

25132



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

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

138 E Chambers

DATE: 9/14/25

RE: GBG CO-25-03758
(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 DNS
(Name of City Department)

Amount of the charges \$ 259.11

Charge relative to: Garbage Removed

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:

all trash was removed before the
date given to be removed. photos
are being sent w/ the dispute

Camille Collier
Signature

Camille Collier
Name (please print)

1014 W Capitol Dr Ste 210
Milwaukee WI 53216

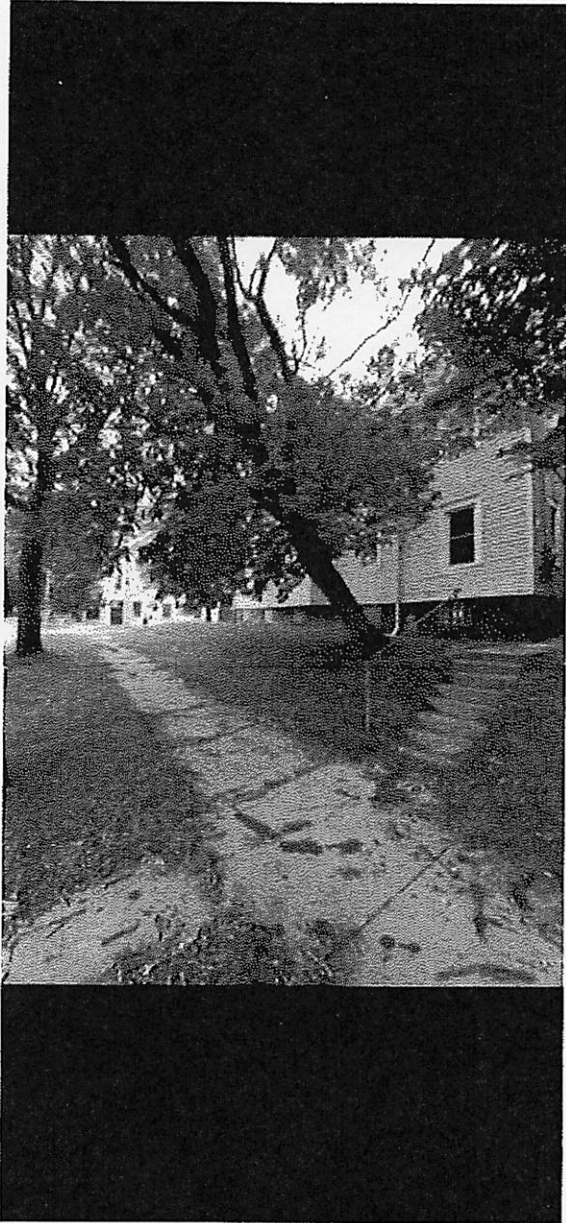
Mailing address and zip code

414 581 6931
Daytime phone number





















Department of Neighborhood Services
Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

GBGCO-25-03758

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

TONG VANG
6114 W CAPITOL
MILWAUKEE WI 53218

Re: 138 E CHAMBERS ST

Taxkey #: 313-0722-000

SOLID WASTE VIOLATION
IMPORTANT NOTICE - READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. A copy of this order will be mailed for the first offense in a one-year period. If you have circumstances that may warrant an extension, please call the number listed below. You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

You are directed to remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79). Do not simply restack items and assume the city will remove them; the condition of the property is **your responsibility**. **You have 24 hours** after the date of this posting to completely clean the property and inform us that it has been cleaned or a contractor may be dispatched to clean it at your cost.

For information about this order please call (414) 286-2268.

Inspector: JCARROL

Posted: 08/12/2025

(x) Handwork () SKID

Mailed:

8/12/25 JC

Call to learn how subscribing for an e-notify account (milwaukee.gov/e-notify) and providing your e-mail will help make you aware of orders against your property.

Large
Print



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ADACoordinator@milwaukee.gov.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Receipt of ARBA Fee

Date:	9/22/25
Received Of:	Camille Collier
Property at:	138 E. Chambers St.
Received By:	LME
Check # (If Applicable):	1395
Amount:	\$25.00



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

September 10, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

CUP-WI LLC
267 5TH AVE STE 1000
NEW YORK, NY 10016

Record ID # GBGCO-25-03758

Re: 138 E CHAMBERS ST

TAXKEY #: 3130722000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 138 E CHAMBERS ST. 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 \$259.11. 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, 2026 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:

CUP-WI LLC, 267 5TH AVE STE 1000, NEW YORK, NY 10016
TONG VANG, 6114 W CAPITOL, MILWAUKEE, WI 53218
CUP-WI LLC, 23 HOTEL DR, WHITE PLAINS, NY 10605



138 E. Chambers St



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

September 10, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

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Department of Neighborhood Services
Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

GBGCO-25-03758

3 STRIKES

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

4/1/25
10/31/25

108

Re: 138 E CHAMBERS ST

Taxkey #: 313-0722-000

SOLID WASTE VIOLATION
IMPORTANT NOTICE - READ CAREFULLY

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138 E Chambers St

For information about this order please call (414) 286-2268.

Inspector: JCARROL

Posted: 08/12/2025

(x) Handwork () SKID

Mailed: 8/12/25 JC

Call to learn how subscribing for an e-notify account (milwaukee.gov/e-notify) and providing your e-mail will help make you aware of orders against your property.

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ADACoordinator@milwaukee.gov.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

REFERRED
AUG 20 2025

3 STRIKES

Record ID: GBGCO-25-03758

08/12/2025

Address: 138 E CHAMBERS ST

Recipients:

CUP-WI LLC, 267 5TH AVE STE 1000, NEW YORK, NY 10016

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



138 E CHAMBERS ST



138 E CHAMBERS ST



Department of Neighborhood Services
4001 S. 6th St., Milwaukee, WI 53221
milwaukee.gov/DNS • 414-286-2268

Order to Correct Conditions to protect the public health, safety or welfare

SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: 138 E Chambers DATE: 8-12-25

IMPORTANT NOTICE READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. If you have circumstances that may warrant an extension, please call 414-286-2268 within 24 hours.

YOU ARE DIRECTED TO REMOVE ALL SOLID WASTE, GARBAGE AND DEBRIS WHICH VIOLATE THE MILWAUKEE CODE OF ORDINANCES (CHAPTER 79) including but not limited to:

All Garbage, litter + Debris

DO NOT SIMPLY RESTACK ITEMS

YOU HAVE 24 HOURS

after the date of this posting to completely clean the property **AND** **CONTACT DNS** or a contractor may be dispatched to clean at your cost. There will be an administrative fee assessed if the contractor arrives even if the property is cleaned

Inspector: (print)

Cavelli

Posted:

8-12-25

For information about this order please call

(414) 286-2268

You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

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WHITE COPY: OFFICE

BLUE COPY: POSTING

Aug 12, 2025 at 10:53:56 AM

12 Aug 2025

138 E Chambers / 68616-25-68000 03158

138 E CHAMBERS ST



Aug 12, 2025 at 10:55:40 AM

12 Aug 2025

138 E CHAMBERS ST

Schmidt, Lucy

From: Raner, Brenda
Sent: Thursday, August 14, 2025 10:32 AM
To: DNS Solid Waste Admin
Subject: gbgco-25-03758, 138 E Chambers St

Camile (mgr) 414-581-6931. Reinspect 8/19

Brenda Raner
Customer Service Representative II
Department of Neighborhood Services
4001 S 6th St, First Floor, Milwaukee, WI 53221
P: (414) 286-3181



RE-INSPECTION 2.0

ADDRESS ON SWV: 138 E Chambers St
RECORD # GBLCO-25-03758

RE-INSPECTION DATE: 8/19

DISTRICT NO. 108

INSPECTOR: Carroll

Refer

DOES THE LITTER LOCATION MATCH THE ADDRESS AT THE TOP OF THIS FORM?

NO –

IF YOU DETERMINED THIS WAS CREATED ON THE WRONG ADDRESS, PLEASE DISMISS THIS RECORD & ADD A COMMENT.

YES –

ADDRESS IS CORRECT AND LITTER IS STILL PRESENT, PLEASE UPLOAD CURRENT PICTURES TO THE RECORD.

DID YOU:

1. UPLOAD CURRENT PICTURES?
2. RESULT YOUR INSPECTION ACCORDINGLY?
3. UPDATE THE WORKFLOW?

PLEASE MARK STATUS:

☐ ABATED

☐ DISMISSED

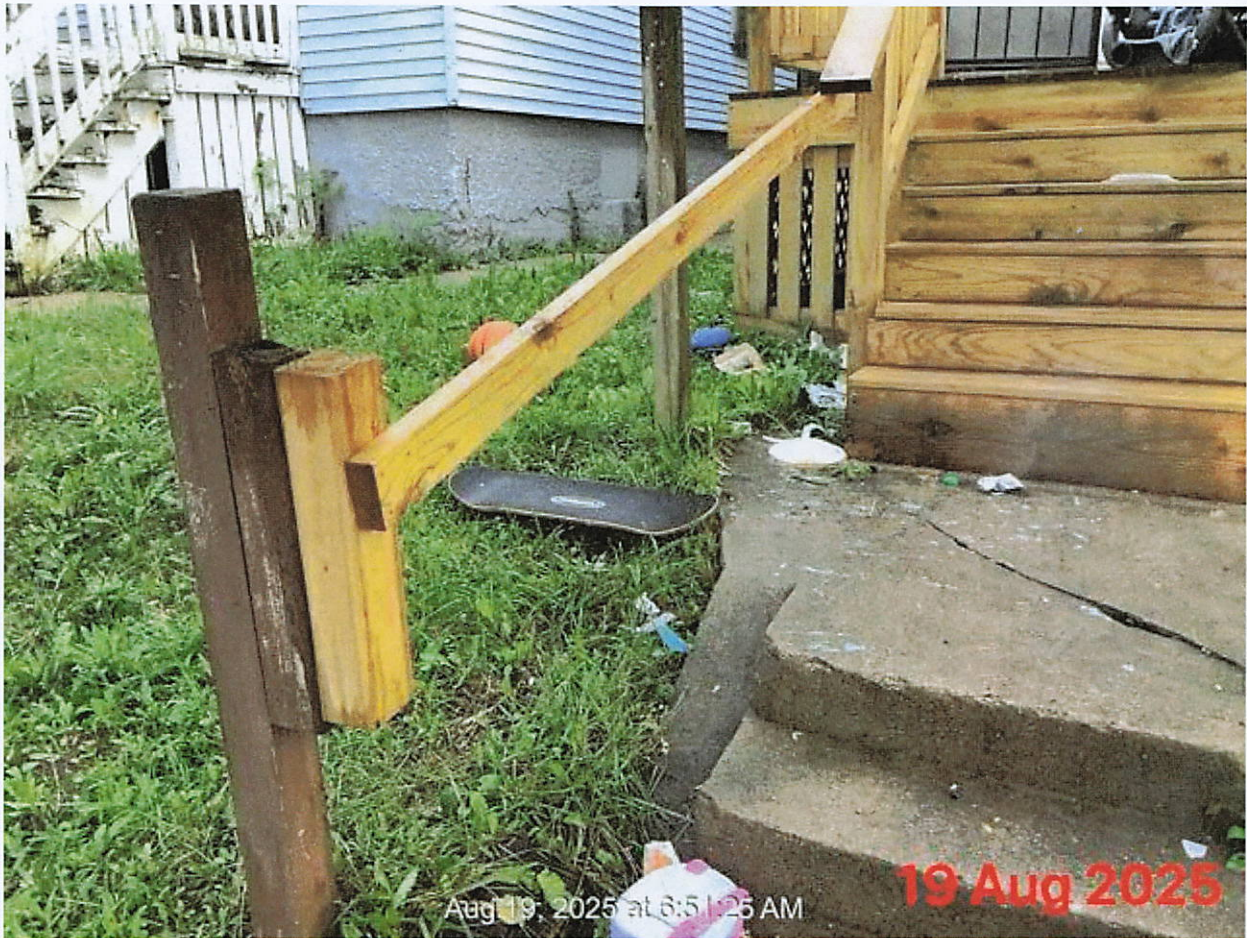
☒ REFER TO CONTRACTOR FOR CLEANUP – **UPLOAD PHOTOS TAKEN @ RE-INSPECTION**

UPON COMPLETION, PLEASE RETURN THIS
PAPERWORK TO THE BIN BY THE OUTGOING MAIL:

Way



138 E CHAMBERS ST, MILWAUKEE, WI 532122414



Aug 19, 2025 at 6:51:25 AM
138 E CHAMBERS ST, MILWAUKEE, WI 532122414



Aug 19, 2025 at 6:51:32 AM

19 Aug 2025

138 E CHAMBERS ST, MILWAUKEE, WI 532122414



138 E CHAMBERS ST, MILWAUKEE, WI 532122414

138 E Chambers St



Before



138 E Chambers St



after

