



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: Oct 6 2025

RE: 2120 South 18th Street
(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 Service
(Name of City Department)

Amount of the charges \$ 508.00

Charge relative to: Tax bill on 9/22/2025 paid on Aug 31 2026

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:

city was doing gas lines and had to get inside home and had to put stuff outside also had flooding in basement Willis Neal inspector did not talk to me after calling him many times

Zygmunt Serafin
Signature

Zygmunt Serafin
Name (please print)

2120 S 18th St Milwaukee 53215 414 672 1317
Mailing address and zip code Daytime phone number

Zygmunt.serafin3@gmail.com
E-Mail Address(es)



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

September 24, 2025
Order #: ORD-25-02727

ZYGMUNT SERAFIN
2120 S 18TH ST
MILWAUKEE, WI 53215

Re: 2120 S 18TH 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 09/22/2025, we imposed a \$508.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2026 will automatically be assessed to your 2026 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 Willis Neal at **414-286-2804** 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.

Willis Neal

Recipients

ZYGMUNT SERAFIN, 2120 S 18TH ST, MILWAUKEE WI 53215



Receipt of ARBA Fee

Date:	10/9/25
Received Of:	Zygmunt Serafin
Property at:	2120 S. 18 th St.
Received By:	LME
Check # (If Applicable):	235
Amount:	\$25.00

2120 S 18th St ORD-25-02727

Narrative

02/10/2025	Complaint received of feeding outdoor cats- cat food all over yard
02/18/2025	Referral made from the Residential section for Outdoor Storage
03/03/2025	Property Inspected and order issued ORD-25-02727
05/12/2025	Inspector spoke with owner confirmed mailing address and receipt of order 2 week extension granted
06/02/2025	Reinspection -violations remain reinspection fee issued
07/09/2025	Reinspection- violations remain reinspection fee issued
09/22/2025	Reinspection- violations remain reinspection fee issued
10/06/2025	Appeal filed
02/04/2026	Pictures taken for Appeal Note: Outdoor storage/ garbage has gotten worse over the course of the year. Red pickup on jack for nearly a year Rear yard emanates strong smell of cat urine and feces



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

Inspection Date
03/03/2025
ORD-25-02727

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 2120 S 18TH ST

Taxkey #: 469-1918-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Correct By Date: 04/14/2025

1) 295-403-3-b. All areas used for the parking of motor vehicles or trailers shall have paved or approved surfaces, as required in s. 252-74. 252-74-1 PAVEMENT. All parking lots, parking spaces, parking areas and all access roads, drives or lanes leading thereto shall have a surface of concrete, asphalt macadam or tar macadam. Crushed stone, sand, gravel or cinders shall not be used for the surfacing materials. **YOU ARE THEREFORE ORDERED TO DISCONTINUE PARKING ON UNPAVED OR IMPROPERLY PAVED AREAS.**

Correct By Date: 04/14/2025

2) 295-503-1 A **OUTDOOR STORAGE FACILITY** in a RT4, RESIDENTIAL District is not a permitted use and requires a variance, which will require approval from the Board of Zoning Appeals. **YOU MUST APPLY FOR A CERTIFICATE OF OCCUPANCY AT THE PERMIT DESK AND SUBMIT A COMPLETE APPLICATION FOR YOUR VARIANCE TO THE BOARD OF ZONING APPEALS OFFICE.**

>>> REMOVE ALL EXCESSIVE OUTDOOR MATERIALS AND GOODS NOT NORMALLY ASSOCIATED WITH OUTDOOR USE<<<<<

Correct By Date: 04/14/2025

3) 295-505(4)b-4. Reduce the number of vehicles parked outside to 4 or fewer.

Correct By Date: 04/14/2025

4) 80-49.3 Remove the nuisance vehicle; or park in a fully enclosed structure; or repair, properly license, park on an approved surface, replace missing parts and repair/replace tires

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

For any additional information, please phone Inspector **Willis Neal at 414-286-2804 or wneal@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday**. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -
Willis Neal
Inspector

Recipients:

ZYGMUNT SERAFIN, 2120 S 18TH ST, MILWAUKEE, WI 53215

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$254.00 for the first reinspection, \$508.00 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



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

September 24, 2025
Order #: ORD-25-02727

Department Copy
MILWAUKEE, WI

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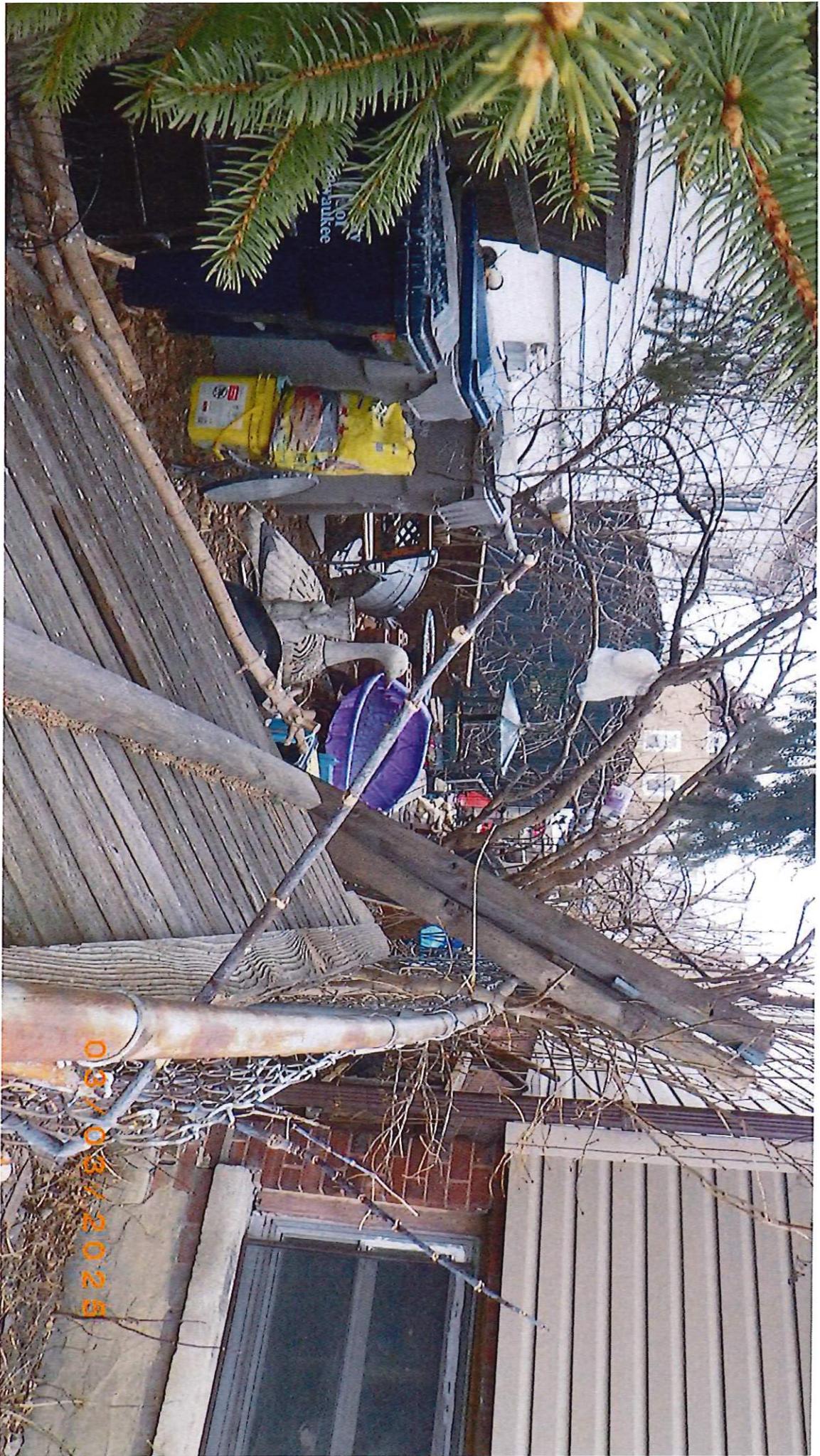




2120 S. 18th W

03/03/2025

2120 S. 18th W





2120 S. 18th
WV



2120 S. 18th
W.M.

03/03/2025



2120 S. 18th St
WV



2120 S. 18th W

03/03/2025



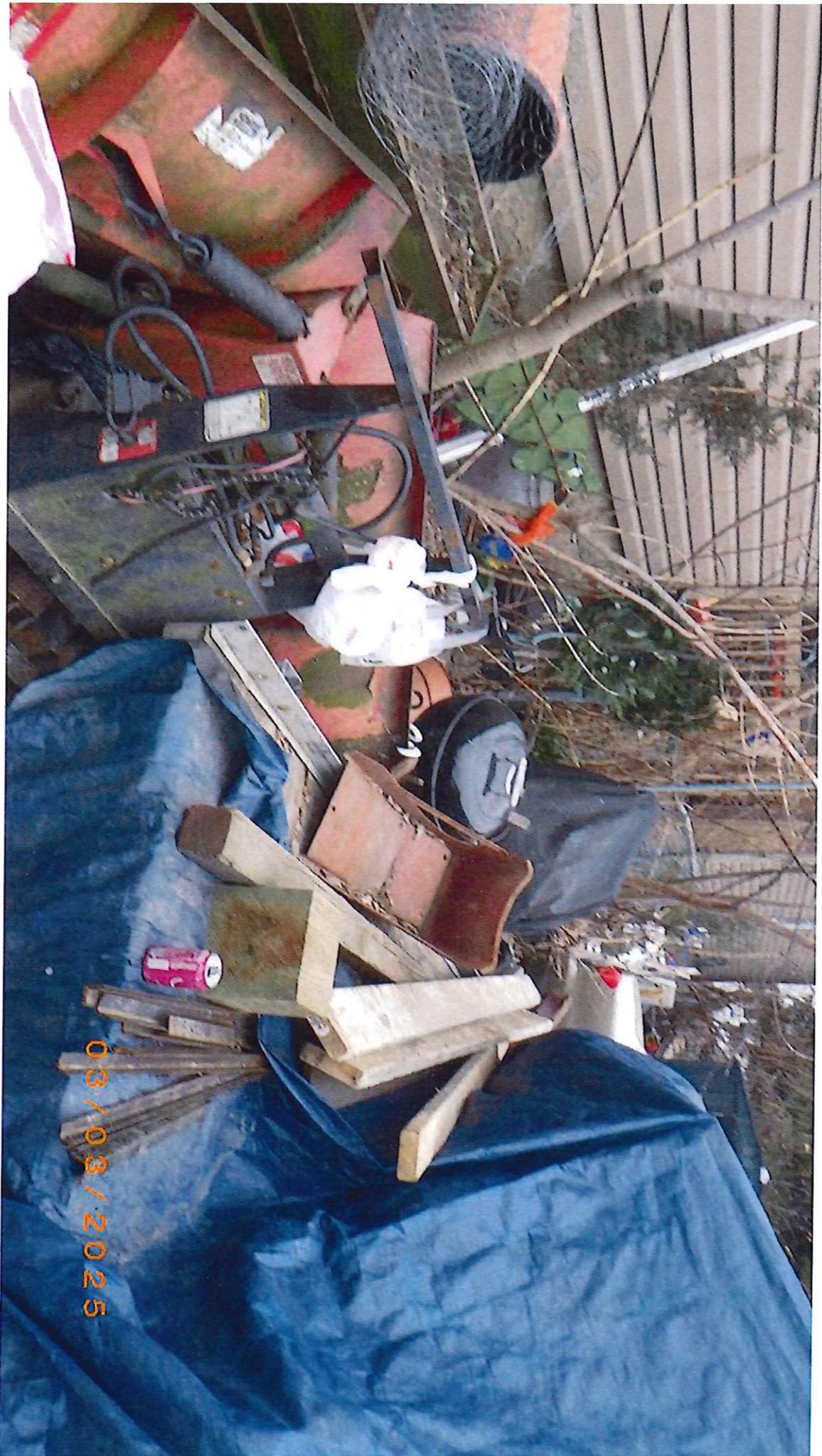
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2120

88L-3278











City
of
Milwaukee



HARVEY
NORW

HARVEY
NORW



295-201-621 Zoning

requires review on a case-by-case basis to determine whether it should be permitted, conditionally permitted or denied.

621. SPECIALTY SCHOOL. See SCHOOL, SPECIALTY OR PERSONAL INSTRUCTION.

623. SPECIFIED ANATOMICAL AREAS means less than completely and opaquely covered human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola, including human male genitals in a discernibly turgid state, even if completely and opaquely covered.

625. SPORTS FACILITY means a place designed and equipped primarily for observation of sports, leisure time activities and other customary and usual recreational activities. Such a facility is typified by temporal peaks in vehicle trip generation. This term includes, but is not limited to, a stadium, ballpark or arena.

627. STORAGE FACILITY, HAZARDOUS MATERIALS means an establishment providing warehousing or bulk storage facilities for hazardous, toxic, flammable, explosive or other dangerous materials.

629. STORAGE FACILITY, INDOOR means an establishment providing indoor storage of materials, vehicles or goods. This term does not include a self-service storage facility, a hazardous materials storage facility or an indoor wholesale and distribution facility. This term includes, but is not limited to, a moving company which might store personal or household items on a short-term basis, but does not include a business that consists largely of individual storage lockers or is self-service.

631. STORAGE FACILITY, OUTDOOR means an establishment providing outdoor storage of materials or goods. This term does not include a hazardous materials storage facility, an indoor wholesale and distribution facility or light or heavy motor vehicle outdoor storage.

632. STORAGE FACILITY, SELF-SERVICE means an enclosed storage facility having compartments, rooms, spaces, lockers or other types of units that are individually leased, rented, sold or otherwise contracted for the storage of personal or household property, where the storage areas are designed to allow private access to the units and the facility owner or operator has limited access to the units. This term includes a mini-storage facility. This term does not include an indoor storage facility or a wholesale and distribution facility.

633. STORY means that portion of a building included between the upper surface of any floor and the upper surface of the floor above, or any portion of a building between the topmost floor and the roof having a floor area equal to at least two-thirds of the floor area of the floor immediately below it, but not including any basement, mezzanine, balcony, penthouse or attic.

635. STREET means any vehicular way other than an alley which is an existing state, county or municipal roadway or is shown on a plat approved pursuant to law, including the land between the street lines, whether or not improved.

636. STREET-ACTIVATING USE AREA means specific interior rooms and spaces within the ground floor of a use that provides visual activation of the street through windows or other openings. Interior parking areas, storage and locker rooms, restrooms, coat-check areas and other passive spaces not intended to be visually open to the outdoors shall not be considered street-activating use areas.

Examples of street-activating use areas include but are not limited to:

a. In multi-family residential buildings, lobbies, community rooms, exercise rooms and other similar amenity spaces, but not individual dwelling units.

b. In retail and general service uses, sales areas, product displays, break rooms and other active spaces. Stock rooms, storage rooms and similar areas are not included.

c. In commercial and office uses, and healthcare and social assistance uses, lobbies, reception areas, waiting rooms, conference rooms, amenity spaces, communal working spaces, teller areas, break rooms, and cafeterias, but not spaces such as individual offices, exam rooms or similar spaces where privacy needs are contrary to the intent of visual activation of the street.

d. In entertainment and recreation uses, and accommodation and food service uses, customer seating and waiting areas, and circulation areas.

637. STREET, ARTERIAL means a street shown as a principal or minor arterial street on the single-line street map prepared by the department of public works and found on the city's geographic information system.

639. STREET, COLLECTOR means a street shown as a collector street on the single-line street map prepared by the department of public works and found on the city's geographic information system.

640. STREET FRONTAGE, BUILDING means the building façade or elevation most closely parallel to the street property line.

80-49. Nuisance Vehicles. 1. PURPOSE. Damaged, partially dismantled or junk motor vehicles upon private premises, except where permitted by a valid occupancy permit, constitute an eyesore and tend to depreciate property values contrary to the public welfare. Whenever such vehicles are junk motor vehicles or are partially dismantled, are unsafely elevated, are parked on unapproved surfaces or are rendered favorable to the harborage of rodents and insects, they may create a health or safety hazard or create a threat to the public welfare and as such constitute a public nuisance.

2. DEFINITIONS. In this section:

a. "Inoperable" means a motor vehicle that is incapable of being propelled under its own power including, but not limited to, a motor vehicle meeting any of the following criteria:

- a-1. Is missing an engine.
- a-2. Is missing a battery.
- a-3. Is missing a transmission.
- a-4. Is missing a wheel.

a-5. Is elevated on blocks or other objects.

a-6. Is missing a tire or has a deflated tire.

b. "Junk motor vehicle" means a motor vehicle meeting any 3 of the following criteria:

b-1. Has not been moved for 30 consecutive days.

b-2. Is partially dismantled.

b-3. Is inoperable.

b-4. Is parked on a surface that is not an approved surface under s. 252-74-1 and 2.

b-5. Is unlicensed or improperly licensed.

c. "Partially dismantled" means, but is not limited to, a motor vehicle meeting any of the following criteria:

c-1. Is missing a door, fender or hood.

c-2. Is missing a windshield or window or has a broken windshield or window.

d. "Premises" means all or part of a platted lot, an unplatted lot or parcel of land or a plot of land either occupied or unoccupied by any building or structure, equipment or property of any kind.

e. "Premises owner" means any person who alone or jointly with others has legal title to any facility or premises with or without having actual occupancy; or who has charge, care or control of the facility or premises as owner or agent of the owner or as executor, administrator, trustee or guardian of the estate of the owner..

f. "Public view" means storing outside of a fully enclosed code compliant building.

g. "Vehicle" means a motor vehicle as defined in s. 340.01(35), Wis. Stats.

3. CERTAIN VEHICLES PROHIBITED. Except where permitted by a valid occupancy permit, no premises owner or vehicle owner may allow any of the following in public view on a premise owner's private premises:

a. A vehicle that is, damaged, in a manner that would adversely affect its operation or partially dismantled.

b. A vehicle in a sufficiently deteriorated condition to constitute a public nuisance.

c. A vehicle that is unsecured or unsafely elevated on blocks or other objects.

d. A vehicle whose condition renders it favorable to the harborage of rodents and insects.

e. A vehicle that constitutes an eyesore and tends to depreciate property values contrary to the public welfare so as to constitute a public nuisance.

f. A vehicle that is in such condition or parked in such a way to render such vehicle a health and safety hazard.

3.5. JUNK MOTOR VEHICLE AS THREAT TO PUBLIC WELFARE. A junk motor vehicle, as defined in sub. 2-b, constitutes a threat to the public welfare.

4. CONDEMNATION OF VEHICLES. Whenever the commissioner believes or has reasonable grounds to believe any vehicle on private premises is a junk motor vehicle or to be in such condition or parked in such a way so as to render such vehicle a health or safety hazard or a threat to the public welfare, the commissioner may condemn the vehicle in accordance with the following procedures:

a. Order. The commissioner shall, through personal delivery or the regular mail, serve a written order of condemnation on the owner of the premises at the owner's last known address, if ascertainable.

b. Format. The order shall:

b-1. Include a description of the premises and vehicle.

b-2. Include an explanation for the issuance.

b-3. Include a statement concerning the time period by which the vehicle must be removed or its condition corrected.

b-4. Include a statement of the consequences if the city removes the vehicle.

b-5. Include an explanation of the right to petition the commissioner for a hearing within 72 hours and a statement that any vehicle owner or premises owner who does not file a petition for a hearing waives the right to assert that the vehicle did not meet the criteria for a vehicle that is subject to removal under this section.

80-50 Nuisances

c. Notice and Placard. Whenever the commissioner issues such an order:

c-1. The commissioner shall through personal delivery or regular mail, serve a notice of condemnation on the last registered owner of the vehicle at the owner's last known address if ascertainable.

c-2. The commissioner shall provide notice of condemnation on a placard that bears the word "Condemned" and post a copy of the placard in a conspicuous place on the vehicle. The placard may be posted at any time after the commissioner determines that the vehicle constitutes a nuisance.

d. Hearing. A request for a hearing before the commissioner of the department issuing the notice must be filed within 72 hours from the time the vehicle has been condemned and be in writing, explaining why the vehicle should not be removed from the premises.

d-1. Upon receipt of the request for a hearing, the commissioner shall halt the condemnation of the vehicle, pending the decision of the commissioner.

d-2. If the commissioner upholds the condemnation of the vehicle, the premises owner or the vehicle owner may appeal the decision to the administrative review board of appeals pursuant to s. 320-11.

e. Waiver. Whenever a vehicle owner or premises owner does not file a request for a hearing under par. d, he or she waives the right to assert that the vehicle did not meet the criteria for a vehicle that is subject to removal under this section.

5. REMOVAL OF CONDEMNED VEHICLES. Not less than 72 hours after the mailing or service and posting of an order and notice, if no petition for a hearing has been filed and if the vehicle has not been removed or its condition corrected, the commissioner may have the vehicle removed and destroyed at the city's expense. The costs of such action may be collected from the owner of the premises at which the vehicle had been stored, from the owner of the vehicle or may be charged against the premises and assessed as other special charges are, upon notification by the commissioner to the city treasurer.

6. EXCEPTIONS. This section shall not apply to a vehicle in an enclosed building or on the premises of an auto repair business, a service station, a junk yard or other such business, as long as the business is operated according to the law, or a vehicle which is in an appropriate storage place maintained by the city.

7. ENFORCEMENT. a. The department shall enforce this section.

b. In addition to other applicable enforcement procedures and pursuant to s. 66.0113, Wis. Stats., department personnel may issue citations pursuant to the citation procedure in s. 50-25 to any person violating this section.

8. PENALTIES. a. Violations. Any person convicted of violating this section shall forfeit not less than \$150 nor more than \$1,000 for each violation together with the costs of such action. Upon failure to pay the forfeiture, the person shall be imprisoned in the county jail or house of correction for not more than 60 days for each offense. Each day of violation shall be a separate offense.

b. Citations. In addition to other applicable enforcement procedures and pursuant to s. 66.0113, Wis. Stats., department personnel may issue citations pursuant to the citation procedure in s. 50-25 to any person violating this section.

80-50. Disposition of Aborted Human Fetuses.

1. DISPOSITION. Every hospital and clinic in which abortions are performed or occur spontaneously, and any laboratory to which the aborted fetuses are delivered, shall provide for the disposal of the aborted fetuses by cremation, or other manner approved of by the commissioner. The hospital, clinic or laboratory may complete any laboratory tests necessary for the health of the woman or her future offspring prior to disposing of the aborted fetus.

2. REPORTING. Each hospital, clinic and laboratory shall report on a form provided by the commissioner the manner in which it disposes of the aborted fetus. Such reports shall be made annually by December 31 and whenever the method of disposal changes. The commissioner shall provide forms of reporting under this section.