



IMPORTANT NOTICE. A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL WITHIN THE DEADLINE REFERENCED BY THE BILL.

It is the City's policy to provide a copy of this bill to the owner of the property and a copy of the bill should be provided to the owner of the property.

IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK

If you provide a check as payment, you authorize us to use information from your check to make a determination as to whether or not the bill is paid in full.

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) 226-2131

DATE: 4/11/2025

RE: 9900 W Fond du Lac Av 11
(Address of property in question)

Under the Wisconsin Statutes 220.11 of the Milwaukee Code of Ordinances, the following petition for appeal and hearing:

I am appealing the administrative procedure followed by Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 237.96

Charge relative to: GRG CO-25-01242

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 when I spoke to regarding this issue and copies of any city orders received:

Our dump crew went of to the property within 24 hours of receiving notice and cleaned up the area noted on the order. Berrada tenants next door to this building are repeatedly dumping onto our lot because they don't have a dumpster or adequate trash cans.

Tiffany Pfeister

Signature

Tiffany Pfeister

Name of Signer

PO Box 1136, Milwaukee WI
53201

Full mailing address and zip code

(202) 735-5989

Home phone number

tiffany C snshn.co

E-Mail Address (if any)





[Back to bills](#)

Bill Details

Edit

PAID WORK ORDER

Payee	Fabiola - Cleaning, Landscaping, WOs Rios	Invoice Date	03/06/2025
Reference	--	Posting Date	03/06/2025
Work Order	#20839-1 (Related markup)	Due Date	03/06/2025
Remarks	--	Total Amount	\$150.00
Memo For Check	--	Cash Account	1170: Expense Cash Account
Processing Speed	Estimated in 1-3 business days	Current Approval	Completed all 1 steps
Approval Status	Approved	Step	
Next Approver(s)	--	Last Approved By	System

Property	Unit	GL Account	Description	Amount	Status	Pay Date
9900 W Fond Du Lac Ave - 9900 W Fond Du Lac Ave Milwaukee, WI 53224	--	6079: Cleaning - Common Areas	Cleaner/Fab: Remove all solid waste, garbage, and debris violating the MLK Code of Ordinance. Clean the dumpster area thoroughly.	\$150.00	Paid Conf AF04-6740	03/10/2025

Approval Log

03/06/2025 02:26 PM **Approved automatically by System**

03/06/2025 02:26 PM **Subject to approval flow: Default by Warren Estrella**

Notes

Audit Log

Created By [Warren Estrella](#) on 03/06/2025 02:26 PM

Last Saved By [Warren Estrella](#) on 03/06/2025 02:26 PM

03/06/2025 02:26 PM **Subject to approval flow: Default** – [Warren Estrella](#)

03/06/2025 02:26 PM **Added Bill Work Order #20839-1** – [Warren Estrella](#)

03/06/2025 02:26 PM **Created Bill Fabiola - Cleaning, Landscaping, WOs Rios \$150.00** – [Warren Estrella](#)



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

April 01, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

ALEXANDER CIHLA
PO BOX 1136
MILWAUKEE, WI 53201

Record ID # GBGCO-25-01242

Re: 9900 W FOND DU LAC AV 11

TAXKEY #: 1440101000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 9900 W FOND DU LAC AV 11. 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 \$237.96. 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, 2025 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:

GEOFF LEAR, 9900 W FOND DU LAC AVE, MILWAUKEE, WI 53224
ALEXANDER CIHLA, PO BOX 1136, MILWAUKEE, WI 53201
LEAR LAND INVESTMENTS, LLC, 7878 DAY CREEK BLVD UN 438, RANCHO CUCAMONGA, CA 91739



Receipt of ARBA Fee

Date:	4/16/25
Received Of:	Tiffany Pfeilsticker
Property at:	9900 W. Fond du Lac Ave. 11
Received By:	LME
Check # (If Applicable):	1375
Amount:	\$25.00