

City
of
Milwaukee

IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED.

TO: Administrative Review Board of Appeals
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 11-21-2025

RE: 2335 N 16th St
(Address of property in question)

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by DNS

Amount of the charges \$ 1,016.00

(Name of City Department)

Charge relative to: DNR VBR

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

There has been a tenant in the property from day one that property was purchased. One of the original tenants (Dakota Legushiea Green) still resides at the property today. This is one of several notices we received from neighborhood services that is completely false of our responsibility. I feel all charges should be removed from my taxes and my filing fee for this appeal should be returned given the information provided of residency.

Murray Davis

Signature

Murray Davis

Name (please print)

20748 Schoolcraft St ^{winnetka} California 91306 818-324-4223
Mailing address and zip code Daytime phone number

murray.davis@futureelectronics.com

E-Mail Address(es)

WISCONSIN RESIDENTIAL LEASE AGREEMENT

I. THE PARTIES. This Residential Lease Agreement ("Agreement") made this March 1, 2025 is between:

Landlord: Murray Davis with a mailing address of
20748 Schoolcraft Street, City of Winnetka, State of
California ("Landlord"), AND

Tenant(s): Lequishiea Green ("Tenant").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

II. LEASE TYPE. This Agreement shall be considered a: (check one)

- Fixed Lease. The Tenant shall be allowed to occupy the Premises starting on August 1, 2025 and end on July 31, 2026 ("Lease Term").

At the end of the Lease Term and no renewal is made, the Tenant: (check one)

- May continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.

- Must vacate the Premises.

- Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on August 1, 2025 and ending upon notice of ____ days from either Party to the other Party ("Lease Term").

III. OCCUPANT(S). The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

- Alaina Green & Syreata Mitchell ("Occupant(s)")

- There are no Occupant(s).

IV. THE PROPERTY. The Landlord agrees to lease the described property below to the Tenant: (enter the property information)

a.) Mailing Address: Street unit, City of Milwaukee, State of Wisconsin.

b.) Residence Type: Apartment House Condo Other: Duplex

c.) Bedroom(s): 3

d.) Bathroom(s): 1

The aforementioned property shall be leased wholly by the Tenant ("Premises").

V. PURPOSE. The Tenant and Occupant(s) may only use the Premises as: (check one)

- A residential dwelling only.

- A residential dwelling and: _____.

VI. FURNISHINGS. The Premises is: (check one)

- To be furnished with the following items: _____.

- Not furnished.

VII. APPLIANCES. The Landlord shall: (check one)

- Provide the following appliances: _____.

- Not provide any appliances.

VIII. RENT. The Tenant shall pay the Landlord, in equal monthly installments, \$1250.00 ("Rent"). The Rent shall be due on the 1st of every month ("Due Date") and paid under the following instructions: Automatic Deposit or deposit into Chase Bank account provided.

IX. NON-SUFFICIENT FUNDS (NSF CHECKS). If the Tenant pays the Rent with a check that is not honored due to insufficient funds (NSF): (check one)

- There shall be a fee of \$50 per incident.

- There shall be no fee.

X. LATE FEE. If Rent is not paid on the Due Date: (check one)

- There shall be a penalty of \$100 due as One (1) Time Payment Every Day Rent is Late. Rent is considered late when it has not been paid within 3 day(s) after the Due Date.

- There shall be No Late Fee if Rent is late.

XI. FIRST (1ST) MONTH'S RENT. The Tenant is required to pay the first (1st) month's rent: (check one)

- Upon the execution of this Agreement.

- Upon the first (1st) day of the Lease Term.

XII. PRE-PAYMENT. The Tenant shall: (check one)

- Pre-Pay Rent in the amount of \$ _____ for the term starting on _____, 20 ____ and ending on _____, 20 _____. The Pre-Payment of Rent shall be due upon the execution of this Agreement.

- Not be required to Pre-Pay Rent.

XIII. PRORATION PERIOD. The Tenant: (check one)

- Shall take possession of the Premises before the start of the Lease Term on _____, 20 ____ and agrees to pay \$ _____ for the proration period. The proration rate is calculated by the monthly Rent on a daily basis which shall be paid by the Tenant upon the execution of this Agreement.

- Shall not be taking possession of the Premises before the Lease Term.

XIV. SECURITY DEPOSIT. As part of this Agreement: (check one)

- The Landlord requires a payment in the amount of \$ 1200.00 ("Security Deposit") for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant within 21 days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

- The Landlord does not require a Security Deposit as part of this Agreement.

XV. MOVE-IN INSPECTION. Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant: (check one)

- Agree to inspect the Premises and write any present damages or needed repairs on a move-in checklist.

- Shall not inspect the Premises or complete a move-in checklist.

XVI. PARKING. The Landlord: (check one)

- Shall provide _____ parking space(s) to the Tenant for a fee of \$ 0 _____ to be paid at the execution of this Agreement on a monthly basis in addition to the rent. The parking space(s) are described as: _____.

- Shall NOT provide parking.

XVII. SALE OF PROPERTY. If the Premises is sold, the Tenant is to be notified of the new Owner, and if there is a new Manager, their contact details for repairs and

maintenance shall be forwarded. If the Premises is conveyed to another party, the new owner: (check one)

- Has the right to terminate this Agreement by providing 5 days' notice to the Tenant.

- Does not have the right to terminate this Agreement.

XVIII. UTILITIES. The Landlord shall provide the following utilities and services to the Tenant: Water only

Any other utilities or services not mentioned will be the responsibility of the Tenant.

XIX. EARLY TERMINATION. The Tenant: (check one)

- Shall have the right to terminate this Agreement at any time by providing at least 60 days' written notice to the Landlord along with an early termination fee of \$ (US Dollars). During the notice period for termination the Tenant will remain responsible for the payment of rent.

- Shall not have the right to terminate this Agreement.

XX. SMOKING POLICY. Smoking on the Premises is: (check one)

- Permitted ONLY in the following areas: _____

- Prohibited on the Premises and Common Areas.

XXI. PETS. The Tenant: (check one)

- Shall have the right to have pet(s) on the Premises consisting of _____ [Types of Pets Allowed] that are not to weigh over pounds. For the right to have pet(s) on the Premises the Landlord shall charge a fee of \$ that is non-refundable refundable unless there are damages related to the pet. The Tenant is responsible for all damage that any pet causes, regardless of ownership of said pet and agrees to restore the Premises to its original condition at their expense.

- Shall not have the right to have pets on the Premises or in the common areas.

XXII. WATERBEDS. The Tenant: (check one)

- Shall have the right to use a waterbed on the Premises.

- Shall not have the right to use a waterbed on the Premises.

XXIII. NOTICES. Any notice to be sent by the Landlord or the Tenant to each other shall use the following addresses:

Landlord's / Agent's Address:

20748 Schoolcraft Street Winnetka, CA 91306

Tenant's Mailing Address: (check one)

- The Premises.

- Other. _____ 2335 N 16th Street Milwaukee, WI Upper Unit

XXIV. AGENT/MANAGER. (check one)

- The Landlord does have a manager on the Premises that can be contacted for any maintenance or repair at:

Name: _____

Telephone (____) ____ - ____ E-Mail _____

- The Landlord does not have a manager on the Premises although the Landlord can be contacted for any maintenance or repair at:

Telephone (____) 818 324 4223 E-Mail murray.davis@future.ca

XXV. POSSESSION. Tenant has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant shall terminate this Agreement at the option of the Tenant. Furthermore, under such failure to deliver possession by the Landlord, and if the Tenant cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant along with any other pre-paid rent, fees, including if the Tenant paid a fee during the application process before the execution of this Agreement.

XXVI. ACCESS. Upon the beginning of the Proration Period or the start of the Lease Term, whichever is earlier, the Landlord agrees to give access to the Tenant in the form of keys, fobs, cards, or any type of keyless security entry as needed to enter the common areas and the Premises. Duplicate copies of the access provided may only be authorized under the consent of the Landlord and, if any replacements are needed, the Landlord may provide them for a fee. At the end of this Agreement all access provided to the Tenant shall be returned to the Landlord or a fee will be charged to the Tenant or the fee will be subtracted from the Security Deposit.

XXVII. SUBLetting. The Tenant shall not be able to sublet the Premises without the written consent from the Landlord. The consent by the Landlord to one subtenant shall not be deemed to be consent to any subsequent subtenant.

XXVIII. ABANDONMENT. If the Tenant vacates or abandons the Premises for a time-period that is the minimum set by State law or seven (7) days, whichever is less, the Landlord shall have the right to terminate this Agreement immediately and remove all belongings including any personal property off of the Premises. If the Tenant vacates or abandons the Premises, the Landlord shall immediately have the right to terminate this Agreement.

XXIX. ASSIGNMENT. Tenant shall not assign this Lease without the prior written consent of the Landlord. The consent by the Landlord to one assignment shall not be deemed to be consent to any subsequent assignment.

XXX. RIGHT OF ENTRY. The Landlord shall have the right to enter the Premises during normal working hours by providing at least twenty-four (24) hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

XXXI. MAINTENANCE, REPAIRS, OR ALTERATIONS. The Tenant shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant may not make any alterations to the leased premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes a washer, dryer, freezer, dehumidifier unit and/or air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. The Landlord will place fresh batteries in all battery-operated smoke detectors when the Tenant moves into the premises. After the initial placement of the fresh batteries it is the responsibility of the Tenant to replace batteries when needed. A monthly "cursory" inspection may be required for all fire extinguishers to make sure they are fully charged.

XXXII. NOISE/WASTE. The Tenant agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The Tenant further agrees to abide by any and all local, county, and State noise ordinances.

XXXIII. GUESTS. There shall be no other persons living on the Premises other than the Tenant and any Occupant(s). Guests of the Tenant are allowed for periods not lasting for more than 48 hours unless otherwise approved by the Landlord in writing.

XXXIV. COMPLIANCE WITH LAW. The Tenant agrees that during the term of the Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant, the Landlord, or both.

XXXV. DEFAULT. If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by statute or State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay rent when due and the default continues for the time-period specified in the written notice thereafter, the Landlord may, at their option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

The Tenant will be in default if: (a) Tenant does not pay rent or other amounts that are owed; (b) Tenant, their guests, or the Occupant(s) violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant abandons the Premises; (d) Tenant gives incorrect or false information in the rental application; (e) Tenant, or any Occupant(s) is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises and/or; (g) as otherwise allowed by law.

XXXVI. MULTIPLE TENANT OR OCCUPANT(S). Each individual that is considered a Tenant is jointly and individually liable for all of this Agreement's obligations, including but not limited to rent monies. If any Tenant, guest, or Occupant(s) violates this Agreement, the Tenant is considered to have violated this Agreement. Landlord's requests and notices to the Tenant or any of the Occupant(s) of legal age constitutes notice to the Tenant. Notices and requests from the Tenant or any one of the Occupant(s) (including repair requests and entry permissions) constitutes notice from the Tenant. In eviction suits, the Tenant is considered the agent of the Premise for the service of process.

XXXVII. DISPUTES. If a dispute arises during or after the term of this Agreement between the Landlord and Tenant, they shall agree to hold negotiations amongst themselves, in "good faith", before any litigation.

XXXVIII. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

XXXIX. SURRENDER OF PREMISES. The Tenant has surrendered the Premises when (a) the move-out date has passed and no one is living in the Premise within the Landlord's reasonable judgment; or (b) Access to the Premise have been turned in to Landlord – whichever comes first. Upon the expiration of the term hereof, the Tenant shall surrender the Premise in better or equal condition as it were at the

commencement of this Agreement, reasonable use, wear and tear thereof, and damages by the elements excepted.

XL. RETALIATION. The Landlord is prohibited from making any type of retaliatory acts against the Tenant including but not limited to restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of act that could be considered unjustified.

XLI. WAIVER. A Waiver by the Landlord for a breach of any covenant or duty by the Tenant, under this Agreement is not a waiver for a breach of any other covenant or duty by the Tenant, or of any subsequent breach of the same covenant or duty. No provision of this Agreement shall be considered waived unless such a waiver shall be expressed in writing as a formal amendment to this Agreement and executed by the Tenant and Landlord.

XLII. EQUAL HOUSING. If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Premises unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairment(s) of the Tenant are encouraged to be provided and presented to the Landlord in writing in order to seek the most appropriate route for providing the modifications to the Premises.

XLIII. HAZARDOUS MATERIALS. The Tenant agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.

XLIV. INDEMNIFICATION. The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.

XLV. COVENANTS. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Agreement.

XLVI. PREMISES DEEMED UNINHABITABLE. If the Premises is deemed uninhabitable due to damage beyond reasonable repair the Tenant will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant, the Tenant shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

XLVII. LEAD PAINT. (check one)

- The Premises was built prior to 1978 and there is an attachment titled the 'Lead-Based Paint Disclosure' that must be initialed and signed by the Landlord and Tenant.

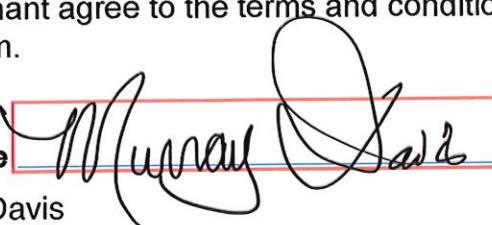
- The Premises was not built prior to 1978.

XLVIII. GOVERNING LAW. This Agreement is to be governed under the laws located in the State of Wisconsin.

XLIX. ADDITIONAL TERMS AND CONDITIONS. There is a \$397.00 tenant fee per month.

Your fee is due on the first. It is suggested that tenant secure renters insurance as landlord is not responsible for tenants personal property.

L. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

Landlord's Signature  Date: August 1, 2025

Print Name: Murray Davis

Tenant's Signature  Date: August 1, 2025

Print Name: Lequishiea Green

Tenant's Signature  Date: _____

Print Name: _____

Agent's Signature  Date: _____

Print Name: _____

AMOUNT (\$) DUE AT SIGNING

Security Deposit: \$ 1250.00

First (1st) Month's Rent: \$ 1250.00

Parking Fee: \$ 0

Pet Fee(s): \$ 0

Pre-Payment of Rent: \$ _____

Proration Amount: \$ 0

Total Amount: \$ 2500.00

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1. Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

2. Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

- Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (check one below)

- Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Tenant's Acknowledgement

- Tenant has received copies of all information listed above.

- Tenant has received the pamphlet "Protect Your Family From Lead in Your Home".

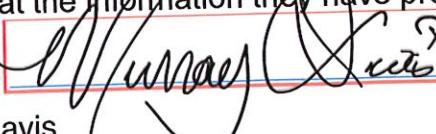
4. Broker's Acknowledgement

- Broker has informed the tenant of the tenant's obligations under 42 USC 4852(d) and is aware of his/her responsibility to ensure compliance.

5. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Landlord's Signature



Date: August 1, 2025

Print Name: Murray Davis

Tenant's Signature



Date: August 1, 2025

Print Name: Lequishiea Green

Tenant's Signature



Date: August 1, 2025

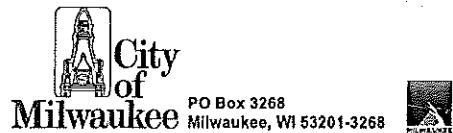
Print Name: _____

Agent's Signature



Date: _____

Print Name: _____



STATEMENT OF ACCOUNT

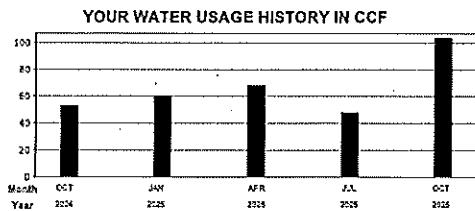
Account Number **247-0441.300**
 Customer Name **DJS CONSULTING &**
 Service Address **2335 37 N 16TH ST**
 Property Class **RES-MILWAUKEE**
 Billing Date **10/03/2025**

METER READINGS

Meter #	Date	Meter Reading	Ccf
22000374	06/05/25	2,094 A	
22000374	09/05/25	2,198 A	104

USAGE COMPARISON

Billing Period	Number of Days	Total Usage Ccf	Daily Avg Gallons
Current	92	104	77,797
Previous	92	48	35,906
Last Year	91	53	39,647



ACCOUNT ACTIVITY

Previous Bill	\$1,230.98
Late Payment Charges	\$44.01
Balance Forward	\$1,274.99

NEW CHARGES

Water Charges	
Water Service Charge	\$29.64
Water Usage Charge	104 Ccf \$258.96
Total Water Charges	\$288.60

MMSD Sewer Treatment Charges

Sewer Treatment Service	\$23.83
Sewer Treatment Usage	68 Ccf \$154.36
Total Sewer Charges	\$178.19

Municipal Charges

Local Sewerage Charge	68 Ccf \$121.04
Storm Water Mgmt Charge	1 ERU \$25.86
Solid Waste Charge	2 DU \$130.68
Extra Garbage Cart	2 Extra Carts \$39.06
Snow and Ice	60 Ft. \$69.00
Street Light Charge	60 Ft. \$16.20
Total Municipal Charges	\$401.84

Total New Charges	\$868.63
Total Amount Due	\$2,221.13
Activity Since Billing	\$77.51

DUPLICATE BILL

Customer Service: (414) 286-2830
 24-Hour Control Center: (414) 286-3710
milwaukee.gov/water

PLEASE NOTE

We offer resources to help you find and fix leaks and save money and water.
 Visit our website: milwaukee.gov/water or call us to learn more, (414) 286-2830.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT: MAKE PAYABLE TO MILWAUKEE WATER WORKS

To ensure your account is properly credited, please return this stub with your payment and include your account number on your check or money order. Thank you.

DUPLICATE BILL



2335 37 N 16TH ST
MILWAUKEE, WI 53206

Acct No.	Date Due	Balance Due
247-0441.300	10/27/2025	\$2,221.13

AMOUNT ENCLOSED **\$**

DJS CONSULTING & MANAGEMENT LLC
 400 RELLA BLVD, SUITE 165
 SUFFERN, NY 10501

City of Milwaukee
 PO Box 3268
 Milwaukee, WI 53201-3268

02470441300 102725 000000222113 6

Information About the Milwaukee Municipal Services Bill for Customers Billed Quarterly

The Milwaukee Water Works manages billing for water charges, Milwaukee Metropolitan Sewerage District (MMSD) service, and City of Milwaukee municipal services.

WATER CHARGES

Water Service Charge is a fixed charge based on the size of the water meter. It pays for installation, repair, maintenance and reading of meters, billing and customer service.

Public Fire Protection Charge covers the cost of installing water mains to handle fire flow demands and the maintenance of fire hydrants.

For a single-family home or duplex or commercial property with a 5/8" or 3/4" meter, per quarter:

Milwaukee		Greenfield, Hales Corners and St. Francis		West Milwaukee	
Water Serv Chg	Public Fire Protection	Water Serv Chg	Public Fire Protection	Water Serv Chg	Public Fire Protection
\$21.22	\$9.00	\$26.52	\$11.26	\$26.52	\$9.24

Water Usage Charge: Is based on the amount of water used and pays for operation and maintenance of water treatment and pumping facilities.

Milwaukee			Greenfield, Hales Corners and St. Francis			West Milwaukee		
Water Usage (Ccf)	Residential	All Others	Residential	All Others	All Customers	Water Usage (Ccf)	Residential	All Others
First 100	\$2.53	\$2.90	\$3.17	\$3.64	\$1.76			
Next 4,900	\$2.53	\$2.90	\$3.17	\$3.64	\$1.43			
Next 15,000	\$2.53	\$1.87	\$3.17	\$2.35	\$1.39			
Over 20,000	\$2.53	\$1.69	\$3.17	\$2.11	\$1.36			

Water charges are authorized by the Public Service Commission of Wisconsin, Docket 3720-WQ-108, effective August 1, 2025.

MMSD CHARGES

MMSD Sewer Treatment Service Charge is a fixed charge based on the size of the water meter. The charge for residential and small commercial water meter sized 5/8" or 3/4" is \$23.83 per quarter.

MMSD Sewer Treatment Usage Charge is \$2.27 per Ccf of water used. The residential charge is based on water use in the first quarter of each year (winter usage). If water use is less than winter usage for the next three quarters, the lower of the actual water Ccf or 21 Ccf is used to calculate the charge. The non-residential charge is calculated using actual water use.

MILWAUKEE MUNICIPAL SERVICES CHARGES

Billed to all properties including vacant, improved property, tax-exempt property, and undeveloped lots. Charges for non-water-related services continue to be billed to a property even after water service is turned off at the curb. Depending on when the water was turned off, water and sewer charges may appear on the first bill after the turn-off. Some charges appear in part on this bill and the property tax bill.

Local Sewerage Charge is \$1.78 per Ccf of water used. Residential charge covers maintenance of city sewers and is based on the same method as MMSD Sewer Treatment Usage Charge. The commercial charge is based on actual water usage. Commercial customers who use a large quantity of water but do not discharge all of it to the sewerage system may be certified by MMSD for a discounted charge. Call MMSD, (414) 272-5100.

Storm Water Management Charge is based on the amount of hard surface area of a property and pays for storm sewer maintenance. The charge per residential building with 1-4 units is \$25.86 per quarter. The charge for non-residential, developed property and vacant, improved property (including buildings with more than 4 residential units) is \$25.86 per 1,610 sq. ft. of hard-surfaced area, or one Equivalent Residential Unit (ERU), per quarter.

Solid Waste Charge is \$65.34 per quarter per dwelling unit, including vacant units, for garbage collection. As applicable to non-residential property, the charge is \$65.34 per cubic yard.

Extra Garbage Cart Charge \$19.53 per quarter per extra cart for dwelling units with more than one garbage cart. To request removal of extra carts, please call (414) 286-CITY (286-2489).

Snow and Ice Removal Charge is \$1.15 per foot of street frontage for all properties. It partially offsets the cost of plowing and salting streets. It appears only on the fourth quarter bill. The shortest frontage is used for-

residential properties with more than one frontage (corner lot). Non-residential properties are billed based on total street frontage.

Street Lighting Charge pays for street light repair, maintenance and customer service. All properties with street lighting are billed \$1.08 per foot of street frontage annually. All bills include a portion of the full year charge. The shortest frontage is used for residential properties with more than one frontage (corner lot). Non-residential properties are billed based on total street frontage.

ACCOUNT AND PAYMENT INFORMATION

View bills, meter readings, billing and payment history, and water usage chart at milwaukee.gov/water, select Account Information.

Mail Payments: Make check or money order payable to Milwaukee Water Works and mail to P.O. Box 3268, Milwaukee, WI 53201-3268.

Pay In Person: Municipal Building, 841 N. Broadway, Room 406; or City Treasurer, City Hall, 200 E. Wells St. No credit cards accepted for in-person payment.

Pay at a Drop Box: Municipal Building, 841 N. Broadway or Market Street entrances, or City Hall, 200 E. Wells St. No cash, please.

Pay by Phone: Call Customer Service, (414) 286-2830, to pay with eCheck (pay from checking or savings account), American Express, Discover Card, MasterCard, or Visa. The eCheck fee is \$3.00 per transaction. The fee for credit cards is 3.75% of the payment.

Pay Online: Use eCheck (pay from checking or savings account), American Express, Discover Card, MasterCard or Visa at milwaukee.gov/water, select Account Information. Email address needed to confirm payment. The eCheck fee is \$0.40 per transaction. The fee for credit cards is 1.95% of the payment.

Automatic Pay Plan: Have bill payments automatically deducted from your bank account. Partial payment is not available with this option.

Register at directpaymentplan.com, or request a form at (414) 286-2830.

Late Payment Charge: If payment is not received by the due date a late payment charge of 5% for water charges and 3% for other charges will be added. If it is necessary to transfer unpaid balances to the property tax bill for collection, a fee of 10% will be added to the amount transferred.

Change of Address: Call Customer Service, (414) 286-2830, or at milwaukee.gov/water, select Account Information.

Appeals Process: Report disputes about your bill to Customer Service, (414) 286-2830. If you are unable to resolve your dispute about Water or MMSD Charges, call the Public Service Commission of Wisconsin (PSC), 800-225-7729. If you are unable to resolve your dispute about charges for Street Lighting, Snow and Ice, Extra Garbage Cart, or Solid Waste, pay the charge when it comes due, noting it is paid "under protest" and within 20 days of payment, file a complaint with the City of Milwaukee Commissioner of Public Works. If you disagree with the determination of the

Commissioner, you may file an appeal with the Administrative Review Appeals Board, Call (414) 286-2231 or find the appeals form at milwaukee.gov/cityclerk. There is a \$25.00 filing fee. Any refund is limited to the billing period under appeal. If you are unable to resolve your dispute about charges for Local Sewerage or Storm Water Management, pay the charge when it comes due, noting it is paid "under protest" and within 20 days of payment, file a complaint with the Commissioner or call the PSC.

Payment Plans: When you are not able to pay your bill in full, please call Customer Service, (414) 286-2830 to discuss possible payment arrangements.

QUESTIONS? Contact Milwaukee Water Works Customer Service

Monday-Friday, 7:30 a.m.-5:00 p.m.

Telephone: (414) 286-2830

TDD: (414) 286-8801

Email: watwebcs@milwaukee.gov

Find information about charges at milwaukee.gov/water/customer.

Para una explicación en español, por favor llame, (414) 286-2830.

For water emergencies, please call the Milwaukee Water Works 24-hour Control Center, (414) 286-3710.

For other City of Milwaukee inquiries, please call the Unified Call Center, (414) 286-CITY (286-2489).

Key to Terms on Front of Bill:

A	Automatic Meter	V	Visual Read
C	Customer Read	DU	Dwelling Unit
D	Dial Card Read	ERU	Equivalent Residential Unit
E	Estimated Read	Ccf	100 cubic feet
F	Forced Read		One Ccf equals 748 gallons

Receipt of ARBA Fee

Date:	11/24/25
Received Of:	Murray Davis
Property at:	2335 N. 16 th St.
Received By:	LME
Check # (If Applicable):	Money order 38099485708
Amount:	\$25.00