

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: 9/5/2025

RE: 410 E Chambers 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
(Name of City Department)

Amount of the charges \$ 195.65

Charge relative to: garbage/litter nuisance

GBGC0-25-03626

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:

In the City's before pictures you can see multiple spots where garbage was ~~left~~ ^{left}. However we sent our crew and you can see in the before/after pictures proof that our crew picked up at least the tv and other garbage that was strewn about by the garbage cans.

[Handwritten Signature]

Signature

Tiffany Pfeilsticker

Name (please print)

PO Box 11320, Milwaukee, WI 53201
Mailing address and zip code

(414) 608-3208
Daytime phone number

tiffany.c.sns@milwaukee.gov

E-Mail Address(es)

Fabiola - Cleaning, Landscaping, WOs Rios
3887 N 5th st
Milwaukee, WI 53212
Phone: (414) 388-6727
Email: fabiola@snsn.co

INVOICE

Bill to:
SNSHN
PO Box 1136
Milwaukee, WI 53201-1136

Service Address:
418 E Chambers St - 418 E
Chambers St Milwaukee, WI
53212

Invoice #: 24673-1-907
Bill Date: 08/07/2025
Work Order: 24673-1

Description

Quantity

Amount

1

\$60.00

Total Amount: \$60.00

City of Milwaukee
 Department of Neighborhood Services
 August 25, 2025

Record ID #: GBGCO-25-03626

JSMO HOLDINGS LLC
 5166 WINTHROP ST
 SAN DIEGO, CA 92117

Re: 418 E CHAMBERS ST
TAXKEY #: 3140642000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 418 E CHAMBERS 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 \$195.65. 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 have it appear on your tax bill, you may do so before September 15, 2025 at this address or pay online at <https://online.milwaukee.gov/onlinePay>.

Department of Neighborhood Services
 Amy, Cashier
 611 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.

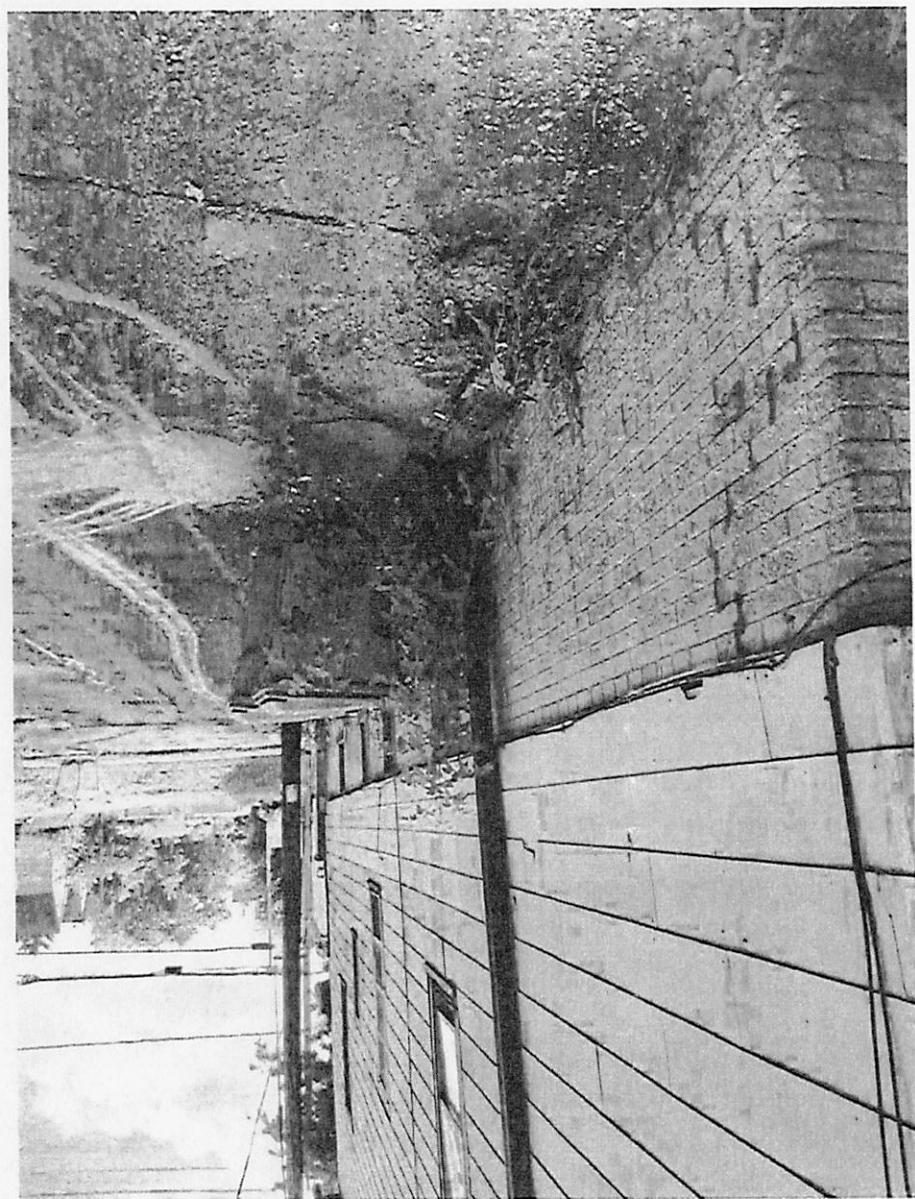
If you have any questions or feel this letter was issued in error, please call 414-286-5771 to have this matter reviewed. A review does not extend the time to appeal.

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:
 AJC LLC, 136 SW 14TH STREET STE C300, SEATTLE, WA 98116
 BRIAN WHITE, 200 W MAIN ST, WAUKESHA, WI 53186
 JSMO HOLDINGS LLC, 5166 WINTHROP ST, SAN DIEGO, CA 92117

611 N. Broadway • Milwaukee, WI 53202 • 414-286-2206 • www.milwaukee.gov
 WARDEN: J. J. KASSELBAUM • CITY CLERK: J. KASSELBAUM • NANCY KASSELBAUM



Receipt of ARBA Fee

Date:	9/11/25
Received Of:	Tiffany Pfeilsticker
Property at:	418 E. Chambers St.
Received By:	LME
Check # (If Applicable):	1391
Amount:	\$25.00



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

August 26, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

4JCC LLC
126 SW 148TH STREET
STE C100
SEATTLE, WA 98166

Record ID # GBGCO-25-03626

Re: 418 E CHAMBERS ST

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Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Room 105
Milwaukee, WI 53202

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Recipients:

4JCC LLC, 126 SW 148TH STREET STE C100, SEATTLE, WA 98166
BRIAN WHITE, 200 W MAIN ST, WAUKESHA, WI 53186
JSMG HOLDINGS LLC, 5366 WINTHROP ST, SAN DIEGO, CA 92117



418 E Chambers ST



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

August 26, 2025

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Michael Mazmanian
Deputy Commissioner

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Inspectional Services for health, safety and neighborhood improvement

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Department of Neighborhood Services

Enforcement Section

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

GBGCO-25-03626

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

108

Re: 418 E CHAMBERS ST

Taxkey #: 314-0642-000

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: JCARROL

Posted: 08/01/2025

(x) Handwork () SKID

Mailed:

8/1/25 JC

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

418 E Chambers St

REFERRED

AUG 06 2025

Record ID: GBGCO-25-03626

08/01/2025

Address: 418 E CHAMBERS ST

Recipients:

4JCC LLC, 126 SW 148TH STREET, , SEATTLE,WA 98166

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



418 E CHAMBERS ST



418 E CHAMBERS ST



418 E CHAMBERS ST



418 E CHAMBERS ST



418 E CHAMBERS ST

City
of
Milwaukee

Department of Neighborhood Services
4001 S. 6th St., Milwaukee, WI 53221
milwaukee.gov/DNS • 414-286-2268

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

SOLID WASTE VIOLATION

Property Owner and/or Resident

Address: 418 E Chambers DATE: 8-1-25

IMPORTANT NOTICE READ CAREFULLY

Section disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City (including those of the City) will be charged as a tax lien against the property. If you have circumstances warrant an extension, please call 414-286-2268 within 24 hours.

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

1 Garbage, litter, debris

DO NOT SIMPLY RESTACK ITEMS

YOU HAVE 24 HOURS

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.

Signature: Carol Posted: 8-1-25

For more information about this order please call

(414) 286-2268

A surcharge assessed against your property to the Administrative Review Appeals Board by contacting the Board at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

Consider subscribing for an e-notify account (milwaukee.gov/e-notify) and email will help make you aware of orders against your property.

01 Aug 2025

Aug 1, 2025 at 7:28:28 AM

MILWAUKEE

418 E CHAMBERS ST



01 Aug 2025
Aug 1, 2025 at 7:30:37 AM

418 E CHAMBERS ST

418 E Chambers St



Back



After



418 E Chambers St