



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: 11/24/2025

RE: 2021-2023 S. 32nd St. Milwaukee, WI 53215
(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 DNS
(Name of City Department)

Amount of the charges \$ 195.05

Charge relative to: Nuisance

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 waste was primarily weeds that were bagged up from a complaint filed by a neighbor that I was taking care of removing. I set the waste to the far section of my lawn while waiting for my brother to come help me take to the dump. It was not left at all by side or in city trash bins. The initial notice was sent to my tenant at 2021 who failed to forward to me at 2023. The second notice on 10/2/2025 was taped to my door. I took all waste to the city dump on 10/3/2025. I failed to call within 24 hours of notice, because I misread the notice. I thought reinspection would happen and see it was gone within 24 hours. I was told the bill was for the contractor however, the city never had to remove the waste, I did at my expense, and within 24 hours of getting the notice.

Mailing address and zip code

Daytime phone number

Caroline Thomas (Phonix) 2023 S. 32nd St. Milwaukee, WI 53215
carolinehome4you@gmail.com 262-333-9139

E-Mail Address(es)

P.S. I have since submitted the form to update my registered mailing address to 2023 S. 32nd.



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

October 27, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

CAROLINE PHOENIX
2021 S 32ND ST
MILWAUKEE, WI 53215

Record ID # GBG-25-03215

Re: 2023 S 32ND ST

TAXKEY #: 4710163000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 2023 S 32ND 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 \$195.65. 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, 2026 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:

CAROLINE PHOENIX, 2021 S 32ND ST, MILWAUKEE, WI 53215



2023 S 32nd St



Department of Neighborhood Services
Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

GBG-25-03215

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

125
Re: 2023 S 32ND ST

Taxkey #: 471-0163-000

SOLID WASTE VIOLATION
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. A copy of this order will be mailed for the first offense in a one-year period. If you have circumstances that may warrant an extension, please call the number listed below. 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.

You are directed to remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79). Do not simply restack items and assume the city will remove them; the condition of the property is **your responsibility**. You have **24 hours** after the date of this posting to completely clean the property and inform us that it has been cleaned or a contractor may be dispatched to clean it **at your cost**.

For information about this order please call (414) 286-2268.

Inspector: HWEED

Posted: 10/03/2025

(x) Handwork () SKID

Mailed: 10/3/25 - 10

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.

Large
Print



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.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

2023 S 32nd ST

Record ID: GBG-25-03215
Address: 2023 S 32ND ST

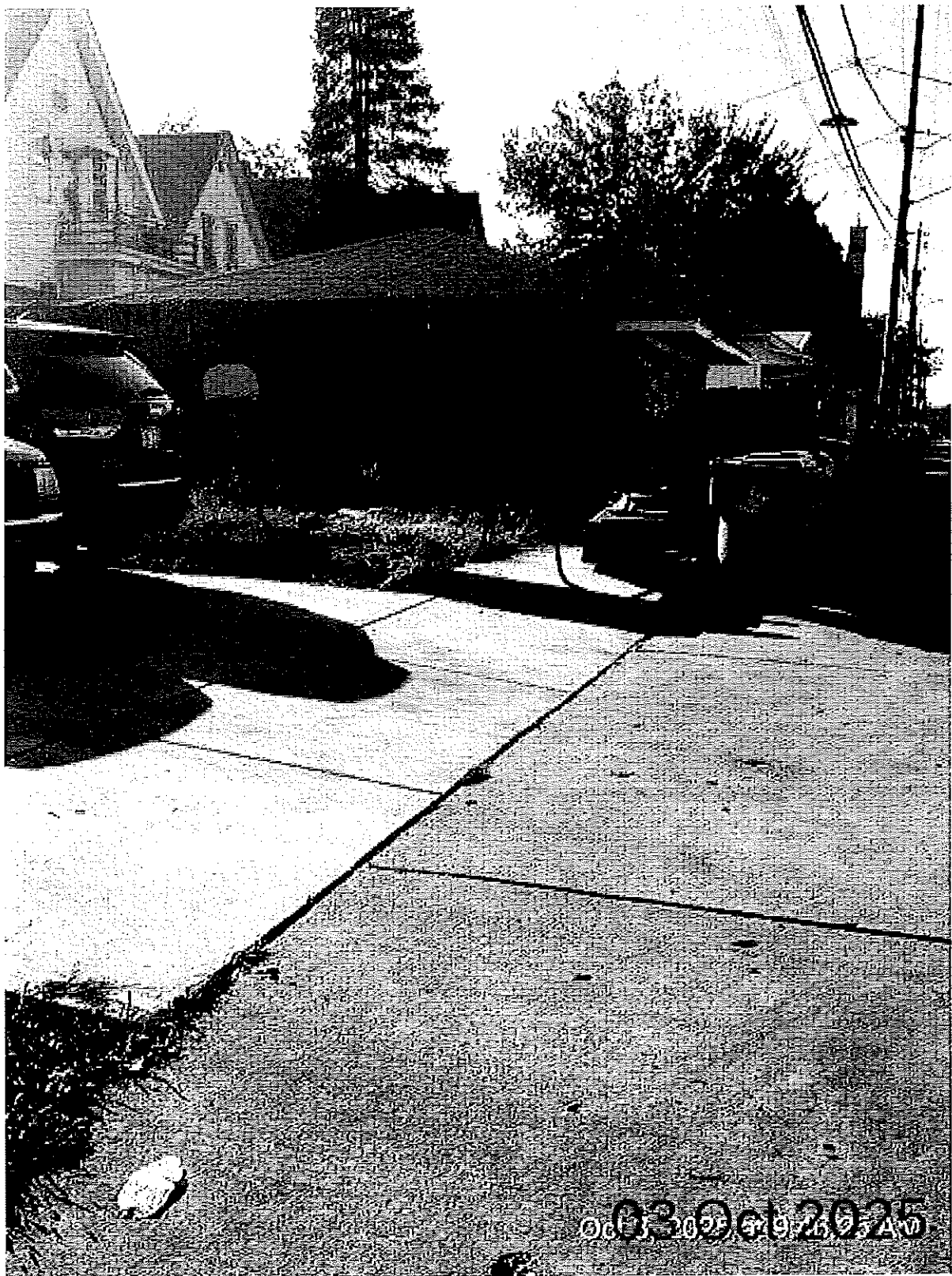
10/03/2025

Recipients:

CAROLINE PHOENIX, 2021 S 32ND ST, MILWAUKEE, WI 53215

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



2023 - 2023 S 32ND ST, MILWAUKEE, WI 532152108



2023 - 2023 S 32ND ST, MILWAUKEE, WI 532152108



2023 - 2023 S 32ND ST, MILWAUKEE, WI 532152108

2023 S 32 St



After



Before

Receipt of ARBA Fee

Date:	11/24/25
Received Of:	Caroline Thomas (Phoenix)
Property at:	2021-2023 S. 32 nd .
Received By:	LME
Check # (If Applicable):	Money order 19-787508222
Amount:	\$25.00

WKE CITY CLERK - RCVD
2025 NOV 24 PM2:35