



**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: 1/31/2025

RE: 4011 S 1st St  
(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 Enforcement Section  
(Name of City Department)

Amount of the charges \$ 254.-

Charge relative to: re inspection non compliance

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 attached letter

  
Signature

Jose Bautista Ramos  
Name (please print)

4011 S 1st St  
Mailing address and zip code

414-275-0413  
Daytime phone number

jb818058@gmail.com  
E-Mail Address(es)

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January 24, 2025

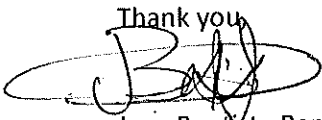
ADMINISTRATIVE REVIEW AND APEALS BOARD  
Office of the City Clerk, Room 205 City Hall  
200 E Wells St  
MILWAUKEE WI 53202  
414-286-2221

To Whom It May Concern:

I received the attached letter regarding reinspection noncompliance fees of \$254.  
I had submitted a permit application for a driveway approach which was declined. No work has been done. There is no need for a reinspection nor any fees.

I am appealing the fees being charge to me due to reason explained above.

Thank you,

A handwritten signature in black ink, appearing to read "JB Ramos", is written over a horizontal line.

Jose Bautista Ramos  
4011 S 1<sup>st</sup> St  
Milwaukee WI 53207



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

January 10, 2025  
Order #: ORD-24-05160

JOSE BAUTISTA RAMOS  
4011 S 1ST ST  
MILWAUKEE, WI 53207

Re: 4011 S 1ST ST

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$254.00  
Second reinspection \$508.00  
All subsequent reinspections \$508.00

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. On 01/08/2025, we imposed a \$254.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 tax bill.

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to 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 as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Michael Stahler at 414-286-3603 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at: [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Next fee \$500+ if permit not closed out. .

Michael Stahler

Recipients

JOSE BAUTISTA RAMOS, 4011 S 1ST ST, MILWAUKEE WI 53207  
MIDDLE COAST PROPERTIES LLC, PO BOX 701, NEW BERLIN WI 53151  
MIDDLE COAST PROPERTIES, LLC, 16225 W HEATHERLY DRIVE, NEW BERLIN WI 53151  
ERIN MANEY, PO BOX 701, NEW BERLIN WI 53151

Permit

Development Center Info@  
milwaukee.gov



NOTICE

OFFICE OF THE CITY CLERK

City Hall, Rm. 205  
200 E. Wells St.  
Milwaukee, WI 53202  
January 27, 2025

Effective September 25, 2004, per Common Council File 040610, all appeals to the Administrative Review Board of Appeals must include a \$25 fee at the time the appeal is filed. The fee may be paid in cash, money order or by check (made payable to the City of Milwaukee).

Your appeal is being returned to you because the \$25 filing fee was not included and, therefore, the Board cannot accept your appeal. **Your appeal must be submitted, with the \$25 filing fee, within the time constraints on the original notice.**

**If you feel the department is acting in error, please contact that department directly. If you speak with them and get no satisfaction, you may appeal to the Board, but it must be within the original deadline to file the appeal (i.e. there is no "extension" because you were waiting to hear back from the department).**

Linda Elmer  
Staff Assistant  
Administrative Review Board of Appeals  
414-286-2231

## Receipt of ARBA Fee

Date:	2/5/25
Received Of:	Jose Bautista Ramos
Property at:	4011 S. 1st St.
Received By:	LME
Check # (If Applicable):	Money Order R109253214422
Amount:	\$25.00