



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

25187
 PETE

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.

309 0642000

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: 12/18/25

RE: 2947 N 30th
 (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 Neighborhood Services
 (Name of City Department)

Amount of the charges \$ 1524⁰⁰ - Respectiv

Charge relative to: MPR 25-10151

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:

The Property Has Been In Use With The Items
There For ~~Four~~ Years, Occupancy Permits Were
Obtained Based On What We Were Told We
Needed Prior To 2007 To Comply With
Code

Ronald Mueller
 Signature

Ronald Mueller
 Name (please print)

206 S 76th St
Mil WI 53219
 Mailing address and zip code

(414) 218-1597
 Daytime phone number

Please Leave
 A Message If
 No Answer

E-Mail Address(es)

form 3/21/2022

2 yr
 back taxes

occupancy
 as contractor ship

309 0642000

I H

Receipt of ARBA Fee

Date:	12/18/25
Received Of:	Ronald Mueller
Property at:	2947 N. 30 th St.
Received By:	LME
Check # (If Applicable):	Cash
Amount:	\$25.00

MKE CITY CLERK - RCVD
2025 DEC 18 PM2:50

Narrative 2947 N 30th St

11/18/2024 Referral received from MPD to conduct exterior survey

11/18/2024 Order issued to discontinue outdoor storage and to remove uncontained waste and debris from lot.

Last occupancy permit was for Contractor Shop. Building was razed in 2022.

12/16/2024 Owner was at 841 N Broadway Commercial desk where he confirmed receipt of order.

01/14/2025 Citation issued for failure to remove junk trash and debris.

03/06/2025 Citation Litigated noncompliance

03/12/2025 Original order dismissed- original inspector retire. Order reissued

04/04/2025 Inspector Jenrich spoke at length with owner regarding order and paths to compliance

05/29/2025 reinspection noncompliance order forwarded to court. Court section responded- title holder Ronald Mueller Sr is deceased. Ronald Mueller Jr representing himself as titleholder.

Mr. Mueller Jr. Cannot be served as property owner

Refer for monthly reinspection program.

Reinspected monthly since then

\$ 2540.00 monthly reinspection fees Eligible for appeal on 03/19/2026.



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

Inspection Date
03/12/2025
ORD-25-03155

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2947 N 30TH ST

Taxkey #: 309-0642-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Correct By Date: 04/04/2025

1) 295-303. Pursuant to s.200-42, it shall be unlawful to occupy or use any building, structure or premises unless a certificate of occupancy or certificate of zoning has been issued. No such certificate for OUTDOOR STORAGE FACILITY has been found for this location. YOU ARE THEREFORE ORDERED TO IMMEDIATELY CEASE THE ILLEGAL USE OR VACATE THE PREMISES UNTIL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF ZONING HAS BEEN ISSUED.

APPLIES TO STORAGE CONTAINER, BROKEN MATERIALS, PALLETS, SCRAP WOOD AND SCRAP METAL AND ALL OTHER RUBBISH AND DEBRIS FROM ENTIRE PROPERTY.

Correct By Date: 04/04/2025

2) 79-12 Remove and properly dispose of all debris, junk, appliances, furniture, brush, etc. from the premises. Maintain the premises free of litter, refuse and debris in such a manner that it does not violate this section.

For any additional information, please phone Inspector Matthew Jenrich at 414-286-5459 or MJENRI@milwaukee.gov between the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -
Matthew Jenrich
Inspector

Recipients:

RONALD R MUELLER SR, 2065 S 76TH ST, MILWAUKEE, WI 53219

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$254.00 for the first reinspection, \$508.00 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



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

Inspection Date
11/18/2024
ORD-24-15291

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2947 N 30TH ST

Taxkey #: 309-0642-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

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Correct By Date: 12/03/2024

2) 79-12 Remove and properly dispose of all debris, junk, appliances, furniture, brush, etc. from the premises. Maintain the premises free of litter, refuse and debris in such a manner that it does not violate this section.

*****TO INCLUDE ENTIRE PROPERTY*****

For any additional information, please phone Inspector **Robert Lannin at 414-286-5150 or**

RLANNI@milwaukee.gov between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.** Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Robert Lannin
Inspector

Recipients:

RONALD R MUELER SR, 2065 S 76TH ST, MILWAUKEE, WI 53219

FAILURE TO COMPLY

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OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



W.A.A. 5007
E.A.N.B.

Co-Dev Inc.











2947 N 30TH ST.

SE-ZONING.

OUTSIDE ST
ZONING

DECEASED

MPR-25-10151

02/11/2026



01/02/2026



2947 N 30th Street. (12/8/2025)
(G. Armstrong/ Special Enforcement)



2947 N 30th Street. (12/8/2025)
(G. Armstrong/ Special Enforcement)



2947 N 30th Street. (12/8/2025)
(G. Armstrong/ Special Enforcement)



2947 N 30th Street. (11/17/2025)
(G. Armstrong/ Special Enforcement)



2947 N 30th Street. (11/17/2025)
(G. Armstrong/ Special Enforcement)



2947 N 30th Street. (11/17/2025)
(G. Armstrong/ Special Enforcement)

SUBCHAPTER 8
OCCUPANCY AND USE

200-42. Certificate of Occupancy. 1.

DEFINITION. In this section, “offer” means to communicate a willingness, desire or intent.

2. WHEN REQUIRED. a. It shall be unlawful to occupy or use, or offer to occupy or use any building, structure or premises now existing or hereafter erected unless or until a certificate of occupancy has been issued by the commissioner, except as provided in s. 200-43 and s. 295-303. A separate certificate of occupancy shall be obtained for each occupancy and use stated in ch. 295, including a commercial farming enterprise, or any other regulation of this code. A new certificate of occupancy shall be required each time there is a change in the operator or tenant of a non-residential premises.

b. It shall be unlawful to maintain, occupy or use, or offer to maintain, occupy or use, any building, structure, premises or part thereof that has been erected, constructed, altered or changed, occupied or used in violation of any regulation of this code or other laws or in violation of the code or other laws which were in effect and which applied to any existing building, structure, or premises, or part thereof at the time of its erection, construction, alteration, or change and designated occupancy or use.

c. Unless and until a new certificate of occupancy has been issued by the commissioner, it shall be unlawful to occupy any building, structure or premises or part thereof which is vacant under any of the following circumstances:

c-1. It has been found unfit for human habitation or use under any order issued in accordance with this code requiring the repair, alteration, vacation, removal or demolition.

c-2. It has been vacant for a period in excess of 6 months and has orders issued to the property owner by the department.

c-3. It is subject to orders regulating vacant buildings under s. 275-32-7 and the order specified that the internal conditions of the property do not comply with code requirements and that a certificate of occupancy shall be obtained.

d. Where any of the conditions described in pars. c-1 and 3 are found, the premises shall be placarded and shall not be occupied until a certificate of occupancy is first obtained.

e. Unless and until a new certificate of occupancy has been issued by the commissioner, it shall be unlawful to occupy any building or structure if it has been licensed as a rooming house, the license expires and is not renewed, or the license is revoked.

3. WHEN ISSUED. a. In the case of a proposed use, as described in ch. SPS 362, Wis. Adm. Code, as amended, that is not within the same group of uses as the prior use, and where the proposed use is as hazardous or more hazardous, based on life and fire risk, than the prior use, or whenever the proposed use is an elementary or secondary school, or a daycare or a rooming house, or a tavern, or a restaurant with drive-through facility, as defined under s. 295-201-499, or a restaurant without drive-through facility, as defined under s. 295-201-501, or where otherwise requested, the commissioner shall issue a certificate of occupancy:

a-1. After an application has been filed in the commissioner's office by the owner, agent or tenant.

a-2. After an inspection or reinspection of the building, structure, premises or part thereof by the commissioner of neighborhood services finds no violations of the regulations of this code applicable to the proposed use.

b. Unless otherwise required by law, in the case of a proposed use, as described in ch. SPS 362, Wis. Adm. Code, as amended, that is within the same group of uses as the prior use, or in the case of a proposed use that is not within the same group of uses as the prior use and that is less hazardous, based on life and fire risk, than the prior use, except whenever the proposed use is an elementary or secondary school, a daycare, a rooming house, a tavern, a restaurant with drive-through facility, as defined under s. 295-201-499, or a restaurant without drive-through facility, as defined under s. 295-201-501, or if otherwise requested, the commissioner of city development shall issue a certificate of occupancy indicating conformance with the use requirements set forth in ch. 295 and:

b-1. After an application has been filed in the commissioner's office by the owner, agent or tenant.

b-2. After investigation it is found that such building, structure, premises or part thereof complies with all zoning laws applicable to its use.