



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Agenda

ADMINISTRATIVE REVIEW BOARD OF APPEALS

VINCENT BOBOT, CHAIR
Kendrick Yandell, Vice-Chair

Ald. DiAndre Jackson and Elizabeth Hammer

Staff Assistant: Linda Elmer, 414-286-2231
Fax: 414-286-3456, lelmer@milwaukee.gov Legislative Liaison,
Gunner Raasch, 414-286-3467, Gunner.Raasch@milwaukee.gov

Thursday, February 13, 2025

9:00 AM

City Hall, Room 301-B or Virtual

1. [24155](#) Appeal of Mesteshia Coleman for reinspection fees (3229 W Vliet St.)
(4th Aldermanic District)
Sponsors: THE CHAIR
2. [24198](#) Appeal of Gregory Nawrocki for reinspection fees (4838 S 14th St.)
(13th Aldermanic District)
Sponsors: THE CHAIR
3. [24199](#) Appeal of Gurbuneet Dhillon for reinspection fees (2010 S 17th St.)
(12th Aldermanic District)
Sponsors: THE CHAIR
4. [24207](#) Appeal of Brittany Schoenick for reinspection fees (2864 N Sherman Blvd.) (7th Aldermanic District)
Sponsors: THE CHAIR
5. [24212](#) Appeal of Eldon Boddie for reinspection fees (6516 W Carmen Ave.)
(2nd Aldermanic District)
Sponsors: THE CHAIR

9:15 AM

6. [24158](#) Appeal of Alexander Esuoso for vacant building registration fees (4030 N 11th St.) (1st Aldermanic District)
Sponsors: THE CHAIR
7. [24191](#) Appeal of Ade Esuoso for vacant building registration fees (4527 W Medford Ave.) (7th Aldermanic District)
Sponsors: THE CHAIR
8. [24181](#) Appeal of Hasan Dhoondia for garbage and litter nuisance fees (2109 W McKinley Ave.)
Sponsors: THE CHAIR

ARBA appeal #24207

February 13th, 2025

Address: 2864 N Sherman Blvd.

Attached;

1. Copy of the order
2. Order chronology
3. Fee letter for 10/21/2024 inspection
4. Inspection photo taken 10/21/2024
5. Copy of the Occupancy Certificate record (NOCC-22-02008) from LMS
6. List of occupancy inspections for the occupancy certificate, which as of 1/30/2025 has still not been issued.

①



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

Inspection Date
07/08/2022
ORD-22-08861

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

COPY

Re: 2864 N SHERMAN BL

THIS PROPERTY IS DESIGNATED AS A HISTORIC BUILDING UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE. PRIOR TO MAKING ANY REPAIRS YOU MUST CONTACT THE HISTORIC PRESERVATION COMMISSION AT 286-5712 TO DETERMINE WHETHER ANY SPECIAL CONDITIONS APPLY.

Taxkey #: 308-0524-000

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: 08/15/2022

- 1) 200-42-2-c. It shall be unlawful to occupy any building, structure or premises that has been placarded unless and until a certificate of occupancy is first obtained. A placard order # ORD-18-04002 was issued on 4/3/2018. Illegally re-occupying the premises may result in the removal of the occupants, the securing of the premises and the issuance of a citation.

(OBTAIN OCCUPANCY PERMIT OR VACATE PREMISES)

For any additional information, please phone Inspector Jason Rusnak at 414-286-2817 or jrusna@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 -

Jason Rusnak
Inspector

Recipients:

AMBER WALKER, 8903 N MICHELE ST, MILWAUKEE, WI 53224

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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

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 \$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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

CHRONOLOGICAL RECORD OF ENFORCEMENT

ADDRESS: 2864 N SHERMAN BL MILWAUKEE WI

ORDER #

Original Inspection Date: 07/08/2022

ORD-22-08861

<u>DATE</u>	<u>COMMENT</u>	<u>Comment By</u>
07/12/2022	Order(s) Mailed First Class.	JRANTA
01/06/2023	No # in LMS. Called 414-7202-1386 from occupancy permit application. Spoke with Amber and her husband about the permit progress. She stated they are working on the interior. They should have all inspections complete this month.	JRUSNA
10/16/2023	Special Enforcement Inspector Jason Rusnak completed a reinspection of this order. Checked LMS for occupancy permit progress. Permit still open. Violation remains. Issued \$175 RI fee letter. Order referred to court.	JRUSNA
10/17/2023	Re Inspection Fee Letter(s) Mailed First Class.	JRANTA
10/18/2023	Per email exchange with J Rusnak, the property appeared to be occupied at the final inspection.	JKLOUD
10/18/2023	Ready for prep	JKLOUD
10/18/2023	prepped for service, court 1/04/2024 BR#2	ALUEDK
10/19/2023	received a message to call Ms Walker at 414-702-1386 regarding violations	KLYONS
10/19/2023	spoke with Ms Walker advised the occupancy permit nocc-22-02008 was not closed and gave her phone numbers to to 3 remaining departments where inspections were needed also advised here of he order scheduled for court 01/04/24. Advised if she got the nocc issued a month to three weeks before the court date to contact the court section.	KLYONS
10/20/2023	10/19/2023 - Court 1/4/2024 Br 2 - Service attempted	DKAGEL
10/23/2023	10/20/2023 - Court 1/4/2024 Br 2 - Service attempted	DKAGEL
10/23/2023	Mailed / ARR scheduled for 1/04/2024 BR#2	ALUEDK
01/04/2024	SENT scheduled for 04/23/24 Br. 2	GUVAZQU
04/17/2024	4/15/2024 - RI - V#1 remains - NOCC-22-02008 has failed construction inspections. Fee applied	DKAGEL
04/23/2024	4/23/2024 court proceeding, litigated non-compliance	ALUEDK
04/23/2024	added to 6-month referral list	ALUEDK
05/01/2024	MRO scheduled for 06/25/24 Br. 2	GUVAZQU
06/20/2024	6/17/2024 - RI - V#1 remains - No contact from owner - No access provided - NOCC-22-02008 has failed construction inspections. Fee applied	DKAGEL
06/26/2024	FP scheduled for 09/17/24 Br. 2	GUVAZQU
09/23/2024	FP scheduled for 10/29/24 Br 2	GUVAZQU
10/11/2024	Attorney Brittany D Schoenick 414-278-7722-She will be representing Amber Walker in court on 10/24/24. We discussed the case and how to bring the property into compliance. I emailed her a copy of the Congratulations letter (received from Chrisella at DCD) and also a copy of the deed	JKLOUD
10/22/2024	10/21/2024 - RI - V#1 remains - No contact from owner - No access provided - NOCC-22-02008 has failed construction inspections. Fee applied	DKAGEL
10/29/2024	Litigated non-compliance on 10/29/24 BR. 2.	ANCOX
11/19/2024	Appeal filed - ARBA #24207	LBUEGE



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

October 22, 2024
Order #: ORD-22-08861

Department Copy
MILWAUKEE, WI

Re: 2864 N SHERMAN BL

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

First reinspection \$203.20
Second reinspection \$406.40
All subsequent reinspections \$406.40

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 10/21/2024, we imposed a \$406.40 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 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.

Violation 1 remains.

David Kagel

Recipients

AMBER WALKER, 8903 N MICHELE ST, MILWAUKEE WI 53224



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2864 N Sherman Bl	D. Kagel	
	ORD-22-08861	V#1 – Obtain Certificate of occupancy NOCC-22-02008 has failed construction inspections Not issued



NOCC-22-02008 - Single Family Home

A notice was added to this record on 2022-07-22.
Condition: Next Step : Once fee is paid, CALL for inspections, see this info sheet for phone numbers: <https://city.milwaukee.gov/dms/Author/permits/Documents/Occupancy/Inspectionrvised2022F0b11.pdf> Once you've passed all the inspections, call 414-286-8210 to as
Total conditions: 1 (Notice: 1)

[View notice](#)

Menu Reports Help

File Date: 07/22/2022

Application Status: **Paid**

Application Type: Occupancy

Application Name: Single Family Home

Description of Work: Single-family house ORD-22-08861 to obtain occupancy, permit due to previous placard and failure to obtain ERYE (Verification of completion of essential repairs) in the specified time frame previously placarded - 2018

Address: 2864 - 2864 N SHERMAN BL, MILWAUKEE, WI 532101701

Taxkey: 3080524000

Owner Name: AMBER WALKER

Contact Info: Name	Organization Name	Contact Type	Relationship	Address	Contact Primary Address	Status	Contact Start Date	Contact
<u>Amber Walker</u>		Applicant	Applicant	2864 n Sherman ...		Active	07/22/2022	

Licensed Professionals Info: Primary	License Number	License Type	Name	Business Name	Business License #

Total Fee Assessed: \$264.00

Total Fee Invoiced: \$264.00

Balance: \$0.00

Custom Fields: GENERAL

Inspection Type
All inspections - 10,000 SF or less
Capacity

Other licenses required
None

Secondary construction type

Variance granted

ACA Temp Record #
NOCC-22-02008

Event Tracking
Event-Related?
No

NAME CHANGE SUBGROUP:
Why are you changing the name of the business

Has the business or use changed since the original occupancy

Prior name

If yes, what changed

NEW BUSINESS OR USE SUBGROUP:

- Property Type
- Existing building or structure
- Prior use of this space by last tenant or owner
- Single Family Home (UDC)
- Type of food service

DBA

Reason for applying

5-Occupy a 1 or 2 family home as a residence
Describe the portion of the building or lot you plan to or currently use
Entire (5496 SF per assessor)
Fee exempt

Primary construction type

Code section modified

BOZA Expire Date

Is the business or use being operated by the same entity, group or person

Is or was the space recently vacant

Will you be serving or preparing food

Will you be serving or selling alcoholic beverages

If yes, explain

Will you have a drive through service facility

On-site parking

Valet parking

Do you plan to alter or modify the space in a way that may require other permits if yes, describe the planned work
Concurrent RES-ALT-22-00175 for repairs and lifts by new owners

Storage or manufacturing uses involving hazardous materials

Does or will the building have any of these systems

Boiler

Fire suppression

BOZA RENEWAL SUBGROUP:
Current or prior BOZA case number

If yes, explain

DUPLICATE SUBGROUP:
Why do you need a duplicate

If yes, what changed

Is the business or use being operated by the same entity, group or person Has the business or use changed since the original occupancy

OCCUPANCY CLASS PER BUILD CODE

Assembly Business Educational Factory & Industrial High Hazard Institutional Mercantile Residential Storage Utility & Miscellaneous

UDCMCO 240

ZONING USE

Use Group Specific Use Zoning Code Citation Use Classification Limited Use Standards

Residential Dwelling - Single-Family Residential - 295-503-1 Permitted Use

DIMENSIONAL CRITERIA

Code Section Design Standard Dimension Required or Allowed Proposed Variance

ZONING AND OVERLAYS

Feature ID Layer Name Value

3080524000 Zoning ZONING RSS

3080524000 Local historic districts NAME Sherman Boulevard

3080524000 National historic districts NAME North Sherman Boulevard

3080524000 Historic parcels HIST_CODE 1

3080524000 Area Plans AREAPLAN West

Capacity placard required

Parking provided for customers, visitors and employees

Off-site parking lot or structure

Number of parking spaces provided

Building code change of occupancy

Fire sprinkler system

Refrigeration

Kitchen hood

When does the BOZA approval expire

Will you be revising your plan of operation

Capacity calculation required

Location of parking spaces

Street parking adjoining the parcel;

Describe other uses known to be operating at this building or lot

Will your proposed use contain an assembly hall for 50 or more people

Number of stories

Fire alarm system;

Elevator

Unit Numbers

Workflow Status: Task

Assigned To

Status

Status Date

Action By

Application Submittal

File Distribution

Aldermanic Review

DCD-Real Estate Review

Accepted - P...

07/22/2022

Kathleen Adsit

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Task	Assigned To	Status	Status Date	Action By
BOZA Review				
DNS-Plan Exam Review				
DCD-Planning Admin Review				
DNS-Commissioner Review				
Coordinated Report				
Permit Issuance				
Inspection	Todd Anderson	Paid	09/14/2022	Laura Avila
Closure				

Condition Status: Name	Short Comments	Status	Apply Date	Severity	Action By
Historical District	The parcel is in a His...	Applied	07/22/2022	Notice	Kathleen Adsit
Next Step	Once fee is paid, CALL...	Applied	07/22/2022	Notice	

Application Comments: View ID	Comment	Date
KLYONS	sent Attorney Schoenick an email with available...	11/26/2024
KLYONS	11/25/2024 - Attorney Schoenick left a voicemail...	11/26/2024
KLYONS	Left Attorney Schoenick a voicemail at 414-274...	11/22/2024
KLYONS	11/21/2024 - received email from tobasha Wilks ...	11/22/2024
TANDER	returned call, left message for attorney Britl...	11/06/2024
KLYONS	spoke with Ms Walker advised the occupancy per...	10/19/2023
KLYONS	received a message to call Ms Walker at 414-702...	10/19/2023
VKUEHN	House purchased from the City, NOCC required?...	08/08/2022
KADSIIT	OK to mark PAID when paid, then all inspections...	07/22/2022

Scheduled/Pending Inspections: Inspection Type Scheduled Date Inspector Status Comments

Resulted Inspections: Inspection Type	Inspection Date	Inspector	Status	Comments
Construction Occupancy...	01/10/2025	Todd Anderson	Pass	
Construction Occupancy...	12/02/2024	Todd Anderson	Fail	Seal chimney breaches, repair/replace bathroom door hardware...
Construction Occupancy...	01/03/2024	Todd Anderson	Fail	Exterior missing guard rails on front and back stoops and b...
Construction Occupancy...	10/26/2023	Todd Anderson	Fail	not ready for inspections, install handrails finish floorin...
Plumbing Occupancy In...	10/20/2023	Adam Knurr	Pass	Inspector Phone: 414-286-3324
Boiler Occupancy Inspe...	10/20/2023	Willie Ruth Haw...	Not Applicable	NO BOILER OR PRESSURE VESSEL REGISTERED AT THIS LOCATION I...
Elevator Occupancy In...	10/20/2023	Angeline Andre	Not Applicable	Inspector Phone:
Electrical Occupancy L...	02/23/2023	Jon D Mathews	Pass	Occupancy okay. Owner had a couple device covers off due to...

Violation: Violation Violation Text Violation Type

NOCC-22-02008 - Single Family Home

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A notice was added to this record on 2022-07-22.
 Condition: Next Step : Once fee is paid, CALL for inspections, see this info sheet for phone numbers: <https://city.milwaukee.gov/ImageLibrary/Groups/InnsAuthors/permits/Documents/OccupancyInspectionsrvised022Feb11.pdf> Once you've passed all the inspections, call 414-286-8210 to as
 Total conditions: 1 (Notice: 1)
[View notice](#)

Menu	Manage Inspection	Delete	Search	Select Record To Copy From	Edit Flow	View Log	Help		
<input checked="" type="radio"/> Record Inspections*	<input type="radio"/> Related Records Inspections								
Sched Date	Scheduled Start Time	Inspection Type	Status	Inspector	Department	Insp Date	Result Comment	Request Date	Request
<input type="checkbox"/> 01/09/2025	12:00	Construction Occupancy Inspe...	Pass	Todd Anderson	Construction In...	01/10/2025		01/09/2025	
<input type="checkbox"/> 12/02/2024		Construction Occupancy/Inspe...	Fail	Todd Anderson	Construction In...	12/02/2024	Seal chimney breaches, repair/repl...	12/02/2024	
<input type="checkbox"/> 01/03/2024	12:00	Construction Occupancy/Inspe...	Fail	Todd Anderson	Construction In...	01/03/2024	Exterior missing guard rails on fr...	01/03/2024	
<input type="checkbox"/> 10/26/2023		Construction Occupancy/Inspe...	Fail	Todd Anderson	Construction In...	10/26/2023	not ready for inspections, install...	10/26/2023	
<input type="checkbox"/> 10/20/2023		Elevator Occupancy Inspection	Not App...	Willie Ruth Hawthorne-Howard	Construction Adm'n	10/20/2023	NO BOILER OR PRESSURE VESSEL REGIS...	10/20/2023	
<input type="checkbox"/> 10/20/2023		Elevator Occupancy Inspection	Not App...	Angeline Andre	Enforcement Tra...	10/20/2023	Inspector Phone:	10/20/2023	
<input type="checkbox"/> 10/20/2023		Plumbing Occupancy/Inspection	Pass	Adam Knurr	Plumbing Insp...	10/20/2023	Inspector Phone: 414-286-3324	10/20/2023	
<input type="checkbox"/> 02/23/2023	11:12	Electrical Occupancy Inspection	Pass	Jon D Matthews	Electrical Insp...	02/23/2023	Occupancy okay. Owner had a couple...	02/02/2023	