



**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 Board of Appeals  
City Hall, Rm. 205  
200 E. Wells St.  
Milwaukee, WI 53202  
(414) 286-2231

**DATE:** 11/21/2025

**RE:** 2809 W. Highland Ave  
(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 Milwaukee Police Department  
(Name of City Department)

Amount of the charges \$ N/A

Charge relative to: Nuisance Determination

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:

See the attached letter.

mine A. Pfeiffer

Signature

Michael A. Pfeiffer Jr.

Name (please print)

13555 Bishops Ct. Brookfield, WI 53005

Mailing address and zip code

414-534-2600

Daytime phone numbers

mpfeiffer@cityofmilwaukee.com

E-Mail Address(s)

**CONWAY & JOSETTI**  
**LLC**

13555 Bishops Court - Suite 230 - Brookfield, WI 53005  
Phone: (414) 539-2600 Fax: (414) 446-3531

Writer's E-Mail: dconway@conwayjosetti.com

November 21, 2025

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

RE: Nuisance Determination against Berrada Properties 108, LLC  
2809 W. Highland Ave.

Administrative Review Appeals Board:

Our office has been retained to represent Berrada Properties 108, LLC ("Berrada Properties"), regarding its appeal of a determination of the Chief of Police that the premises located at 2809 W. Highland Ave (the "Premises") is a chronic nuisance under MCO 80-10. Please accept this letter as a formal initiation of the appeals process pursuant to Sec. 80-10-5 of the Milwaukee Code of Ordinances and Wis. Stat. § 68.08. Our check in the amount of \$25 for the appeal fee is enclosed herewith.

The grounds upon which the appeals are sought include, but are not limited to:

1. Berrada Properties does not believe the persons responsible for the incidents were tenants or anyone else associated with the premises;
2. The Premises may not have generated 2 or more responses from the police department as required by MCO 80-10;
3. Assessing the cost of police activity against Berrada Properties violates Berrada Properties' Constitutional rights; and

Please be advised that, concurrent with this appeal, we have requested all records, CAD Notes, and any documentation from the Milwaukee Police Department which support its determination. Given the limited information regarding the incidents provided in the notice, it does not appear that Berrada Properties is responsible for any nuisance activities.

Thank you in advance for your consideration.

Very truly yours,  
*/s/ Michael A. Pflughoeft Jr.*  
MICHAEL A. PFLUGHOEFT JR.

MAP/bms  
CC: Raymond Bratchett District Commander  
enclosure



Milwaukee Police Department Police  
Administration Building 749 West State  
Street Milwaukee, Wisconsin 53233  
<http://www.milwaukee.gov/police>

Jeffrey Norman  
Chief of Police

(414) 933-4444

November 12<sup>th</sup>, 2025

BERRADA PROPERTIES 108 LLC, ,  
10136 W FOND DU LAC AVE GATE B  
MILWAUKEE, WI 53224

Re: Notice of Nuisance Premises

Dear BERRADA PROPERTIES 108 LLC, ,

This letter is notice to you that the Milwaukee Chief of Police, by the chief's designee, the district commander, has determined that the premises located at 2809 W Highland Ave ("the premises") is a nuisance pursuant to Milwaukee Code of Ordinances ("MCO") § 80-10, Chronic Nuisance Premises.

The Milwaukee Police Department has responded to the following described nuisance activities at the premises on the corresponding dates, which qualify the premises as a nuisance:

1. On Monday November 10th 2025 at 10:32 A.M., Milwaukee Police Officers responded to an attempt armed robbery located at 2809 W Highland Ave. Victim stated that he had arranged a Facebook market place sale at this location with an unknown male subject. Victim stated that the unknown subject was looking at the phone and trying to set up his iCloud info on the phone when he produced a firearm, pointed it at victim and demanded the phone and the money. Victim stated that he grabbed his phone back and fled in his vehicle. This incident is a violation of 80-10-2-c-1-L.
2. On Monday, October 20, 2025, at approximately 10:40PM, Milwaukee Police Officers were dispatched to a substantial battery incident located at 2809 W Highland Ave. Upon arrival Officers observed the victim, bleeding profusely from what appeared to be his head as he sat on the front stoop of the above listed location. Victim appeared to be conscious and breathing but was unable to speak coherently. Witness on scene stated she observed a 5'06 black male suspect stomping on victim on the front exterior stairway of 2809 W Highland Ave. This incident is a violation of 80-10-2-c-1-k

As a consequence, the premises may be subject to a special charge for the cost of future enforcement for any of the nuisance activities listed in MCO § 80-10-2-c that occur at the

premises. Residential rental properties may be subject to an inspection by the Department of Neighborhood Services for compliance with the building maintenance and zoning code pursuant to MCO § 200-53.

You are directed to respond to my office within 10 days of receipt of this notice with an acceptable, written course of action that you will undertake to abate the nuisance activities occurring at the premises, or file an appeal. You may appeal this nuisance determination to the Administrative Review Appeals Board. Any appeal must be in writing and a processing fee will be charged. Please contact the Office of the City Clerk at (414) 286-2231 for additional information.

If you elect to provide a written course of action, I shall evaluate it to determine if it is a reasonable attempt at abating the nuisance activity.

Prior to responding with a written course of action, it is highly recommended that you obtain records relating to police responses regarding the premises. You may obtain these records from the Computer Aided Dispatch System (CADS) at the Open Records Section of the Milwaukee Police Department (District Three Station, 2333 North 49<sup>th</sup> Street, Second Floor) Monday, Wednesday and Friday between 8:00 AM and 3:30 PM. There is a cost of 25 cents per page for these records.

Please review the following examples of nuisance abatement measures that you may include in your written course of action to abate the nuisance activity. These suggestions are not exclusive, may not apply to the issues at your particular premises, and you may propose other nuisance abatement measures that would be appropriate under your particular circumstances.

- Participate in the Department of Neighborhood Services' Landlord Training Program and make a good faith effort to apply the knowledge from the course and attend refresher classes. Information on this training program may be obtained by calling (414) 286-2954.
- Exchange names and telephone numbers with the owners and operators of neighboring premises.
- Participate in a local block watch, neighborhood association, landlord compact and property management association.
- Attend the monthly crime prevention meetings conducted by the local Milwaukee Police District Community Liaison Officer who can be contacted at 414-935-7972.
- Institute the use of written screening criteria that are provided to each applicant at the time each proposed adult resident receives a written application; and, conduct background checks of all prospective adult tenants and residents.
- Institute the use of a written lease for each adult tenant that include provisions relating to disorderly behavior, noise, garbage disposal, use of common areas, illegal activity, tenant responsibility for guest conduct, and the prohibition of sub-leasing and long-term guests. Timely enforce any lease violations.
- Review the tenancies of all the current residents in the property. This may include the termination of tenancies and reapplication by existing tenants for new tenancy.
- Regularly inspect the interior of the property to confirm that the residents are your tenants, confirm that the premises are actually used as a residence, and to determine if the doors and windows have been fortified or the premises outfitted with surveillance or

delivery mechanisms.

- Monitor the property for evidence of drug activity. This may include observation of clear corner cuts of baggies strewn about, excessive quantities of plastic sandwich baggies found in odd places, presence of numerous weight scales or communication devices and drug paraphernalia such as unusual pipes, empty cigar wrappers, burned hollow tubes, etc.
- Install "No Loitering" signs in the front and rear of the exterior of the property. This signage permits police to cite loitering individuals in the yard and sidewalk area.
- Install "No Trespassing" signs in the front and rear of the exterior of the property. This signage permits police to cite trespassers in commercial properties.
- Install a sign with your name and contact information in a common area requesting law enforcement contact you if they are responding to a call for service at the premises.
- Record all rental properties owned by you with the Department of Neighborhood Services as required by local ordinance.
- Participate in the E-Notify system for email updates regarding the premises.
- Regularly file open records requests for Milwaukee Police Department Computer Aided Dispatch System (CADS) reports regarding the property.
- Institute a standing complaint with the local Milwaukee Police district station that will allow the police department to remove any individuals loitering on the property.
- Draft and serve a no trespassing order against identified nuisance persons and provide the local police district station a copy of the served order.
- Provide the local police district station with an updated current tenant list.

If you propose a course of action which is rejected by me or fail to timely respond to this request, and a subsequent nuisance activity occurs on or after 13 days after receipt of this notice, the premises will be subject to placement of a special charge as a lien on the property by the Commissioner of the Department of Neighborhood Services for the cost of any police services and enforcement.

Once you have been billed for the costs of police services and enforcement for three or more separate nuisance activities within one year of the date of this notice of nuisance premises, the premises may be designated a chronic nuisance, pursuant to MCO § 80-10-6, and each and every subsequent incident of nuisance activity at the premises may be deemed a separate violation and result in a citation being issued to you for failure to abate the nuisance activity. Each citation would subject you to a forfeiture of not less than \$1,000.00 or more than \$5,000.00. Upon default of payment of a chronic nuisance citation you would be subject to imprisonment in the county jail or house of correction for a period of not less than 40 days or more than 90 days for each violation.

Please contact Police Officer Jeremiah LEWIS 414-935-7234 with any questions, and I look forward to hearing from you.

Best regards,

Jeffrey Norman  
CHIEF OF POLICE

## Receipt of ARBA Fee

Date:	11/24/25
Received Of:	Atty. Michael Pflughoeft, Jr.
Property at:	2809 W. Highland Ave.
Received By:	LME
Check # (If Applicable):	1600
Amount:	\$25.00