



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ADMINISTRATIVE REVIEW BOARD OF APPEALS

VINCENT BOBOT, CHAIR
Kendrick Yandell, Vice-Chair

Ald. DiAndre Jackson and Elizabeth Hammer

Staff Assistant: Linda Elmer, 414-286-2231
Fax: 414-286-3456, lelmer@milwaukee.gov Legislative Liaison,
Alex Highley, 414-286-8661, Alex.Highley@milwaukee.gov

Thursday, June 26, 2025

9:00 AM

City Hall, Room 301-B or virtual

Meeting convened: 9:07 AM

Present: 4 - Bobot, Yandell, Jackson, Hammer

1. [25030](#) Appeal of Huifang Jia for garbage and recycling container violation fees (5944 N 61st St.) (9th Aldermanic District)

Sponsors: THE CHAIR

9:07 Am

2. [25017](#) Appeal of Anthony McKenzie for encroachment fees. (3881 N. 56th St.) (7th Aldermanic District)

Sponsors: THE CHAIR

Grant the administrative fee of \$50.

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be GRANTED (WITH MODIFICATIONS). This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

3. [25032](#) Appeal of Daniel Sheehan for snow removal fees (2453 N 17th St.) (15th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

4. [25033](#) Appeal of Tranoil Davis for snow removal fees (8000 W Congress St.) (5th Aldermanic District)

Sponsors: THE CHAIR

5. [25036](#) Appeal of Santana Hoskins for snow removal fees (7721 W Hope Ave.) (5th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

6. [25040](#) Appeal of Steven Brick for snow removal fees (5644 N 78th St.) (2nd Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

9:15 AM

7. [25020](#) Appeal of David Lange for reinspection fees (5751 N 38th St.) (1st Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

8. [25002](#) Appeal of Yaitzanid Laboy-Figueroa for garbage and litter nuisance violation (4629 N 38th St.) (7th Aldermanic District)

Sponsors: THE CHAIR

Grant half and deny half of the \$719.19 total fee. Appellant would owe \$360.

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be GRANTED (WITH MODIFICATIONS). This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

9. [25004](#) Appeal of Steven Wolf for garbage and litter nuisance violation (508 W Vienna Ave.) (6th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED as the city followed proper procedures This motion

PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

10. [25012](#)

Appeal of Ngozi Obiora for garbage and litter nuisance violation (317 E Burleigh St.) (6th Aldermanic District)

Sponsors: THE CHAIR

Marcus Brumhell - contractor

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED as the city followed proper procedures. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

9:30 AM

11. [25015](#)

Appeal of Tiffany Pfeilsticker for garbage and litter nuisance violation (2920 N Buffum St.) (6th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by ALD. JACKSON, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

12. [25016](#)

Appeal of Velma McKnuckles for garbage and litter nuisance violation (1829 N 24th Pl.) (15th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in

the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by ALD. JACKSON, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

13. [25018](#)

Appeal of Matt Mikulecky for garbage and litter nuisance violation (3749 N 14th St.) (6th Aldermanic District)

Sponsors: THE CHAIR

Held as couldn't see appellant.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

14. [25037](#)

Appeal of Matt Mikulecky for garbage and litter nuisance fees (2215 W Mineral St.) (8th Aldermanic District)

Sponsors: THE CHAIR

Held as couldn't see appellant.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

15. [25019](#)

Appeal of Mercia Harris-Williams for garbage and litter nuisance violation (5137 N Hopkins St.) (1st Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

16. [25021](#) Appeal of James Olson for garbage and litter nuisance violation (2624 N 50th St.) (15th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by ALD. JACKSON, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

9:45 AM

17. [25022](#) Appeal of Alana Allen for garbage and litter nuisance violation (3328-3330 N 15th St.) (6th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

18. [25024](#) Appeal of Donna Schmidt for garbage and litter nuisance violation (3780 S 3rd St.) (13th Aldermanic District)

Sponsors: THE CHAIR

DNS waived the fee and requested return of the \$25 filing fee. Jackson moved to rescind all fees and grant the city's request, seconded by Mr. Yandell.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be GRANTED. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

19. [25025](#) Appeal of Fredrena Hayes for garbage and litter nuisance violation (2568 N 14th St.) (15th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

20. [25029](#) Appeal of Nikola Potkonjak for vacant building registration fees (6819 W Hampton Ave.) (2nd Aldermanic District)

Sponsors: THE CHAIR

10:00 AM

21. [25031](#) Appeal of Eliot Strickon for garbage and litter nuisance fees (2642 N 50th St.) (15th Aldermanic District)

Sponsors: THE CHAIR

DNS is willing to waive the admin fee of \$121.92 and keep the contractor fee of \$369.97 plus tax and refund of the \$25 appeal fee.

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be GRANTED (WITH MODIFICATIONS). This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

22. [25034](#) Appeal of Earl Buford for garbage and litter nuisance fees (2737 N 33rd St.) (15th Aldermanic District)

Sponsors: THE CHAIR

23. [25035](#) Appeal of Willie Booker for garbage and litter nuisance fees (1429 N 26th St.) (15th Aldermanic District)

Sponsors: THE CHAIR

Waive the \$121.91 admin fee, but deny the contractor fee,

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A motion was made by Vincent Bobot, seconded by ALD. JACKSON, that this APPEAL be GRANTED (WITH MODIFICATIONS). This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

24. [25038](#) Appeal of Maya Thomas for garbage and litter nuisance fees (3027 N Palmer St.) (6th Aldermanic District)

Sponsors: THE CHAIR

Grant 50% of the contractor fee and 100% of the administrative fees and deny 50% of the contractor fees (a total of \$365).

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by ALD. JACKSON, that this APPEAL be GRANTED (WITH MODIFICATIONS). This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

25. [25039](#) Appeal of Paula Nelson for garbage and litter nuisance fees (2825 N 19th St.) (15th Aldermanic District)

Sponsors: THE CHAIR

Appellant pays the \$517.95 contractor, but waive the admin fee of \$121.92.

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Vincent Bobot, seconded by ALD. JACKSON, that this APPEAL be GRANTED (WITH MODIFICATIONS). This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

10:30 AM

26. [25026](#)

Appeal of Rheane Banfield for failure to obtain proper permits for all commercial paving alterations (1962 N Prospect Ave.) (3rd Aldermanic District)

Sponsors: THE CHAIR

Matthew Hanson and Eric Lemmer - Dept. of Neighborhood Services

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from June 26, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be DENIED as the city followed proper procedures. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

Next meeting: July 29th at 9 AM

Meeting Adjourned: 11:31 AM

Linda M. Elmer

Staff Assistant

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.