



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: 03/24/2025

RE: 1429 N. 21st St.
(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)

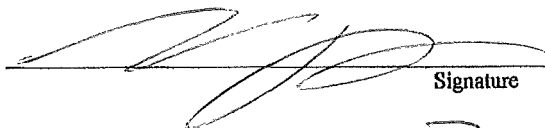
Amount of the charges \$ 208.54

Charge relative to: Garbage + Litter Code 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:

- 1) The pictures received were a black/white copy, which made it difficult to determine what the issues were or where the in terms of directions. I have confirmation from my PM that they picked up the debris in question from what they could see in the photos
- 2) The orders

City Employee: Lori Buege (2/19/2025)



Signature

Willie Booker

Name (please print)

3615 S. Othello St. STE 100 -146

Seattle, WA 98116

Mailing address and zip code

162-832-6705

Daytime phone number

Support@blackoakhomesolutionsllc.com

E-Mail Address(es)



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

March 11, 2025

Jezarnil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

BLACK OAK HOME SOLUTIONS LLC
3815 S Othello St #100-14
Seattle, WA 98118

Record ID # GBGCO-25-00871

Re: 1429 N 26TH ST

TAXKEY #: 3641777000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 1429 N 26TH 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 \$208.54. 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:

BLACK OAK HOME SOLUTIONS LLC, 3815 S Othello St #100-14, Seattle, WA 98118



Neighborhood Services new record #GBGCO-25-00871

William Newman - Real Property Management Dairyland <william.newman@rmpdairyland.com>

Tue, Feb 18, 2025 at 3:40 PM

To: Willie Booker <support@blackoakhomesolutionsllc.com>, Steve Winandy - Real Property Management Dairyland <steve.winandy@rmpdairyland.com>

Cc: Loise Maglatang <admin@blackoakhomesolutionsllc.com>

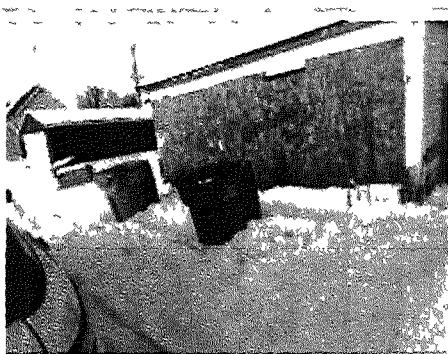
Willie - I removed the two tires that were there. Please see attached. I don't know what else they could be referring to.

From: Willie Booker <support@blackoakhomesolutionsllc.com>

Sent: Tuesday, February 18, 2025 4:10:41 PM

[Quoted text hidden]

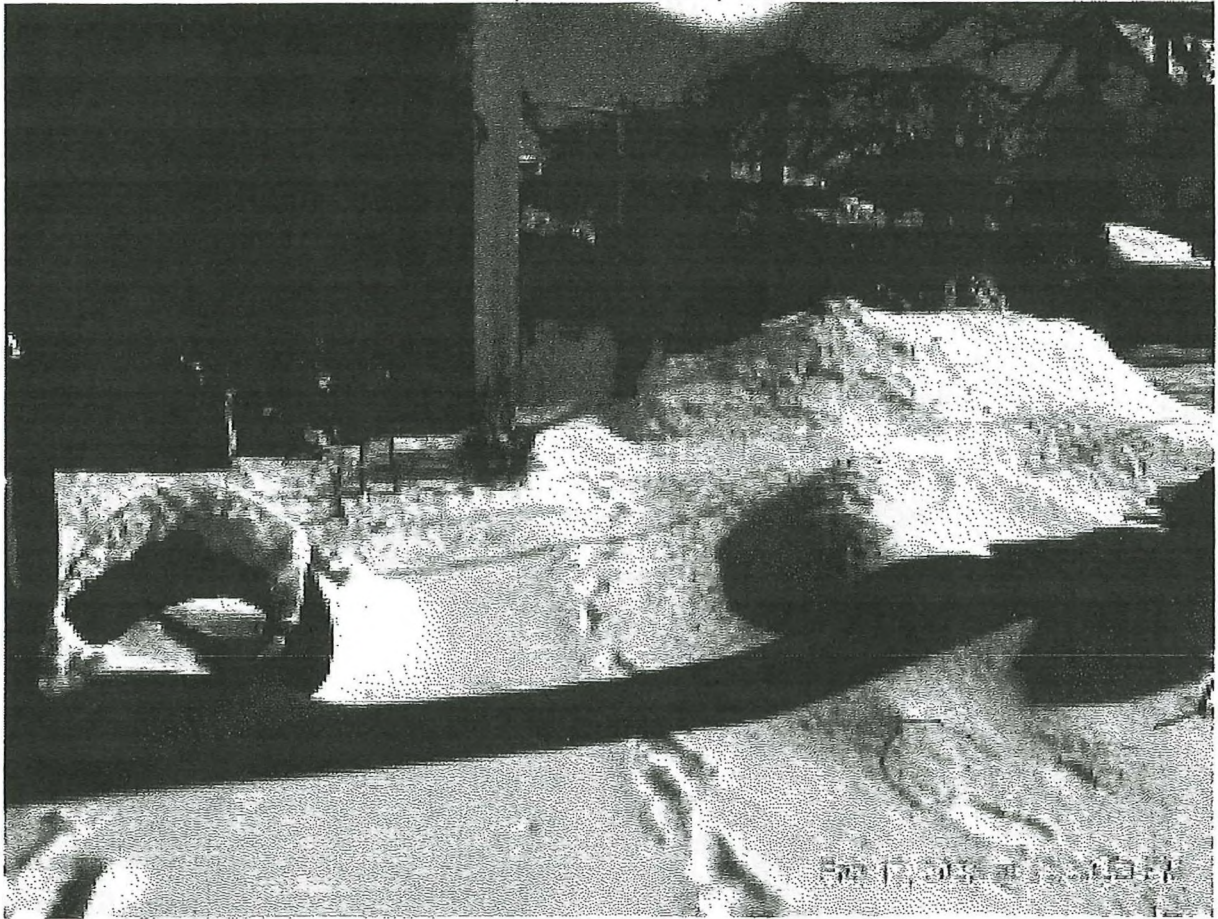
[Quoted text hidden]



processed-41DAA07D-014B-4163-9616-322212452634.jpeg
2879K

Pictures from Inspector

1429 N 26TH ST, MILWAUKEE, WI 532051822



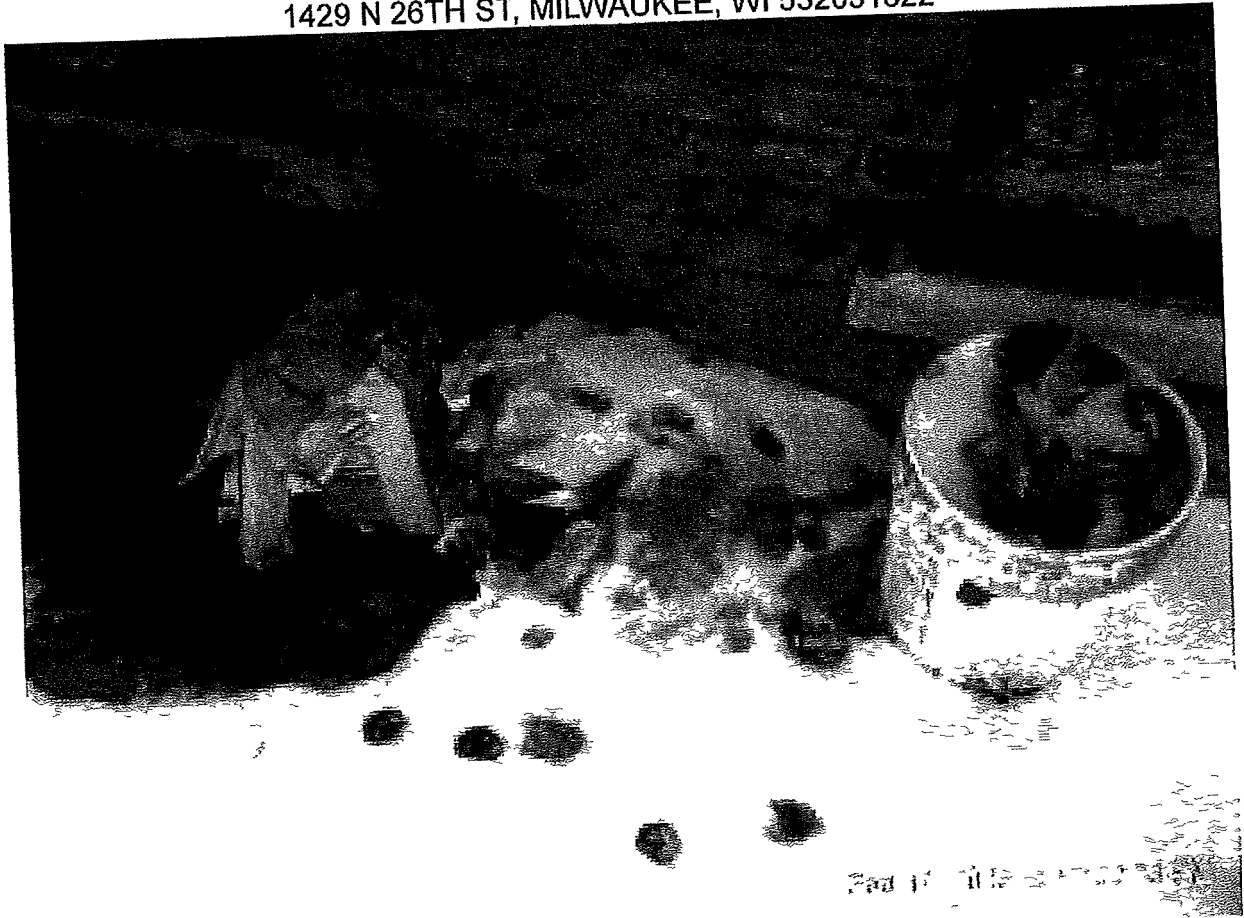
1429 N 26TH ST, MILWAUKEE, WI 532051822



1429 N 26TH ST, MILWAUKEE, WI 532051822



1429 N 26TH ST, MILWAUKEE, WI 532051822



Receipt of ARBA Fee

Date:	3/28/25
Received Of:	Willie Booker
Property at:	1429 N. 26th St.
Received By:	LME
Check # (If Applicable):	1001636218
Amount:	\$25.00