



Office of the City Clerk

Jim Owczarski
City Clerk
jowcza@milwaukee.gov

Dana J. Zelazny
Deputy City Clerk
d.zelazny@milwaukee.gov

December 20, 2023

I am returning your appeal and check as the check is made out to “Administrative Review Appeals Board” and I cannot cash it as it needs to be made out to “City of Milwaukee” (as noted on the appeal form) or “City Clerk”. In order to accept your appeal, it must be returned, with a money order or check made out correctly, or cash, within the deadline on the bill.

Sincerely,
Linda M. Elmer
Staff Assistant to ARBA

J25





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

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 Board of Appeals
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 12/13/2023

RE: 1333 N Milwaukee 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 Office of the city treasurer
(Name of City Department)

Amount of the charges \$ 2,877.40

Charge relative to: Tall Grass and weeds

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:

Hello! We have both our landscaping &
snow removal contracts attached for our vacant
lot at 1333 N Milwaukee. These are in place
& implimented. we did not receive any photos
of the lot being fined for unattendance. please
let us know if you need any other documents.

Quinn Feeley

Signature

Quinn Feeley

Name (please print)

363 w ontario st. Chicago IL 60654

Mailing address and zip code

410-979-8796

Daytime phone numbers

Q Lincoln@Lg-group.com

E-Mail Address(s)



Department of Public Works - Operations Division
 Zeidler Municipal Building - 841 N. Broadway, Room 620 - Milwaukee, WI 53202
 TELEPHONE: 414-286-CITY (2489)

Make check payable to the City of Milwaukee. Check payments must be payable in U.S. dollars and be drawn on a U.S. bank. Payment receipt is only valid after check payment clears all banks.
 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.

September 14, 2023

1333 N MILWAUKEE OWNER LLC
 2234 W NORTH AVE
 CHICAGO, IL 60647

Record ID: PWCF-23-05204
 Violation: Tall Grass and Weeds
 Address: 1333 N MILWAUKEE ST
 Taxkey: 3921941110
 Notice Date: 07/20/2023
 Amount Due: \$2,877.40

Your property has been found in violation of City of Milwaukee Ordinance No. 80-17, states that no weeds of any kind shall be permitted to grow or stand more than 7 inches on any property in the city.

\$2,877.40 is now due. Future violations of this ordinance will result in escalating fees.

Pay Online

(Credit /Debit Card or E-Check)

milwaukee.gov/dpwpayment

Enter the Record ID # found on the coupon below.

Pay In Person

(Cash or Check only)

Present coupon below with payment during normal working hours:
 OFFICE OF THE CITY TREASURER
 AT CITY HALL
 200 E WELLS ST

Pay by Mail

(Check or Money Order only)

Send coupon below with check or money order to:
 OFFICE OF THE CITY TREASURER
 200 E WELLS ST
 MILWAUKEE, WI 53202

If not paid within 30 days, an additional \$25 administrative fee will be incurred and added to your next property tax bill. If you fail to pay the full amount of your property tax bill, including the special assessments and charges, your property will be eligible for in rem tax foreclosure action by the City of Milwaukee under Section 75.521, Wisconsin State Statutes, or you may be subject to a personal civil action by the City of Milwaukee under Section 74.53, Wisconsin State Statutes.

To appeal these charges, print the appeal application available online at milwaukee.gov/appealform. You may also request an appeal application by calling (414) 286-CITY(2489). Return the appeal application along with the \$25 appeal filing fee to the Administrative Review Appeals Board, 200 E Wells St, Rm 205, within 120 days of the date of this letter.

By law, written notification to property owners/tenants in violation of this ordinance is not required. As a courtesy, a notice was posted on your property (unless that property is a vacant lot) for compliance. To sign up for email notifications of Forestry and Sanitation Services property violations; visit milwaukee.gov/enotify and subscribe to location based service notifications.

If you have any questions regarding these charges, please contact the City of Milwaukee Call Center at (414) 286-CITY (2489). You can search for current charges against your property and pay online at milwaukee.gov/lms.

Please detach and return with payment for City of Milwaukee DPW Tall Grass and Weeds Charge
 A \$25 administrative fee will be added if not paid by: 10/14/2023

Bill To 1333 N MILWAUKEE OWNER LLC Record ID PWCF-23-05204
 2234 W NORTH AVE
 CHICAGO, IL 60647

Amount Due \$2,877.40

City of Milwaukee

Make Checks Payable To

Office of the City of Treasurer
 PO Box 514062
 Milwaukee, WI 53203-3462

In person payments can be made at:
 Office of the City of the Treasurer
 City Hall, Room 103
 200 E Wells Street

Mail To

4800024287000000023000000287740000288740050100052049

If this invoice is not paid within 30 days, an additional \$25 administrative fee will be incurred and the charges will be added to your property tax bill.



Sign up to receive email notifications about certain property violations at <http://city.milwaukee.gov/enotify>

If applicable, all postings are placed on the property. E-notify is a courtesy notification.

After you create an account, go to **Location Based Subscriptions** and enter the addresses for notification. Under Notification Radius—enter 20 (twenty)- to only receive notifications for a specific address. Don't forget to check the category labeled Forestry and Sanitation Violations.



Zach Ktsanes
lg group
363 W. Ontario Street
Chicago, IL 60654

Job Site:
1333 Vacant Lot
1333 N. Milwaukee Street
Milwaukee, WI

Dear Zach,

SNOW AND ICE CONTROL 2023-2024

We hereby submit our bid for the following snow and ice control services. This proposal includes all equipment, materials, and labor to perform these services.

SNOW REMOVAL FROM SIDEWALKS – Milwaukee Street and Ogden Avenue

1. All snow will be cleared from walkways, entrances, stairs and exits by 7:00 a.m. weather permitting.

Service will be billed as follows:

1-2.9"	\$105.00
3-5.9"	\$154.00
6-8.9"	\$195.00
9+"	ST&M rates apply see below

2. De-icing agents will always be applied immediately following clearing or as need to keep a slip free surface.

Product used will be billed as follows:

Sidewalk operations will start at 1"

Calcium Chloride installed at \$37.00 per bag (50lbs)

3. Any hauling or stacking of snow will be done on a T & M basis.

4. List of equipment and their hourly rates as follows:

Sidewalk hand labor	\$63.00 hr.
Sidewalk snow blower	\$68.00 hr.
Truck 8' blade	\$105.00 hr.
Truck 10' blade	\$152.00 hr.
Skid loader	\$157.00 hr.
Quad Axel Dump Truck	\$168.00 hr.

Sincerely,

Jerry Stoffield
Precision Landscape Services LLC
2001 W. Mt. Vernon Avenue Milwaukee, WI 53233
js@precision-landscape.net
414.455.3300

Zach Ktsanes
lg group
363 W. Ontario Street
Chicago, IL 60654

Job Site:
1333 Vacant Lot
1333 N. Milwaukee Street
Milwaukee, WI

Dear Zach

We hereby submit our agreement for the following landscape services. This proposal includes all equipment, materials, and labor to perform these services.

Mow the vacant lot on a every other week basis for the 2024 season.
Seasonal Cost.....\$975.00 + tax
Note: Built into this price is 15 minutes of debris patrol prior to mowing the turf.

Please mark the box next to the service you approve. Sign the document and return it to us with a down payment for 1/2 of the total cost. If you only sign the document, it is presumed you approve all services within the agreement.

Terms: Balance owed 30 days from invoice date.

Precision Landscape Services may withdraw this proposal if not accepted within 45 days.

Sincerely,

Jerry Stoffield
Precision Landscape Services LLC
2001 W. Mt. Vernon Avenue Milwaukee, WI 53233
js@precision-landscape.net
414.750.2913

Receipt of ARBA Fee

Date:	1/9/24
Received Of:	Quinn Feeley
Property at:	1333 N. Milwaukee St.
Received By:	LME
Check # (If Applicable):	768
Amount:	\$25.00