



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.

MIKE CITY CLERK - RCUD
2026 JUN 11 PM 1:52

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) 286-2221

DATE: 6/8/2026

RE: 1559-1561 S 9th St, Milwaukee, WI 53204
(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 Services
(Name of City Department)

Amount of the charges \$ 576.41

Charge relative to: Semi-annual Vacant Building Registration Renewal

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:

There was a recent change in ownership and subsequent unit clean out. Our staff left a few black garbage bags in the rear of the yard one evening, and the following day they were taken by DNS. Without producing a right to cure notice and giving adequate time for cleanup, I believe this charge is invalid.

Signature

Josh Studinski, Agent

Name (please print)

Attn: Badger Management LLC
6650 W State St D107
Wauwatosa, WI 53213

Mailing address and zip code

414-533-5454

Daytime phone number

josh@badger-management.com

Email Address



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

June 02, 2026

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

1559 S 9TH ST LLC
6650 W STATE ST D107
WAUWATOSA, WI 53213

Record ID # GBG-26-01045

Re: 1561 S 9TH ST

TAXKEY #: 4611143000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 1561 S 9TH ST. 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 \$576.41. 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, 2026 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:

1559 S 9TH ST LLC, 6650 W STATE ST D107, WAUWATOSA, WI 53213
JOSH STUDINSKI, 6650 W STATE STREET #D107, WAUWATOSA, WI 53213
1559 S 9TH ST LLC, 6650 W STATE ST D107, WAUWATOSA, WI 53213



Receipt of ARBA Fee

Date:	Friday, June 12, 2026
Received Of:	Josh Studinski, Agent for 1559 S 9 th St., LLC
Reason	Garbage and litter
Property at:	1559-1561 S 9 th St
Received By:	Joanna Urtiz
Check # (If Applicable):	Ck#2007673754
Amount:	\$25.00