

2514B



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: 10.9.25

RE: 3250 N 88th 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 Dept of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 208.54

Charge relative to: TV not placed in proper pickup area

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:

I spoke with our tenant Oscar Garcia on Oct 3, 2025 regarding this notice. Oscar told me he came home from work and found the TV on the front medium with a green sticker on it saying it needed to be moved & properly disposed of. He moved the TV to his fenced yard near the side yard. A day or two later he came home and it

was gone.

Please

see his

email

attached.

Christine A. Celley, owner
Signature

Christine A Celley
Name (please print)

W971 Muamain Dr
Mailing address and zip code

414.852.0987
Daytime phone number

Christine @ customcraft11c.com
E-Mail Address(es)

form 3/21/2022

\$25 fee
is
attached
CK 7406

Please note: Oscar has been a good tenant and always addressed issues promptly if

They came up. I believe this
was handled by him as
promptly as possible. I
was out of town for a
couple weeks, therefore
it just came to my attention.
Asking for your consideration
to waive this fee.

Thank you —

Christine Alley

Christine Celley

From: oscar garcia <jerelias2219@live.com>
Sent: Wednesday, October 8, 2025 3:27 PM
To: Christine Celley
Subject: Re: Solid Waste Violation Sept 2025

Good afternoon Christine,

We received the noticed on 9/8/25 and that same day we moved the tv back on the property and placed it outside right outside our side door while we look where to property dispose of it. The tv was not out on the public property anymore, one of the following days (not to sure the exact date) the tv was gone, we actually got worried that someone went into the house when we seen it was gone but nothing else was missing. We weren't sure what happen to it we just thought someone went into the property and stole it. No letter or notice was left behind to tell us that the Department of Neighborhood Services took the Tv. We didn't take any pictures because we never expected them to go into the property and take the



tv.
Sent from my iPhone

On Oct 8, 2025, at 1:02 PM, Christine Celley <christine@customcraftllc.com> wrote:

Oscar - When we spoke last week you said you were going to have your son help you get something in writing to me regarding this notice and the incident that occurred. I have not received anything to date. I need an update ASAP otherwise you will be responsible for the entire amount listed in the violation.

I need to hear from you about this.

Christine Celley
Custom Craft llc
414-852-0987
christine@customcraftllc.com

From: Christine Celley
Sent: Friday, October 3, 2025 3:22 PM
To: jerelias2219@live.com
Cc: Paul Celley <paul@customcraftllc.com>
Subject: Solid Waste Violation Sept 2025

Dear Oscar

Attached please find the notices I received from the City of Milwaukee Department of Neighborhood Services. They are asking for \$208.54 as payment for them to dispose of the item in question described as a large old TV. Per our conversation today, I need something in writing from you describing the actions you took regarding the notice the City of Milwaukee placed on the TV, please include dates and your actions. They said a notice was placed on the door of the house. Did you or someone at the house find the notice on the door? Please email your response to me at this email no later than October 7, 2025.

Christine Celley

Christine Celley
Custom Craft llc
414-852-0987
christine@customcraftllc.com

<Solid Waste Violation Sept 2025.pdf>



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

September 30, 2025

*Spoke to Oscar
10/3/05*
*Appeals
Clerk*

Linda Elmer
Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

PAUL C CELLEY TOD
CHRISTINE A CELLEY TOD
W971 MIRAMAR DR
EAST TROY, WI 53120

Record ID # GBGCO-25-03882

Re: 3250 N 88TH ST

TAXKEY #: 2930039000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 3250 N 88TH ST. You failed to do so within the time prescribed in the order so the City corrected the violation.

The cost to correct the nuisance was \$208.54. This fee includes a 1.6% training and technology surcharge. 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, 2026 at this address or pay online at <http://milwaukee.gov/lmsPay>:

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 have any questions or feel this letter was issued in error, please call 414-286-5771 to have this matter reviewed. A review does not extend the time to appeal.

2268

If you wish to formally 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.

Recipients:

PAUL C CELLEY TOD, W971 MIRAMAR DR CHRISTINE A CELLEY TOD, EAST TROY, WI 53120





Department of Neighborhood Services

Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

GBGCO-25-03882

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3250 N 88TH ST

Taxkey #: 293-0039-000

SOLID WASTE VIOLATION
IMPORTANT NOTICE - READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. A copy of this order will be mailed for the first offense in a one-year period. If you have circumstances that may warrant an extension, please call the number listed below. You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

You are directed to remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79). Do not simply restack items and assume the city will remove them; the condition of the property is **your responsibility**. **You have 24 hours** after the date of this posting to completely clean the property and inform us that it has been cleaned or a contractor may be dispatched to clean it **at your cost**.

For information about this order please call (414) 286-2268.

Inspector: RBATES

Posted: 09/08/2025

(x) Handwork () SKID

Mailed:

Call to learn how subscribing for an e-notify account (milwaukee.gov/e-notify) and providing your e-mail will help make you aware of orders against your property.

Large
Print



• • This material is available in alternative formats for individuals with disabilities upon request.
• • Please contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or
• • ADACoordinator@milwaukee.gov.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Record ID: GBGCO-25-03882

09/08/2025

Address: 3250 N 88TH ST

Recipients:

PAUL C CELLEY CHRISTINE A CELLEY, W971 MIRAMAR DR, , EAST TROY, WI 53120

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Department of Neighborhood Services

GBGCO-25-03882

Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

PAUL C CELLEY
CHRISTINE A CELLEY
W971 MIRAMAR DR
EAST TROY WI 53120

Re: 3250 N 88TH ST

Taxkey #: 293-0039-000

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ADACoordinator@milwaukee.gov.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Receipt of ARBA Fee

Date:	10/14/25
Received Of:	Christine Celley
Property at:	3250 N. 88 th St.
Received By:	LME
Check # (If Applicable):	7406
Amount:	\$25.00