



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.

MIKE CITY CLERK - RCUD
2026 APR 24 PM4:05

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: 4-21-2026

RE: 3621 N. Teutonia
(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 Neighborhood Services
(Name of City Department)

Amount of the charges \$ 174.75 + 101.60

Charge relative to: garbage + litter

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:

Notice of garbage was given 3/4. I immediately cleaned the trash that was dumped. However April 2, 2026 I received a letter stating I was charged \$174.75 for clean-up. I reviewed the pictures to see what was cleaned and it looks like debris that may have blew from across the alley where I believe the initial dump was from. However you can see from the original picture that I cleaned. Then I was charged \$101.60. Not sure why

Nicole Tanner Nicole Tanner
Name (please print)

11107 W. Green Tree Rd
Milw WI 53224
Mailing address and zip code

414-460-4292
Daytime phone number

ntanner1991@att.net
E-Mail Address(es)



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

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

April 02, 2026

PLANN B, LLC
11107 W GREEN TREE RD
MILWAUKEE, WI 53224

Record ID # GBG-26-00487

Re: 3621 N TEUTONIA AV

TAXKEY #: 2711029000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 3621 N TEUTONIA 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 was \$174.75. 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.

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:

PLANN B, LLC, 11107 W GREEN TREE RD, MILWAUKEE, WI 53224
NICOLE TANNER, 11107 W GREEN TREE RD, MILWAUKEE, WI 53224
PLANN B LLC, 11107 W GREEN TREE RD, MILWAUKEE, WI 53224





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

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

April 15, 2026

NICOLE TANNER
11107 W GREEN TREE RD
MILWAUKEE , WI 53224

Order No: GBG-26-00487
Premise Address: 3621 N TEUTONIA AV
Taxkey #: 271-1029-000

You were notified by the Department of Neighborhood Services to correct a **garbage and litter nuisance** code violation at 3621 N TEUTONIA AV. This was the third (or more) violation of Section 79-12 of the Milwaukee Code of Ordinances within the 12 month period proceeding the date of this violation. Section 79-16-2 allows the City of Milwaukee to charge a repeat litter charge as described in Section 200-33-49.2 to obtain compensation for inspectional, administrative and equipment costs.

The repeat litter charge for this order is \$101.60 which 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:

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 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 Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, (414) 286-2231. Please contact them to obtain the proper application form. There is a \$25.00 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.

If you feel the garbage or litter was not on your property 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.

Recipients:

PLANN B, LLC, 11107 W GREEN TREE RD MILWAUKEE , WI 53224
NICOLE TANNER, 11107 W GREEN TREE RD MILWAUKEE , WI 53224
PLANN B LLC, 11107 W GREEN TREE RD MILWAUKEE , WI 53224



Order to Correct Conditions to protect the public health, safety or welfare

SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: 3621 W TEUTONIA

DATE: 3-4-26

CPD-26-00487

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. If you have circumstances that may warrant an extension, please call 414-286-2268 within 24 hours.

YOU ARE DIRECTED TO REMOVE ALL SOLID WASTE, GARBAGE AND DEBRIS WHICH VIOLATE THE MILWAUKEE CODE OF ORDINANCES (CHAPTER 79) including but not limited to:

CARDBOARD, PLASTIC BAGS AND ALL OTHER DEBRIS

THANK YOU

DO NOT SIMPLY RESTACK ITEMS

YOU HAVE 24 HOURS

after the date of this posting to completely clean the property **AND CONTACT DNS** or a contractor may be dispatched to clean at your cost. There will be an administrative fee assessed if the contractor arrives even if the property is cleaned

Inspector: (print) KIZU

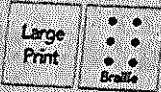
Posted: 3-4-26

For information about this order please call

(414) 286-2268

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.

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.




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.



3621 W TEUTONIA





 City
of
Milwaukee

4001 S. 6th
Milwaukee, WI

INSPECTION REPORT AND O

Department Copy

111

Re: 3621 N TEUTONIA AV

2026. 3. 10 7:56

Phone # 271-1029-000

CDR
Landscaping &
Construction

3621 N Tewtonia



CDR Landscape & Construction
BEFORE

3621 N Teutonia



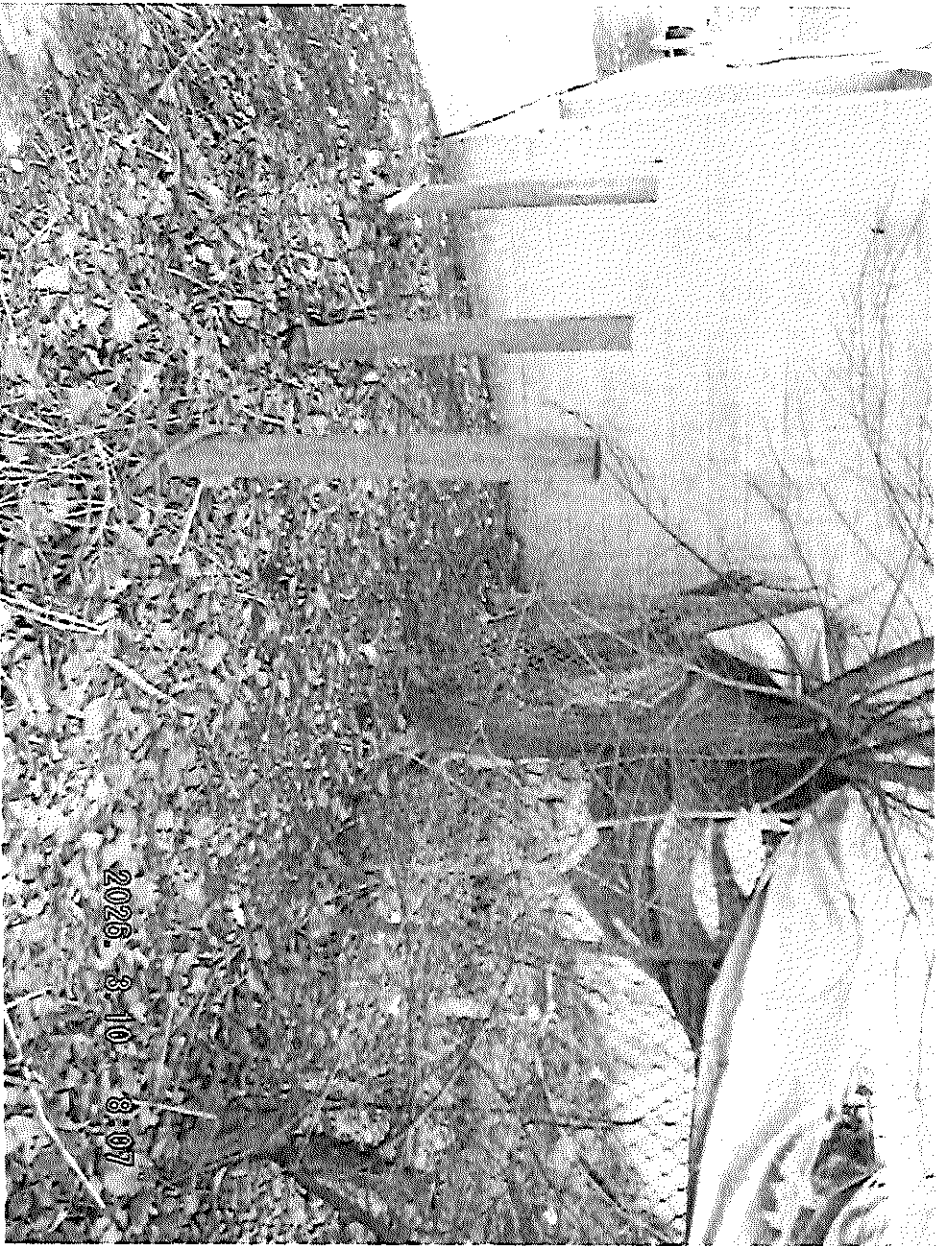
CDR Landscape & Construction
BEFORE

3621 N Teutonia



CDR Landscape & Construction
AFTER

3621 N Teutonia



CDR Landscape & Construction
AFTER

Receipt of ARBA Fee

Date:	Friday, April 24, 2026
Received Of:	Nicole Tanner
Property at:	3621 N Teutonia
Received By:	Joanna Urtiz
Check # (If Applicable):	Ck# 4750
Amount:	\$25.00