



IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN 30 DAYS OF ASSESSED CHARGES.
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

DATE: June 2, 2025

RE: 3229 N. 21st St, Milw.
(Address of property in question) 53206

Pursuant to Chapter 68 of the Wisconsin Statutes and Section 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 \$ 512.95

Charge relative to: garbage + litter nuisance 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:

I usually visit my Mom about twice during the work week and when she gave me the violation it was past the 24 hours. My family + I tried to clean the area, but it was too much for us. I did contact the Neighborhood Services office + it was too late to let them know that I was getting help. My appeal is for half the charged to be forgiven. I am paying the property taxes + my mother has social security income, Sandra J. Mack

Signature

Sandra J. Mack / POA for Mother

Name (please print)

Ophelia Gibbons

8621 W. Burleigh St

(414) 732-9382

Mailing address and zip code

Daytime phone number

Milwaukee, 53222



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: 3229 N 21st St DATE: 4/29/25

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:

trash and other debris in back of property

DO NOT SIMPLY RESTACK ITEMS

YOU HAVE 24 HOURS

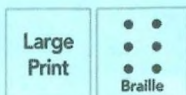
after the date of this posting to completely clean the property AND CONTACT DNS or a contractor may be dispatched to clean at your cost. There will be an administrative fee assessed if the contractor arrives even if the property is cleaned

Inspector: (print) Chambers Posted: 4/29/25

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.

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 ADACoordinator@milwaukee.gov.



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

June 02, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

OPHELIA GIBBONS TOD
8621 W BURLEIGH ST
MILWAUKEE, WI 53222

Record ID # GBG-25-01549

Re: 3229 N 21ST ST

TAXKEY #: 2850176100

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 3229 N 21ST 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 \$512.95. 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:

OPHELIA GIBBONS TOD, 8621 W BURLEIGH ST, MILWAUKEE, WI 53222



Receipt of ARBA Fee

Date:	7/1/25
Received Of:	Sandra Mack
Property at:	3229 N. 21 st St.
Received By:	LME
Check # (If Applicable):	2186
Amount:	\$25.00