



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: Oct 6 2025

RE: 2120 South 18th 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 Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 508.00

Charge relative to: Tax bill on 9/22/2025 paid on Aug 31 2026

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:

City was doing gas lines and had to get inside home and had to put stuff outside also had flooding in basement
W.H.S. Neal inspector did not talk to me after calling him many times

Zygmunt Serafin
Signature

Zygmunt Serafin

Name (please print)

2120 S 18th St Milwaukee 414 672 1317
Mailing address and zip code Daytime phone number
53215

zygmunt.serafin3@gmail.com

E-Mail Address(es)



**Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202**

September 24, 2025
Order #: ORD-25-02727

ZYGMUNT SERAFIN
2120 S 18TH ST
MILWAUKEE, WI 53215

Re: 2120 S 18TH ST

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$254.00
Second reinspection \$508.00
All subsequent reinspections \$508.00

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. On 09/22/2025, we imposed a \$508.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2026 will automatically be assessed to your 2026 tax bill.

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to 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 as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Willis Neal at 414-286-2804 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Willis Neal

Recipients

ZYGMUNT SERAFIN, 2120 S 18TH ST, MILWAUKEE WI 53215



Receipt of ARBA Fee

| | |
|--------------------------|------------------------------|
| Date: | 10/9/25 |
| Received Of: | Zygmunt Serafin |
| Property at: | 2120 S. 18 th St. |
| Received By: | LME |
| Check # (If Applicable): | 235 |
| Amount: | \$25.00 |