



IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN 30 DAYS OF ASSESSED CHARGES.

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

DATE: 2/5/26

RE: 2013 N 41 St Milwaukee WI
(Address of property in question)

Pursuant to Chapter 68 of the Wisconsin Statutes and Section 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 Abdullahi Tubiqo
(Name of City Department)

Amount of the charges \$ 25

Charge relative to: I am elm because I disposed the trash my self

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:

I am elm because I disposed the trash my self to the west mangement and now they say they clean up the is not true

Abdullahi Tubiqo
Name (please print)

4180 Churchman Ave Louisville KY
Mailing address and zip code

502-379-3142
Daytime phone number



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

January 12, 2026

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

Record ID # GBGCO-25-04777

FABIO RIBEIRO
2853 42 STREET
ASTORIA, NY 11103

Re: 2013 N 41ST ST

TAXKEY #: 3480747200

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 2013 N 41ST 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 \$183.01. 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:

- FABIO RIBEIRO, 2853 42 STREET, ASTORIA, NY 11103
- FABIO RIBEIRO, 2853 42 STREET, ASTORIA, NY 11103
- ABDULLAHI JUBIYO, 4180 CHURCHMAN AVE, LOUISVILLE, KY 40215

2013 N 41st St

COPY





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

January 12, 2026

Jezamil Arroyo-Vega
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Department of Neighborhood Services
Inspectional Services for health, safety and neighborhood improvement

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Department of Neighborhood Services
 Enforcement Section
 4001 S. 6th St.,
 Milwaukee, WI 53221

GBGCO-25-04777

3 STRIKES
 5-22-25
 3-21-25

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

118

Re: 2013 N 41ST ST

Taxkey #: 348-0747-200

SOLID WASTE VIOLATION
IMPORTANT NOTICE - READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. A copy of this order will be mailed for the first offense in a one-year period. If you have circumstances that may warrant an extension, please call the number listed below. You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

You are directed to remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79). Do not simply restack items and assume the city will remove them; the condition of the property is **your responsibility**. **You have 24 hours** after the date of this posting to completely clean the property and inform us that it has been cleaned or a contractor may be dispatched to clean it **at your cost**.

2013 N. 41st St

COPY

For information about this order please call (414) 286-2268.	
Inspector: CRANDO	Posted: 12/10/2025
(x) Handwork () SKID	Mailed: 12-11-25 CR

Call to learn how subscribing for an e-notify account (milwaukee.gov/e-notify) and providing your e-mail will help make you aware of orders against your property.

Large Print
 • • This material is available in alternative formats for individuals with disabilities upon request.
 • • Please contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or
 Braille ADACoordinator@milwaukee.gov.

OFFICIAL NOTICE OF VIOLATION
 The City of Milwaukee - Department of Neighborhood Services

REFERRED

DEC 15 2025

COPY

Record ID: GBGCO-25-04777

12/11/2025

Address: 2013 N 41ST ST

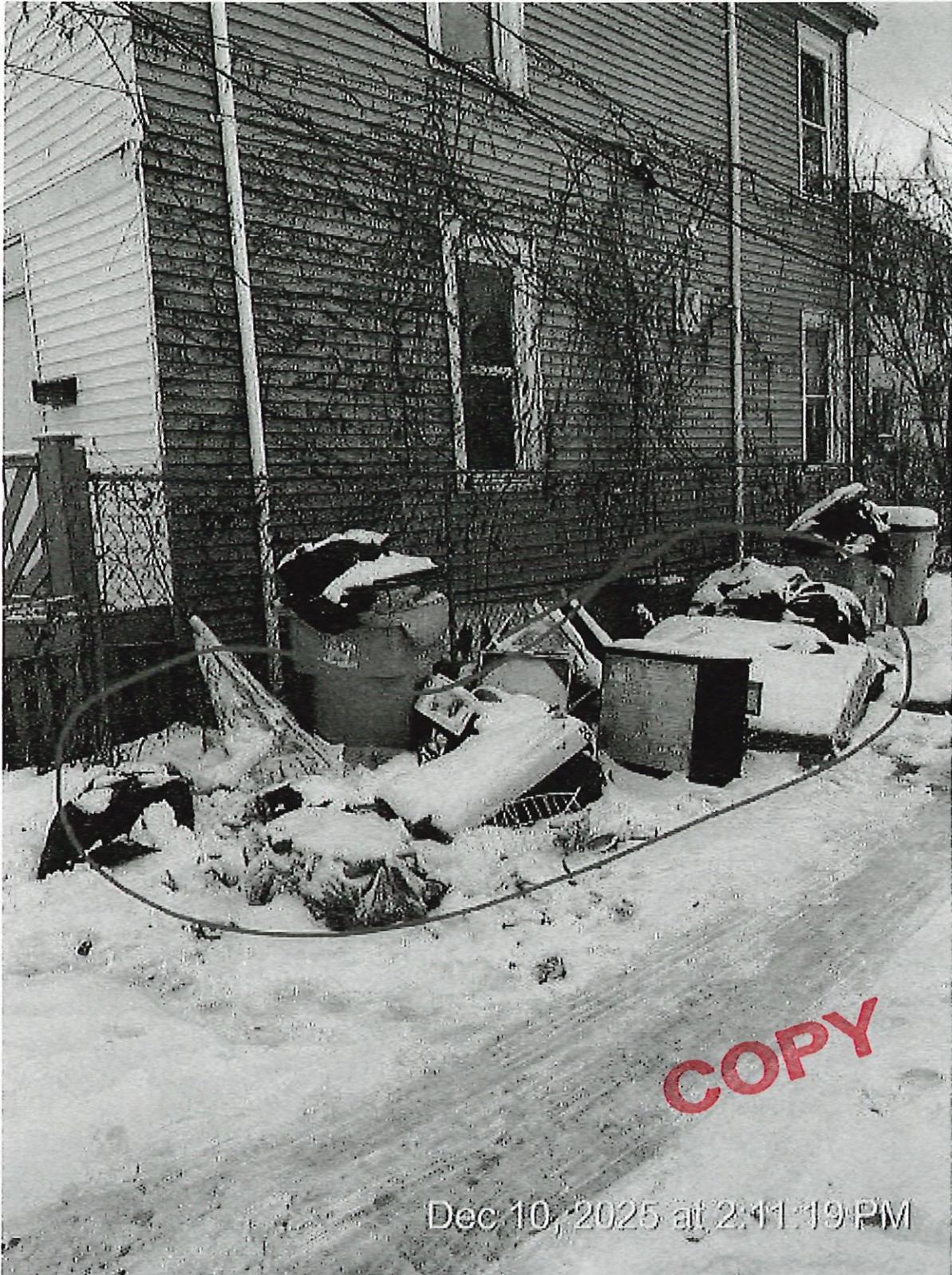
Recipients:

FABIO F RIBEIRO, 2853 42 STREET, ASTORIA, NY 11103

COPY

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



COPY

Dec 10, 2025 at 2:11:19 PM

2013 N 41ST ST, MILWAUKEE, WI 532081856



2013 N 41ST ST, MILWAUKEE, WI 532081856



Department of Neighborhood Services
4001 S. 6th St., Milwaukee, WI 53221
milwaukee.gov/DNS • 414-286-2268

Order to Correct Conditions to protect the public health, safety or welfare.

SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: 222 N 41st St

DATE: 12-09-25

IMPORTANT NOTICE READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. If you have circumstances that may warrant an extension, please call 414-286-2268 within 24 hours.

YOU ARE DIRECTED TO REMOVE ALL SOLID WASTE, GARBAGE AND DEBRIS WHICH VIOLATE THE MILWAUKEE CODE OF ORDINANCES (CHAPTER 79) including but not limited to:

Garbage and debris with no containers
and other items in yard

DO NOT SIMPLY RESTACK ITEMS

YOU HAVE 24 HOURS

after the date of this posting to completely clean the property **AND CONTACT DNS** or a contractor may be dispatched to clean at your cost. There will be an administrative fee assessed if the contractor arrives even if the property is cleaned.

Inspector: [Signature] Posted: 12-09-25

For information about this order please call

(414) 286-2268

You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 208, Milwaukee, WI 53202 within 30 days of the assessment.

Call to learn how subscribing for an e-mail account (this is not a gov't e-mail) and providing your e-mail will help make you aware of orders against your property.



This material is available by alternative formats for individuals with disabilities upon request. Please contact the City of Milwaukee ADA Coordinator at (414) 286-2478 or ADA@milwaukee.gov

WHITE COPY OFFICE BLUE COPY POSTING GREEN COPY COMPLAINTS AND APPEALS

Dec 10, 2025 at 2:27:00 PM

2013 N 41ST ST, MILWAUKEE, WI 532081856

Receipt of ARBA Fee

Date:	February 12, 2026
Received Of:	Fabio Ribeiro
Property at:	2013 N 41 st street
Received By:	Joanna Urtiz
Check # (If Applicable):	Ck#193 By mail
Amount:	\$25.00