



IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN 30 DAYS OF ASSESSED CHARGES.
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

PLEASE READ CAREFULLY:

This Board may only determine if the City Department followed proper administrative procedures. It cannot hear appeals as to whether a Building Order is valid or not (those must be appealed to the Standards and Appeals Commission).

TO: Administrative Review Appeals Board
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 09/02/2025

RE: 2420 E Webster Pl

(Address of property in question)

Pursuant to Chapter 68 of the Wisconsin Statutes and Section 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 \$ 195.65

Charge relative to: Record ID GBG-25-02509

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:

Please see attached letter.

Monica Daes

Signature

Monica Daes, Brad Daes, Brielle Daes

Name (please print)

2418-20 E Webster Pl, 53211

Mailing address and zip code

(786) 547-7063

Daytime phone number

Monica Daes
Brad Daes
Brielle Daes
2418-20 E Webster Pl
Milwaukee, WI 53211

September 2, 2025

Administrative Review and Appeals Board
Office of the City Clerk
Room 205 City Hall
200 E Wells Street
Milwaukee, WI 53202

Re: Record ID # GBG-25-02509

Dear Appeals Board:

We write to appeal the fee of \$195.65 assessed to us for a garbage violation on 2420 E Webster Pl dated 7/24/2025.

When we received the violation, I immediately contacted 414-286-2268 to request an extension. I explained that I had just moved in and had found my unit filled with the previous tenants' abandoned property. I placed the abandoned items on our driveway behind our property to make room for my household items and furnishings, and later disposed of them in the following week. I made numerous trips to the city dumpster on W Lincoln Ave until no items were left behind our property.

We had one wooden pallet against the back wall of our property. We intended to use the pallet for a gardening project. When we went to work on the project, to our dismay, we found that the pallet was gone. We assumed that it had been stolen. This pallet was not garbage, was not littering any public areas or right of way, and it was neatly placed against the back wall of our home (as seen in the picture provided to you by the contractor that you sent to remove the trash that was not there.)

We kindly request that you please review your records to see that we requested an extension on 7/25/2025. All items were removed by us the week following week. When your contractor arrived, there was nothing left.

We find the fine excessive for the removal of one pallet that was not garbage and that we intended to use on our property. We ask for your consideration and review.

Sincerely,



Monica Daes
daes@att.net
(786) 547-7063



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

August 26, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

BRAD DAES
BRIELLE DAES
2418 E WEBSTER PL
MILWAUKEE, WI 53211

Record ID # GBG-25-02509

Re: 2420 E WEBSTER PL

TAXKEY #: 3190135000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 2420 E WEBSTER PL. 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 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:

YASSIR SHANSHAL, 7013 W LAFAYETTE PLACE, MEQUON, WI 53092
YASSIR SHANSHAL, 7013 W LAFAYETTE PLACE, MEQUON, WI 53092
BRAD DAES, 2418 E WEBSTER PL BRIELLE DAES, MILWAUKEE, WI 53211



Receipt of ARBA Fee

Date:	9/5/25
Received Of:	Monica Daes
Property at:	2420 E. Webster Pl.
Received By:	LME
Check # (If Applicable):	Cash
Amount:	\$25.00