



**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: 7/23/2024

RE: 8654 W. Villard 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 Department of Neighborhood Services  
(Name of City Department)

Amount of the charges \$ 1,084.08

Charge relative to: Solid Waste 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:

See 'Appendix A', as attached.

Signature

Paul Fredelake

Name (please print)

PO Box 4  
Port Washington, WI 53074  
Mailing address and zip code

920-450-9102  
Daytime phone number

fredlakeproperties@gmail.com

E-Mail Address(es)

## Appendix A

I feel the City's procedure was improper due to the following reasons:

- On June 5<sup>th</sup>, 2024 I received an 'Order to Correct Conditions' from the Department of Neighborhood Services. The order directed me to "...remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79) including but not limited to: mattress, cardboard, tree branches, and debris at collection area." [See **Exhibit A**]
- On June 6<sup>th</sup>, 2024 I removed remove all solid waste, garbage and debris which violated the Milwaukee Code of Ordinances in Chapter 79, including 79-5.3, including but not limited to: mattresses, cardboard, tree branches, and debris at collection area. All work was completed by 8:03 PM. This is evidenced by photographs taken immediately following my cleanup along with screenshots of my cell phone showing the photograph attributes which include the time and date taken. [See **Exhibits B, C, D, E, F, and G**]
- I failed to contact the Department of Neighborhood Services within 24 hours, which resulted in a crew being deployed to perform the cleanup work, but only after the cleanup work was already completed (unbeknownst to the Department of Neighborhood Services at the time).
- On June 24, 2024 I received an invoice from the Department of Neighborhood Services in the amount of \$1,084.08. [See **Exhibit H**]
- The invoice amount is excessive for a 'trip charge' for a cleanup crew to arrive at the property, only to realize that the cleanup had already been performed.

Considering the ordered cleanup was performed by myself, but also that I failed to notify the Department of Neighborhood Services in a timely manner, **I am requesting the Administrative Review Board of Appeals grant a reduction of the invoice amount to \$150.00 as a reasonable and customary amount for a 'trip charge'.**

# Exhibit A



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: 8654 W. Waller DATE: 6-5-24

### 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:**

Mattress cardboard, Lawn brush and debris at collection area

**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) \_\_\_\_\_

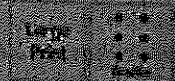
Posted: \_\_\_\_\_ Mailed: \_\_\_\_\_

**For information about this order please call**

**(414) 286-2268**

You may appeal the charge assessed against your property to the Administrative Review Appeal 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.

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.



This material is available in alternative formats for individuals with disabilities upon request.

Please contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or ADA Coordinator@milwaukee.gov.

Exhibit B

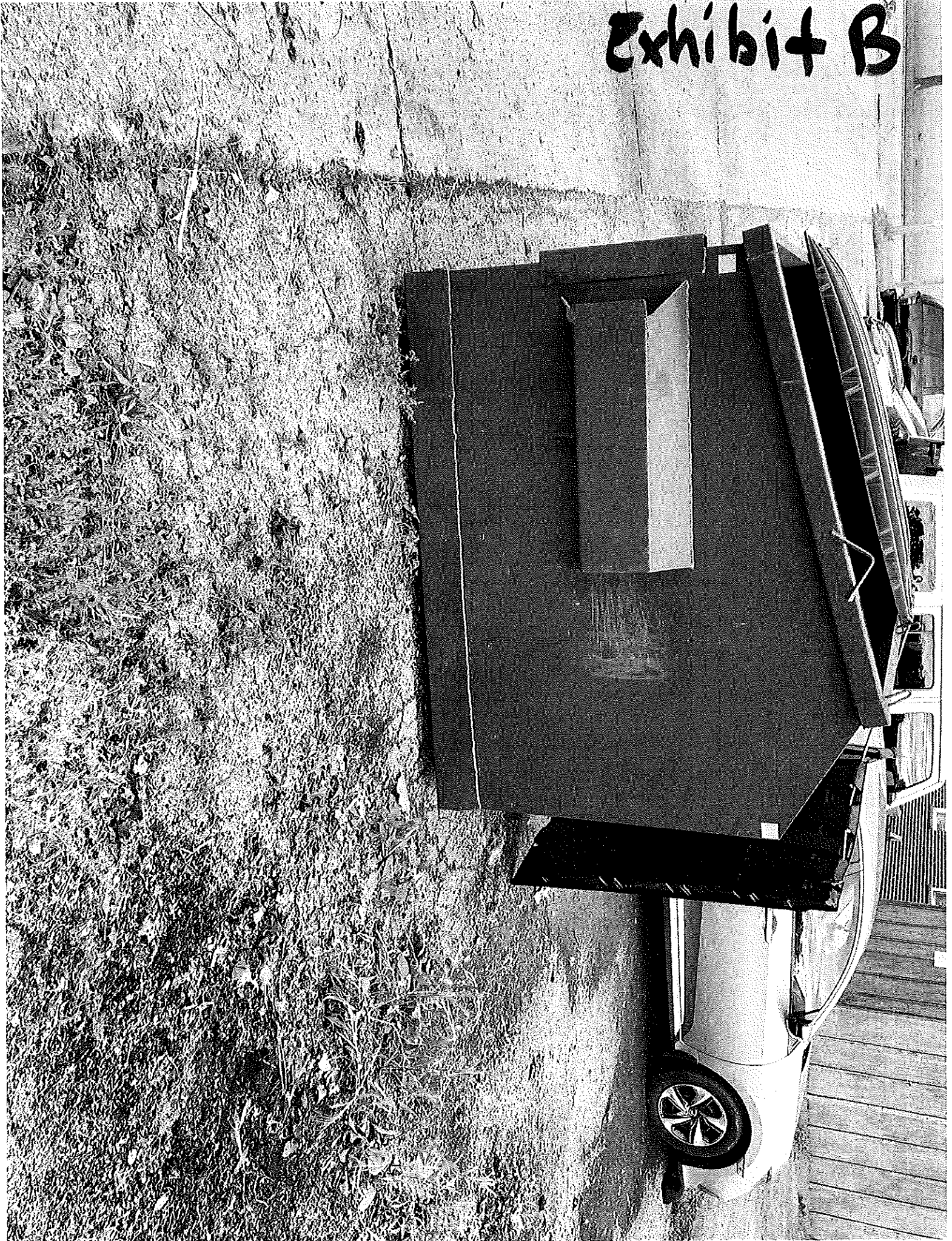




Exhibit C

June 6, 2024 · 8:03 PM

Edit

20240606\_200317.jpg  
/Internal storage/DCIM/Camera

**Samsung SM-S901U**

4.85 MB | 4000x2252 | 9MP  
ISO 125 | 23mm | 0.0ev | F1.8 | 1/180 s

# Add tag



# Exhibit D





Exhibit E

June 6, 2024 · 8:03 PM

Edit

20240606\_200324.jpg  
/Internal storage/DCIM/Camera

**Samsung SM-S901U**

3.59 MB | 2252x4000 | 9MP  
ISO 64 | 23mm | 0.0ev | F1.8 | 1/180 s

# Add tag



# Exhibit F







Remaster

June 6, 2024 · 8:03 PM

Edit

20240606\_200339.jpg  
/Internal storage/DCIM/Camera

**Samsung SM-S901U**

2.39 MB | 2252x4000 | 9MP  
ISO 40 | 23mm | 0.0ev | F1.8 | 1/180 s

# Add tag



# Exhibit H



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

Jezamil Arroyo-Vega  
 Commissioner

Kristen Reed  
 Operations Director

June 24, 2024

FRED LAKE PROPERTIES LLC  
 815 ASHLEY AVE  
 PORT WASHINGTON, WI 53074

Record ID # GBGCO-24-04299

**Re: 8654 W VILLARD AV 1**

**TAXKEY #: 1860430100**

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 8654 W VILLARD AV 1. 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 \$1,084.08.** 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, 2024 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:**

FRED LAKE PROPERTIES LLC, PO BOX 4, PORT WASHINGTON, WI 53074

SAMANTHA FREDLAKE, 815 ASHLEY AVE, PORT WASHINGTON, WI 53074

FRED LAKE PROPERTIES LLC, 815 ASHLEY AVE, PORT WASHINGTON, WI 53074



## Receipt of ARBA Fee

Date:	7/23/24
Received Of:	Paul Fredelake
Property at:	8654 W. Villard Ave.
Received By:	LME
Check # (If Applicable):	1515
Amount:	\$25.00

CITY OF MILWAUKEE  
2024 JUL 23 P 12:10  
CITY CLERK'S OFFICE