



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.

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

DATE: 5/23/2025

RE: 3880 N. Vel R. Phillips Ave
(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 \$ 216.80 + \$25.00

Charge relative to: Garbage & Litter Nuisance

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:

After receiving the E-notify notice to correct the issue. I called DNS
for pictures so that I could let the Property Manager know specifically where the
issue (reference the 4/11 email). However, I received a bill in the mail so I asked for pictures
of the reinspection/contractor photos & they are pictures I never seen or sent home. The
contractor addressed issues that were not mentioned to me & I did not get an opportunity to
correct it. I am asking for an appeal & reimbursement of the filing fee.

City Employee: Calvin Glenn (4/11) & Brenda Rorer (5/20)


Signature

Willie Booker

Name (please print)

3805 S Othello St. STE 100-146

Seattle, WA 98118

Mailing address and zip code

(662) 832-6705

Daytime phone number

support@blackoakhomesolutionsllc.com

E-Mail Address(es)



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

May 14, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

ASCEND GROUP LLC
3815 S OTHELLO ST STE 100-148
SEATTLE, WA 98118

Record ID # GBG-25-01275

Re: 3880 N VEL R PHILLIPS AV

TAXKEY #: 2731605000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 3880 N VEL R PHILLIPS AV. 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 \$216.80. 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:

ASCEND GROUP LLC, 3815 S OTHELLO ST STE 100-148, SEATTLE, WA 98118
WILLIE BOOKER, 3815 S OTHELLO ST STE 100-148, SEATTLE, WA 98118
ASCEND GROUP LLC, 2800 E ENTERPRISE AVE STE 300, APPLETON, WI 54913



FW:

1 message

Glenn, Calvin <calGle@milwaukee.gov>

To: "support@blackoakhomesolutionsllc.com" <support@blackoakhomesolutionsllc.com>

From: Glenn, Calvin
Sent: Friday, April 11, 2025 9:56 AM
To: support@blackoakhomesolutionsllc.com
Subject:

These are pictures
I received which does
not show the areas that
are in Brendo Roner photos

Calvin Glenn

Program Assistant III
Department of Neighborhood Services
4001 S. 6th Street, 1st floor, Milwaukee, WI 53221
P: (414) 286-8419





photo_20250410_095720_000 (1).jpg
182K



photo_20250410_101007_000.jpg
112K

Inspector Photos/3880 N Vel R Phillips Av/GBG-25-01275

1 message

Raner, Brenda <braner@milwaukee.gov>

Tue, May 20, 2025 at 2:21 PM

To: Willie Booker <support@blackoakhomesolutionsllc.com>

This is what was sent to me
after receiving the bill in the mail.
You will see the pictures are different
than before



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: 3880 N. V. R. PHILLIPS DATE: 4-10-25

IMPORTANT NOTICE READ CAREFULLY

The Department of Neighborhood Services will inspect within the time specified. If not corrected by the City within 24 hours, the City will be charged as a violation 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:

All Garbage, Lumps & Debris

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: Carroll

Posted: 4-10-25

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 205, Milwaukee, WI 53202 within 30 days of the assessment.

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

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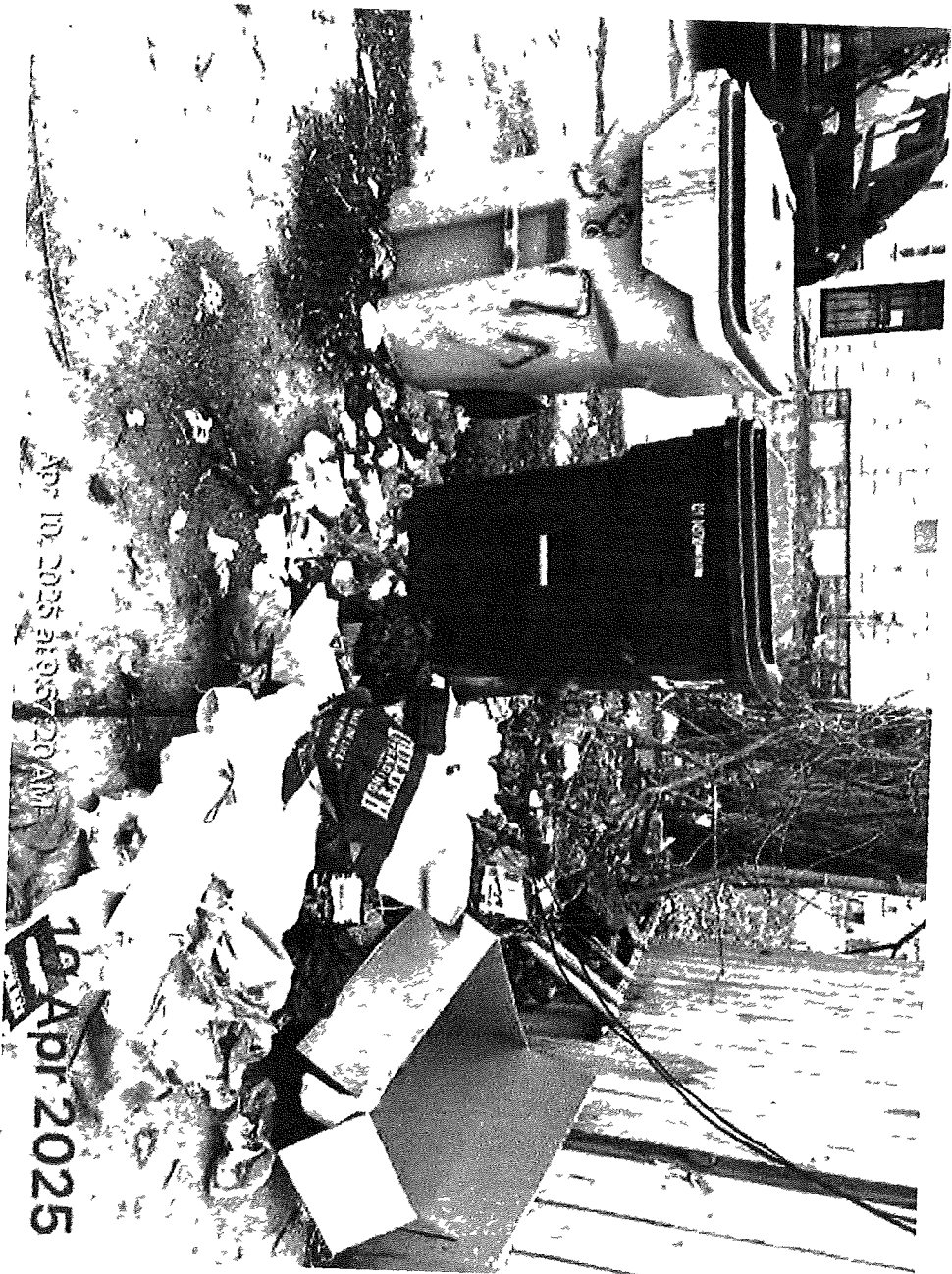
This material is available in alternative formats for individuals with disabilities upon request.

Please contact the City of Milwaukee ADA Coordinator at (414) 286-3473 or ADA Coordinator@milwaukee.gov.

WHITE COPY: OFFICE ADMINISTRATION 4/10/25 10:57 AM

10 Apr 2025

3880 N. V. R. PHILLIPS
G660-25-01275

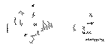




Have a nice evening,

Brenda Raner
Customer Service Representative II

Department of Neighborhood Services
4001 S 6th St, First Floor, Milwaukee, WI 53221
P: (414) 286-3181



The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.

Receipt of ARBA Fee

Date:	5/27/25
Received Of:	Willie Booker
Property at:	3880 N. Vel Phillips Ave.
Received By:	LME
Check # (If Applicable):	Money order 1721013556
Amount:	\$25.00