



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: 5-28-25

RE: 3867 N. 25th Street
(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 Milwaukee Police Department
(Name of City Department)

Amount of the charges \$ _____

Charge relative to: Nuisance Activities

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 were no shots fired at this residence
Ms. Nunn has not be charged, or even
cited, for the unlawful discharge of a
firearmy these allegations are false.

Gerardo A Santos Jr
Signature

Gerardo Antonio De los Santos Jr
Name (please print)

735 N. Water St, ste 807 414 502-2101
Mailing address and zip code Daytime phone number
Milwaukee, WI 53202

tony@santoslaw.org
E-Mail Address(es)



Milwaukee Police Department
Police Administration Building
749 West State Street
Milwaukee, Wisconsin 53233
<http://www.milwaukee.gov/police>

Jeffrey B. Norman
Chief of Police

(414) 933-4444

Friday, May 16th, 2025

Veronica Nunn
3867 N 25th St
Milwaukee, WI 53206

Re: Notice of Nuisance Premises

Dear Veronica Nunn,

This letter is notice to you that the Milwaukee Chief of Police, by the chief's designee, the district commander, has determined that the premises located at **3867 N 25th St** ("the premises") is a nuisance pursuant to Milwaukee Code of Ordinances ("MCO") § 80-10, Chronic Nuisance Premises. As an individual or entity that is licensed or subject to a license in the operation of a business upon the premises, you are a responsible party for abating the nuisance activities occurring at the premises.

The Milwaukee Police Department has responded to the following described nuisance activities at the premises on the corresponding dates, which qualify the premises as a nuisance:

1. On Thursday, May 16th, 2025 at 11:00am, a call was placed to the Milwaukee Police Department for a shots fired at the residence. Officers did respond and investigate. It was determined the property owner was the one that fired the shots. **Crimes involving illegal use or possession of firearms (MCO 80-10-2-c-1-L)**
2. On Thursday, May 16th, 2025 at 11:00am, a call was placed to the Milwaukee Police Department for a shots fired at the residence. During this investigation it was determined a separate offence had occurred on May 15th 2025 at roughly 3:00pm. A separate call was created for that incident. That incident was shots fired on the property by the property owner. Officers did respond and investigate. **Crimes involving illegal use or possession of firearms (MCO 80-10-2-c-1-L)**

As a consequence, you may be subject to a collections action for the cost of future enforcement for any of the nuisance activities listed in MCO § 80-10-2-c that occur at the premises.

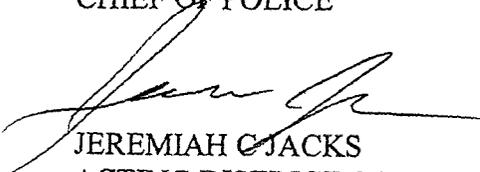
You are directed to respond to my office within 10 days of receipt of this notice with an acceptable, written course of action that you will undertake to abate the nuisance activities occurring at the premises, or file an appeal. You may appeal this nuisance determination to the Administrative Review Appeals Board. Any appeal must be in writing and a processing fee will

Once you have been billed for the costs of police services and enforcement for three or more separate nuisance activities within one year of the date of this notice of nuisance premises, the premises may be designated a chronic nuisance, pursuant to MCO § 80-10-6, and each and every subsequent incident of nuisance activity at the premises may be deemed a separate violation and result in a citation being issued to you for failure to abate the nuisance activity. Each citation would subject you to a forfeiture of not less than \$1,000.00 or more than \$5,000.00. Upon default of payment of a chronic nuisance citation you would be subject to imprisonment in the county jail or house of correction for a period of not less than 40 days or more than 90 days for each violation.

Please contact P.O. Christopher SCHLEI at 414-935-7504 with any questions, and I look forward to hearing from you.

Best regards,

JEFFREY B. NORMAN
CHIEF OF POLICE



JEREMIAH C. JACKS
ACTING DISTRICT COMMANDER

Attachment: Notice of Nuisance Premises
CC: Department of Neighborhood Service, Lake Tower 1st Floor – Kristin Reed
City Hall Common Council - Coggs
Owner – Veronica Nunn

v. 9/19



5/27/25

To: Milwaukee Administrative Board of Appeals
Office of the City Clerk,
Room 205, City Hall,
200 East Wells Street
Milwaukee, Wisconsin 53202

Re: Appeal of Notice of Nuisance Premises- Veronica Nunn 3867 N 25th Street

To whom it may concern.

Our office has been retained by Veronica Nunn.

This letter serves as a written appeal of the police department's categorization of this address as a nuisance property.

We request a date to be heard on the appeal. Attorney De Los Santos can be reached via email at tony@santoslaw.org, or the phone number below to schedule the appeal hearing.

Thank you.


Gerardo Antonio De Los Santos Jr,
Managing Partner, De Los Santos Law Offices LLC

735 N Water Street, #807, Milwaukee, Wisconsin 53202

Phone: (414) 502-2101 Fax: (414) 502-2102

www.santoslaw.org



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As a consequence, you may be subject to a collections action for the cost of future enforcement for any of the nuisance activities listed in MCO § 80-10-2-c that occur at the premises.

You are directed to respond to my office within 10 days of receipt of this notice with an acceptable, written course of action that you will undertake to abate the nuisance activities occurring at the premises, or file an appeal. You may appeal this nuisance determination to the Administrative Review Appeals Board. Any appeal must be in writing and a processing fee will

be charged. Please contact the Office of the City Clerk at (414) 286-2231 for additional information.

If you elect to provide a written course of action, I shall evaluate it to determine if it is a reasonable attempt at abating the nuisance activity.

Prior to responding with a written course of action, it is highly recommended that you obtain records relating to police responses regarding the premises. You may obtain these records from the Computer Aided Dispatch System (CADS) at the Open Records Section of the Milwaukee Police Department (District Three Station, 2333 North 49th Street, Second Floor) between 8:00 AM and 3:45 PM. There is a cost of 25 cents per page for these records.

Once you are able to determine the type of nuisance activity occurring at the premises, please review the following examples of nuisance abatement measures that you may include in your written course of action to abate the nuisance activity. These suggestions are not exclusive, may not apply to the particular premises, and you may propose other nuisance abatement measures that would be appropriate under your particular circumstances.

- Exchange names and telephone numbers with the owners and operators of neighboring premises.
- Participate in a local block watch, neighborhood association, and business association.
- Attend the monthly crime prevention meetings conducted by the local Milwaukee Police District Community Liaison Officer who can be contacted at 414-935-7258.
- Monitor the property for evidence of drug activity. This may include observation of clear corner cuts of baggies strewn about, excessive quantities of plastic sandwich baggies found in odd places, presence of numerous weight scales or communication devices and drug paraphernalia such as unusual pipes, empty cigar wrappers, burned hollow tubes, etc.
- Install "No Loitering" signs in the front and rear of the exterior of the premises. This signage permits police to cite loitering individuals in the yard and sidewalk area.
- Install "No Trespassing" signs in the front and rear of the exterior of the premises. This signage permits police to cite trespassers in commercial properties.
- Participate in the E-Notify system for email updates regarding the premises.
- Regularly file open records requests for Milwaukee Police Department Computer Aided Dispatch System (CADS) reports regarding the property.
- Institute a standing complaint with the local Milwaukee Police district station that will allow the police department to remove any individuals loitering on the property.
- Draft and serve a no trespassing order against identified nuisance persons and provide the local police district station a copy of the served order.
- Install and maintain a digital security surveillance system.
- Employ security personnel.
- Enroll in Respect 21 or MARTS program (contact CLO for more information)

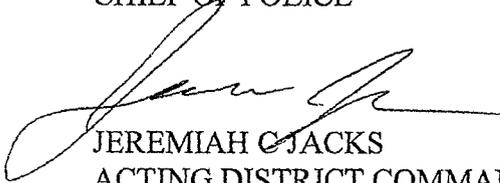
If you propose a course of action which is rejected by me or fail to timely respond to this request, and a subsequent nuisance activity occurs on or after 13 days after receipt of this notice, you will be subject a collections action for the cost of any police services and enforcement.

Once you have been billed for the costs of police services and enforcement for three or more separate nuisance activities within one year of the date of this notice of nuisance premises, the premises may be designated a chronic nuisance, pursuant to MCO § 80-10-6, and each and every subsequent incident of nuisance activity at the premises may be deemed a separate violation and result in a citation being issued to you for failure to abate the nuisance activity. Each citation would subject you to a forfeiture of not less than \$1,000.00 or more than \$5,000.00. Upon default of payment of a chronic nuisance citation you would be subject to imprisonment in the county jail or house of correction for a period of not less than 40 days or more than 90 days for each violation.

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Best regards,

JEFFREY B. NORMAN
CHIEF OF POLICE



JEREMIAH C. JACKS
ACTING DISTRICT COMMANDER

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CC: Department of Neighborhood Service, Lake Tower 1st Floor – Kristin Reed
City Hall Common Council - Coggs
Owner – Veronica Nunn

v. 9/19

Receipt of ARBA Fee

Date:	5/28/25
Received Of:	Atty. Gerardo Antonio De Los Santos, Jr.
Property at:	3867 N. 25 th St.
Received By:	LME
Check # (If Applicable):	5130
Amount:	\$25.00

MKE CITY CLERK - RCUD
2025 MAY 28 PM 1:54