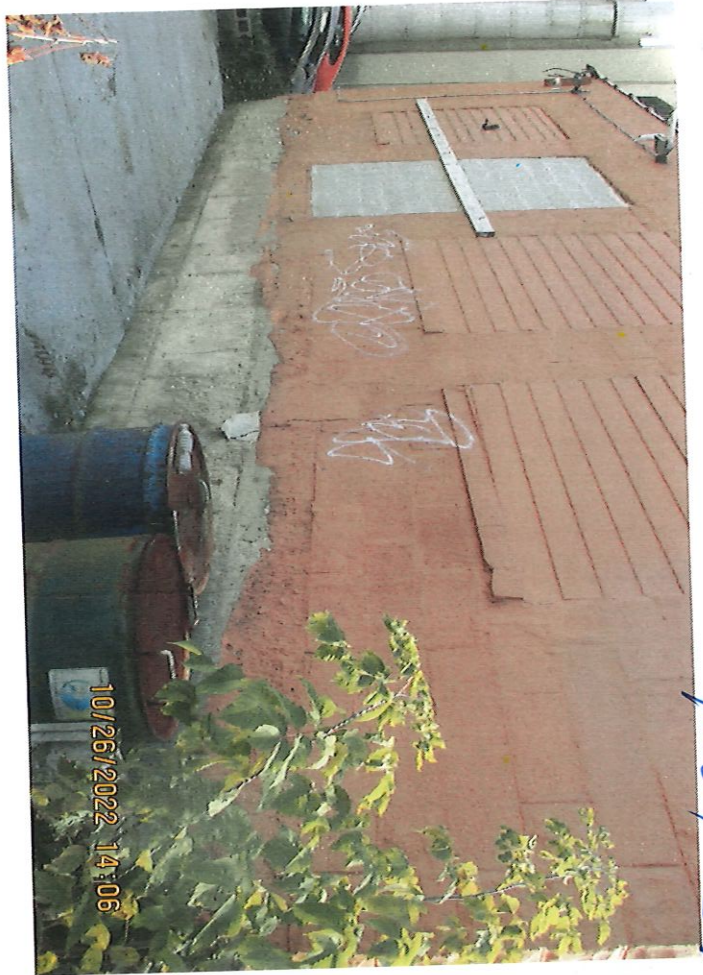
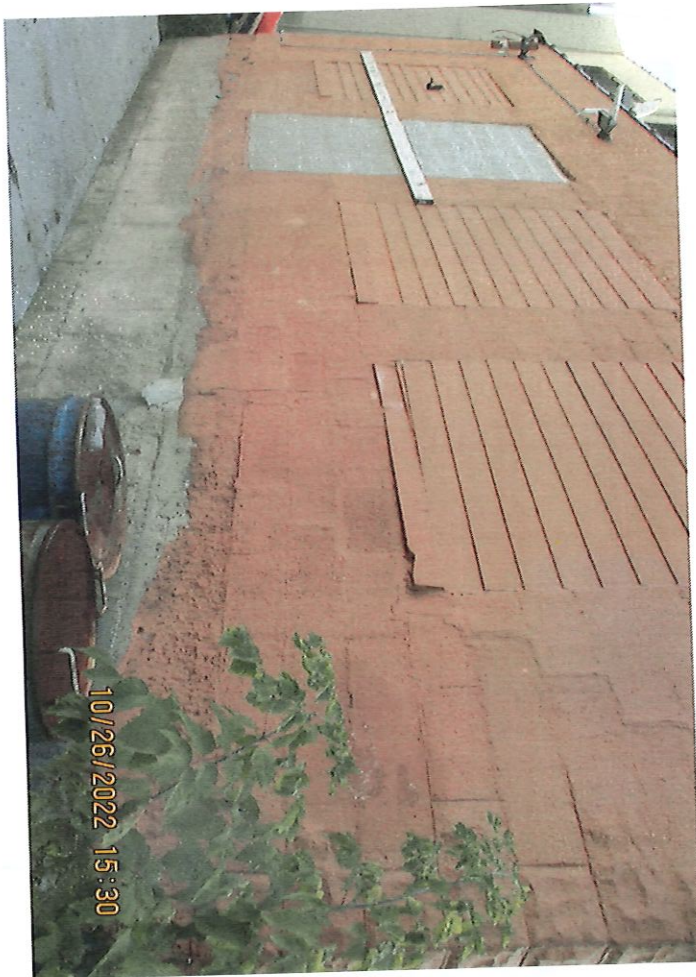
20F2

AKA 1504 E NORTH AVE.



Inspector (DNS) PICS

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Contractor Before/After

5 OF 9

1504 E North Ave



Contractor B/4 & AFTER

LOF9

1504 E. North St.

pg 2



Contractor B/4 & AFTER

70F9

1584 & Alaska Ave.

1584

MAS Property Maintenance LLC.
1126 S. 29th St
Milwaukee, WI 53215

Department of Neighborhood Services

Address	Direction	Street	Date	\$ Amount	HRS	Time / Materials
BI ABATEMENT						
1504	E	North ve	10/26/2022	\$1,365.00	12	1 Gal Clay Color Match, 1 Gal Brown Paint, 1 Gal Chemical, 1 Gal Color Match Clay Paint

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Note: By Herlyn Roberson
RAZE Permit "RAZE-22-00271: issued
11/8/23 (Actually Razed 11/13/23)

CITY OF MILWAUKEE
Department of Neighborhood Services
Anti-Graffiti Program
841 N. Broadway
Milwaukee, WI 53202

1504 NORTH AVE LLC
411 E WISCONSIN AV STE 1000
C/O VBRCS LLC
MILWAUKEE WI 53202

Order #:ORD-22-13495
Invoice Date: 12/16/2022

You were notified by the Department of Neighborhood Services to correct a graffiti nuisance code violation at 1504 E NORTH AV. You failed to do so within the time prescribed in the order so the City corrected the violation.

The cost to correct the nuisance, which includes a \$110 administrative fee, was \$1,475.00. 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, 2023 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 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 to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Please call 414-286-3326 Monday through Friday if you have any questions.

Recipients

1504 NORTH AVE LLC. 411 E WISCONSIN AV STE 1000. C/O VBRCS LLC. MILWAUKEE WI 53202
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