



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

Friday, September 26, 2025

9:00 AM

City Hall, Room 301-B

Meeting convened: 9:04 AM

1. [25067](#)

Appeal of Willie Booker for reinspection fees (2448 N 30th St.) (15th Aldermanic District)

Sponsors: THE CHAIR

Held at the city's request.

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

Aye: 3 - Yandell, Jackson, and Hammer

No: 0

Excused: 1 - Bobot

2. [25046](#)

Appeal of Brian Thompson for reinspection fees (5269 N 38th St.) (1st 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 September 26, 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: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

3. [25071](#) Appeal of Gregory Roberson for reinspection fees (5807 N 36th St.) (1st 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 September 26, 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

4. [25040](#) Appeal of Steven Brick for snow removal fees (5644 N 78th St.) (2nd 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 September 26, 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: 3 - Yandell, Jackson, and Hammer

No: 0

Excused: 1 - Bobot

5. [25044](#) Appeal of Thomas and Paula Abbott for snow removal fees (2647 N Maryland Ave.) (3rd 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 September 26, 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: 4 - Bobot, Yandell, Jackson, and Hammer

No: 0

6. [25091](#) Appeal of Laurinda Cole for encroachment nuisance fees. (1512 N. 39th 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 September 26, 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

9:15 AM

7. [25042](#) Appeal of Ruben Anders for garbage and litter nuisance fees (3079 N 22nd St.) (7th Aldermanic District)

Sponsors: THE CHAIR

Mr. Yandell moved to hold so Ms. Gallup can check the garbage amount. Will return to this matter later in the agenda.

The correct billing was 133 yards of waste and one tire (primarily construction debris). To board members, the amount of waste calculated by the contractor seemed too high for what was in the photos.

Hold to the call of chair so the Dept. can do a quality control and see if there was an error made on their part to verify the cubic yards or she is willing to do a 50% reduction in the fee for a total of \$1556.06 due. The appellant chose to hold for a quality control.

Hold to the call of the chair so dept. can investigate the amount.

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

Aye: 3 - Yandell, Jackson, and Hammer

No: 0

Excused: 1 - Bobot

8. [25087](#) Appeal of Paula Josephs for vacant building registration fees (2033 W Fond du Lac Ave.) (15th Aldermanic District)

Sponsors: THE CHAIR

9. [25100](#) Appeal of Michael Schmidt for vacant building registration fees (5625 W Burleigh St.) (7th Aldermanic District)

Sponsors: THE CHAIR

9:30 AM

10. [25068](#) Appeal of Willie Booker for garbage and litter nuisance fees (3880 N Vel Phillips Ave.) (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 September 26, 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

11. [25078](#) Appeal of Willie Booker for garbage and litter nuisance fees (2448 N 30th St.) (15th Aldermanic District)

Sponsors: THE CHAIR

The city offered to waive the \$121.92 administrative fee. The appellant accepted the offer.

12. [25084](#) Appeal of Sandra Mack for garbage and litter nuisance fees (3229 N 21st St.) (6th Aldermanic District)

Sponsors: THE CHAIR

13. [25088](#) Appeal of Felix Varlam for vacant building registration fees (3878 N Port Washington Ave.) (6th Aldermanic District)

Sponsors: THE CHAIR

14. [25089](#) Appeal of Manjit Singh for vacant building registration fees (3051 N 12 St.) (6th Aldermanic District)

Sponsors: THE CHAIR

9:45 AM

15. [25095](#) Appeal of James Michael for garbage and litter nuisance fees (5667 N 34th St.) (1st 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 September 26, 2025. The phone number for general information for the Court is (414) 278-4120.*
- The city agreed to waive the administrative fee of \$121.92. The appellant did not accept the offer.*
- 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
16. [25096](#) Appeal of Tauseef Quarishi for garbage and litter nuisance fees (5736 N 65th St.) (2nd Aldermanic District)
- Sponsors:** THE CHAIR
- The city agreed to waive the administrative fee of \$121.92. The appellant agreed to accept the offer.*
17. [25098](#) Appeal of Jared (Gerald) Eckes for vacant building registration fees (2414 W Brown St.) (15th Aldermanic District)
- Sponsors:** THE CHAIR
- There is a remaining balance of \$254, after the city waived \$254.*
- 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 September 26, 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

18. [25099](#) Appeal of Marvel Coleman for vacant building registration fees (6322 W Locust St.) (10th Aldermanic District)
Sponsors: THE CHAIR
19. [25101](#) Appeal of Richard Naef for vacant building registration fees (3035 N 55th St.) (7th Aldermanic District)
Sponsors: THE CHAIR
- 10:00 AM
20. [25102](#) Appeal of Jucileide Cepolski for vacant building registration fees (2332 N 15th St.) (15th Aldermanic District)
Sponsors: THE CHAIR
The city already waived \$1016 in fees and if a title search had been done when purchased, the owner would have been aware of the fees and the building is currently vacant. \$254 still remains outstanding for the vacant building charge. She is withdrawing her appeal and will pay the \$254.
21. [25104](#) Appeal of James Robinson, Jr. for vacant building registration fees (3902-04 W Walnut St.) (15th Aldermanic District)
Sponsors: THE CHAIR
22. [25105](#) Appeal of Eliosa Wheeler for garbage and litter nuisance fees (2754 N 39th St.) (15th Aldermanic District)
Sponsors: THE CHAIR
23. [25106](#) Appeal of Gerald Scott for vacant building registration fees (2807 N 58th St.) (10th Aldermanic District)
Sponsors: THE CHAIR
24. [25107](#) Appeal of Cayden Standlee for vacant building registration fees (5320 N 39th St.) (1st Aldermanic District)
Sponsors: THE CHAIR
25. [25108](#) Appeal of Daniel Shovers for garbage and litter nuisance fees (4934 W Forest Home Ave.) (11th Aldermanic District)
Sponsors: THE CHAIR

Held at his request as had to leave.

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: 3 - Yandell, Jackson, and Hammer

No: 0

Excused: 1 - Bobot

10:15 AM

26. [25081](#) Appeal of Robert Cagle relating to a dangerous animal at 1957 N. 36th Street. (15th Aldermanic District)

Sponsors: THE CHAIR

Theresa Scott - mother of the appellant.

Ald. Jackson moved to refer back to the Dangerous Animal panel, seconded by Ms. Hammer. No objections.

A motion was made by ALD. JACKSON, seconded by Elizabeth Hammer, that this APPEAL be DENIED (referred back to the Dangerous Animal panel) This motion PREVAILED by the following vote:

Aye: 3 - Yandell, Jackson, and Hammer

No: 0

Excused: 1 - Bobot

10:30 AM

27. [25090](#) Appeal of Atty. Michael Pflughoeft, Jr. for nuisance property designation (5065 N Hopkins St.) (1st Aldermanic District)

Sponsors: THE CHAIR

Held at both parties' request.

This APPEAL was HELD IN COMMITTEE

Aye: 3 - Yandell, Jackson, and Hammer

No: 0

Excused: 1 - Bobot

28. [25092](#) Appeal of Atty. Michael Pflughoeft, Jr. for nuisance property designation (4522 W Hampton Ave.) (1st Aldermanic District)

Sponsors: THE CHAIR

Held at both parties' request

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

Aye: 3 - Yandell, Jackson, and Hammer

No: 0

Excused: 1 - Bobot

29. [25109](#)

Appeal of Manuel Garcia for nuisance property designation (1417 S 12th St./1201-05 W Greenfield Ave.) (12th Aldermanic District)

Sponsors: THE CHAIR

Next meeting:

Dec. 10th at 9 am.

Meeting adjourned: 12:40 PM

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>.