



**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:** 2/5/24

**RE:** 7438 W. Waterford Ave  
(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 \$** 310.67

**Charge relative to:** Solid waste violation.

**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:**

We have been illegal dumping issues for last year. We have installed cameras & I am in constant communication with Jose DeMora and Kurt Surdyk regarding reporting illegal dumping (emails attached). We were given on 1/7/24 solid waste violation. We spent 10 hours removing everything off property by 1/8/24. I called Dept of Neighborhood Service 1/8/24 told them. Pic's are attached from items on 1/7/24. Someone came here 1/14/24 to remove the items from 1/7/24 but they were long gone. So a mattress was removed that night even there 1/7/24.

Signature

Name (please print)

Mailing address and zip code

Daytime phone number

E-Mail Address(es)



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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature

Kelly Sullivan  
Name (please print)

39435 76th #3  
Mailing address and zip code

414 321-1530  
Daytime phone number

Ksullivan@metapts.com  
E-Mail Address(es)



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

January 27, 2025

Jezamil Arroyo-Vega  
Commissioner

Michael Mazmanian  
Deputy Commissioner

METROPOLITAN ASSOCIATES FKA  
HOWARD & 76TH HOLDING CO  
1123 N ASTOR ST  
MILWAUKEE, WI 53202

Record ID # GBG-25-00081

**Re: 7638 W WATERFORD AV**

**TAXKEY #: 5709994114**

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 7638 W WATERFORD 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 \$310.67. 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, 2025 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:

METROPOLITAN ASSOCIATES FKA, 1123 N ASTOR ST HOWARD & 76TH HOLDING CO, MILWAUKEE, WI 53202





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For all permit fees and submittal information, please see our Info Sheets page.  
<https://city.milwaukee.gov/DNS/permits/DNSinfo>

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## Record ENF-2024-43849:

## Residential Case

Record Status: Clean Up Order Issued

Record Info

Payments

## Location

7638 W WATERFORD AV  
MILWAUKEE WI 532200000 \*

## Record Details

To see **additional information**, including **Contacts** and **Application details** expand **More Details**.

**Historical violation records** including inspection dates and violation details are now available and can be viewed in the Application Information Table, expand to view details.

## Description:

Scattered Litter and Debris on Private Property  
Large pile of loose litter/debris scattered all around the property.

## Owner:

METROPOLITAN ASSOCIATES FKA \*  
1123 N ASTOR ST  
HOWARD & 76TH HOLDING CO  
MILWAUKEE WI 53202

► More Details

 Delete  Archive  Report  Reply  Reply all  Forward  Zoom 

## Re: Illegal Dumping Complaints

To: Kelly Sullivan <[ksullivan@metapts.com](mailto:ksullivan@metapts.com)>

Subject: Illegal Dumping Complaints

You don't often get email from [ksurdy@milwaukee.gov](mailto:ksurdy@milwaukee.gov). [Learn why this is important](#)

Good morning,

We have received the illegal dumping complaints you entered on 01/14/2025, and I have begun looking into the cases. In order for us to begin our investigations and pursue citations, I need you to provide the videos of the incidents, or, at the very least, screenshots of the suspects in the act of dumping. I need to prove in court that the amount dumped exceeds the minimum requirement in the ordinance, and I need to be able to prove that the individuals in the photographs are the ones receiving the citations. The dates and times you provided were:

11/29/2024 at 5:00PM  
12/21/2024 at 10:00PM  
12/23/2024 at 1:00AM  
12/23/2024 at 8:00PM

Thank you very much,

Kurt

### Kurt Surdyk

Special Enforcement Inspector – Court Section

4001 S. 6th Street, 1<sup>st</sup> Floor, Milwaukee, WI 53221

P: (414) 286-2202 F: (414) 286-3386



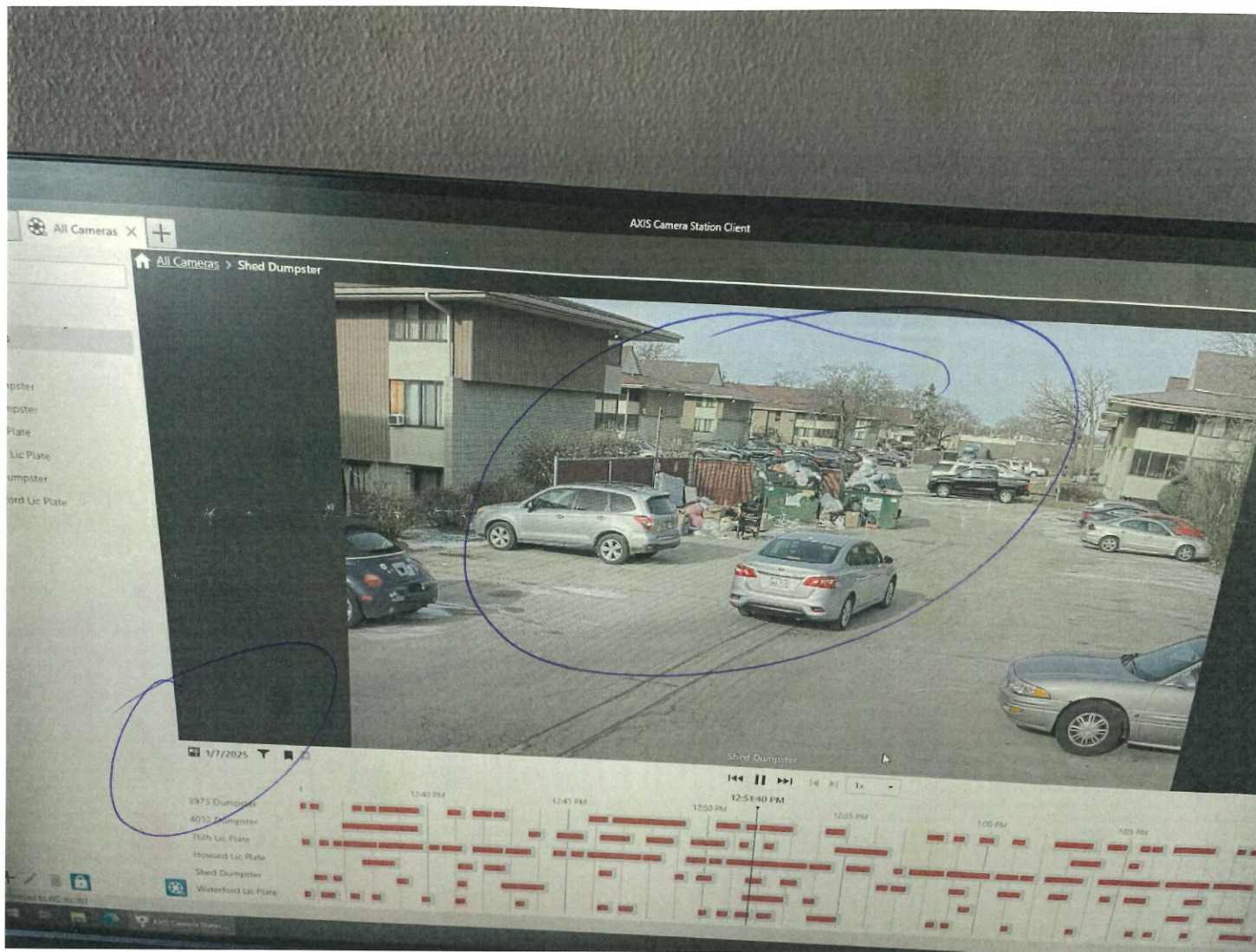
The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.

 Reply

 Reply all

 Forward



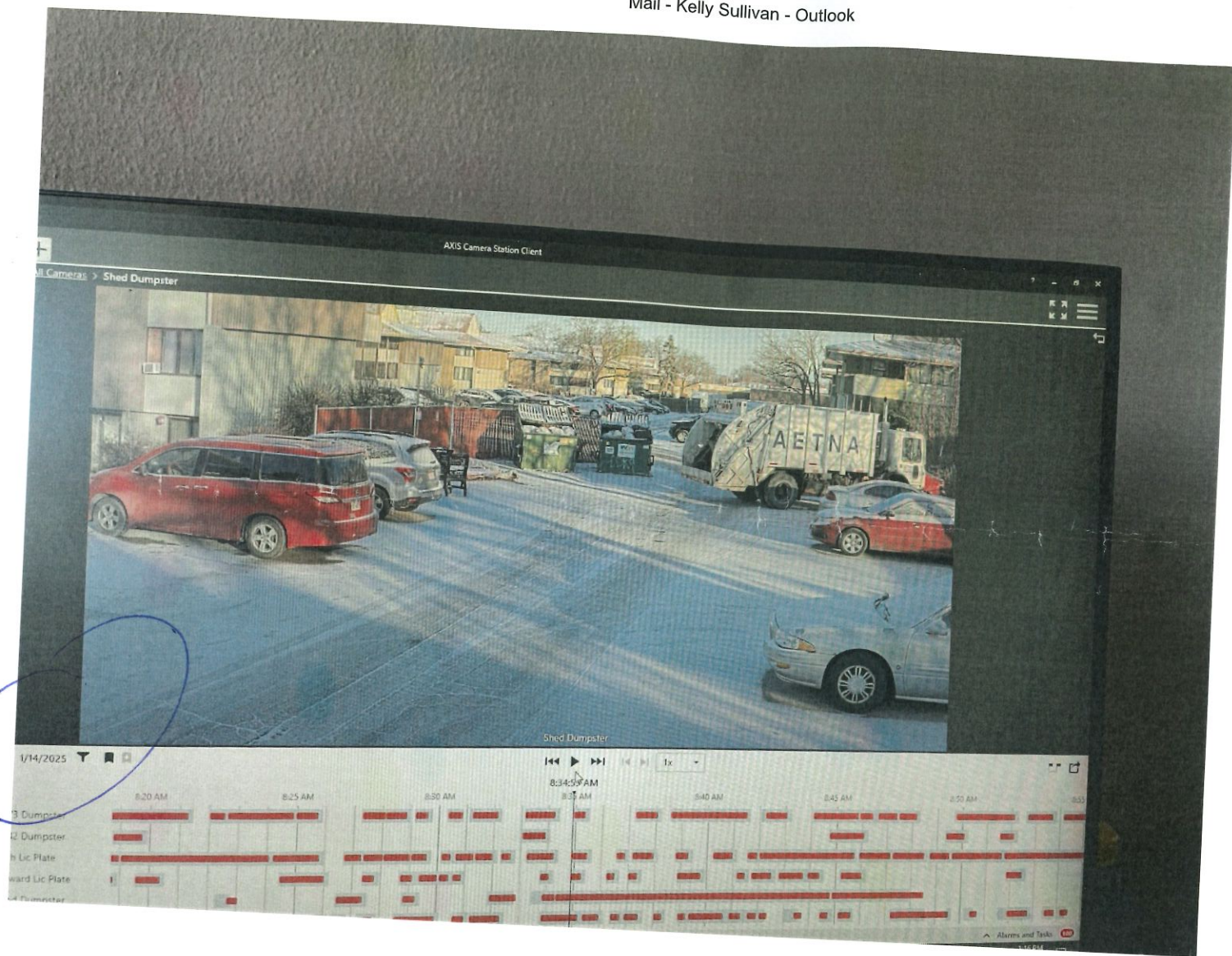


Date solid waste violation  
and items



2/4/25, 12:38 PM

Mail - Kelly Sullivan - Outlook



Proof All items were removed and this is what you removed. Wasn't even there on 1/7/24.

## Receipt of ARBA Fee

|                          |                        |
|--------------------------|------------------------|
| Date:                    | 2/10/25                |
| Received Of:             | Kelly Sullivan         |
| Property at:             | 7638 W. Waterford Ave. |
| Received By:             | LME                    |
| Check # (If Applicable): | 1166                   |
| Amount:                  | \$25.00                |