



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ADMINISTRATIVE REVIEW BOARD OF APPEALS

VINCENT BOBOT, CHAIR
Kendrick Yandell, Vice-Chair

Ald. DiAndre Jackson and Elizabeth Hammer

Staff Assistant: Linda Elmer, 414-286-2231
Fax: 414-286-3456, lelmer@milwaukee.gov Legislative Liaison,
Alex Highley, 414-286-8661, Alex.Highley@milwaukee.gov

Wednesday, December 10, 2025

9:00 AM

City Hall, Room 301-A

Meeting convened: 9:06 AM

1. [25140](#) Appeal of Alex John for building permit assessor's fee (5300 S Howell Ave.) (13th Aldermanic District)

Sponsors: THE CHAIR

9:06 AM
All present.

2. [25130](#) Appeal of Radiah Laster for graffiti nuisance fees (2463-65 W Vliet St.) (15th Aldermanic District)

Sponsors: THE CHAIR

Melissa O'Neill present for the city.

A motion was made by Kendrick Yandell, seconded by ALD. JACKSON, that this APPEAL be GRANTED. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

3. [25137](#) Appeal of Debra Gillispie for garbage materials in recyclable containers (3634 N. 39th St.) (7th Aldermanic District)

Sponsors: THE CHAIR

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be GRANTED. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

4. [25112](#) Appeal of Chia Xiong for tall grass and weeds nuisance fees (7003 W Kinnickinnic River Pkwy.) (11th Aldermanic District).

Sponsors: THE CHAIR

5. [25114](#) Appeal of Robby Sergent for tree removal fees (3525 W Center St.) (15th Aldermanic District)

Sponsors: THE CHAIR

Held for further information to determine who owns the property.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

6. [25119](#) Appeal of Wendy Engel for tall grass and weeds nuisance fees (3233 S 9th Pl.) (14th Aldermanic District).

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Elizabeth Hammer, seconded by Kendrick Yandell, that this APPEAL be DENIED as the city followed proper procedures. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

9:15 AM

7. [25122](#) Appeal of Emili Butrin for tall grass and weeds nuisance fees (3219 W McKinley Blvd.) (4th Aldermanic District).

Sponsors: THE CHAIR

8. [25127](#) Appeal of Jodi Delfosse for tall grass and weeds nuisance fees (2452 N Bartlett) (3rd Aldermanic District).

Sponsors: THE CHAIR

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2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED as the city followed proper procedures. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

9. [25141](#)

Appeal of Derek Kessler for overhanging branches nuisance fees (2600 N 32nd St.) (15th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 3 - Bobot, Yandell, and Hammer

No: 0

Excused: 1 - Jackson

10. [25145](#)

Appeal of Michael Rucker for overhanging branches nuisance fees (2967-69 N 45th St.) (7th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 3 - Bobot, Yandell, and Hammer

No: 0

Excused: 1 - Jackson

9:30 AM

11. [25042](#)

Appeal of Ruben Anders for garbage and litter nuisance fees (3079 N 22nd St.) (7th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED as the city followed proper procedures. This motion PREVAILED by the following vote:

Aye: 3 - Bobot, Yandell, and Hammer

No: 0

Excused: 1 - Jackson

12. [25111](#) Appeal of Denita Sublett for garbage and litter nuisance fees (922 W. Center St.) (15th Aldermanic District)

Sponsors: THE CHAIR

13. [25113](#) Appeal of Luz Vazquez for vacant building registration fees (1923 S 5th Pl.) (12th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be DENIED based upon non-appearance despite timely notice of the hearing. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

14. [25115](#) Appeal of Camille Collier for garbage and litter nuisance fees (4375 N. 61st St.) (2nd Aldermanic District)

Sponsors: THE CHAIR

15. [25132](#) Appeal of Camille Collier for garbage and litter nuisance fees (138 E Chambers St.) (6th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10,

2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED as the city followed proper procedures. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

9:45 AM

16. [25116](#) Appeal of Monica Daes for garbage and litter nuisance fees (2420 E Webster Pl.) (3rd Aldermanic District)
Sponsors: THE CHAIR
17. [25117](#) Appeal of Rashonda Jones for garbage and litter nuisance fee. (5162 N. 65th St.) (2nd Aldermanic District)
Sponsors: THE CHAIR
18. [25118](#) Appeal of Hasan Dhoondia for garbage and litter nuisance fees (1427 S 10th St.) (12th Aldermanic District)
Sponsors: THE CHAIR
19. [25120](#) Appeal of Nicole Gallman for garbage and litter nuisance fees (3818 N 85th St.) (5th Aldermanic District)
Sponsors: THE CHAIR
20. [25123](#) Appeal of Tiffany Pfeilsticker for garbage and litter nuisance fees (418 E Chambers St.) (6th Aldermanic District)
Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10, 2025. The phone number for general information for the Court is (414) 278-4120.

Chair Bobot moved to hold the appellant responsible for the contractor fee, but waive the \$120 administrative fee, seconded by Ald. Jackson. Prevailed.

A motion was made by Vincent Bobot, seconded by ALD. JACKSON, that this APPEAL be GRANTED (WITH MODIFICATIONS). This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

10:00 AM

21. [25125](#) Appeal of Michael Manske for reinspection fees (5360 N 51st St.) (1st Aldermanic District)

Sponsors: THE CHAIR

Held as cannot see the appellant.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

22. [25124](#) Appeal of Spencer Mickel for vacant building registration fees (6819 W Hampton Ave.) (2nd Aldermanic District)

Sponsors: THE CHAIR

23. [25126](#) Appeal of Passion McNealey for garbage and litter nuisance fees (8173 W Beckett Ave.) (5th Aldermanic District)

Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10, 2025. The phone number for general information for the Court is (414) 278-4120.

Ald. Jackson moved to waive the admin fee of \$120 and split the contractor fee of \$551 in half (the appellant pays \$275) and appellant also pays the IT fee of \$10.74, seconded by Mr. Yandell (so appellant pays a total of \$285.74)

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be GRANTED (WITH MODIFICATIONS). This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

24. [25128](#) Appeal of Rosemary Perez for vacant building registration fees (3001 S 11th St.) (14th Aldermanic District)

Sponsors: THE CHAIR

10:15 AM

25. [25129](#) Appeal of Julia Barbos for vacant building registration fees (2813 W Oriole Dr.) (1st Aldermanic District)
Sponsors: THE CHAIR
26. [25131](#) Appeal of Krizia Davila-Lopez for vacant building registration fees (2952 N 51st St.) (7th Aldermanic District)
Sponsors: THE CHAIR
27. [25133](#) Appeal of Maurice Woulfe for vacant building registration fees (10119 W Tower Ave.) (9th Aldermanic District)
Sponsors: THE CHAIR

This appeal was heard by the City of Milwaukee's Administrative Review Board of Appeals at the date and place listed above. The Board's decision in this matter is recorded below. The Board's decision may be appealed by commencing an action in the Circuit Court of Milwaukee County no later than thirty (30) days from December 10, 2025. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Elizabeth Hammer, seconded by ALD. JACKSON, that this APPEAL be DENIED as the city followed proper procedures. This motion PREVAILED by the following vote:

Aye: 3 - Yandell, Jackson, and Hammer

No: 0

Excused: 1 - Bobot

28. [25134](#) Appeal of Jose Zavala for vacant building registration fees (1559-61 S 9th St.) (12th Aldermanic District)
Sponsors: THE CHAIR
29. [25135](#) Appeal of Edgar Flores Gomez for vacant building registration fees (7701 W Fiebrantz Ave.) (5th Aldermanic District)
Sponsors: THE CHAIR

10:30 AM

30. [25090](#) Appeal of Atty. Michael Pflughoeft, Jr. for nuisance property designation (5065 N Hopkins St.) (1st Aldermanic District)
Sponsors: THE CHAIR
- Held so the city can provide the information on the June 19th incident.*
- A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be HELD IN COMMITTEE. This motion PREVAILED by the following vote:**

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

31. [25092](#)

Appeal of Atty. Michael Pflughoeft, Jr. for nuisance property designation (4522 W Hampton Ave.) (1st Aldermanic District)

Sponsors: THE CHAIR

Held with the other appeal.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be HELD IN COMMITTEE. This motion PREVAILED by the following vote:

Aye: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

Next meeting Friday, the 13th at 9 am.

Meeting Adjourned: 11:22 AM

Linda M. Elmer

Staff Assistant

This meeting can be viewed in its entirety through the City's Legislative Research Center at <http://milwaukee.legistar.com/calendar>.