



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, Elizabeth Hammer and Alex Bruzan

Staff Assistant, Joanna Urtiz, 414-286-2366
Fax: 414-286-3456, jpolan@milwaukee.gov Legislative Liaison,
Alex Highley, 414-286-8661, Alex.Highley@milwaukee.gov

Friday, February 13, 2026

9:00 AM

City Hall Room 301-A
Virtual option available

Meeting convened at 9:01 AM

Present: 5 - Bobot, Yandell, Jackson, Hammer, Bruzan

- [25114](#) Appeal of Robby Sergent for tree removal fees (3525 W Center St.) (15th Aldermanic District)
Appearing:
Mr. Sergent - appellant
Ben Brannan - Forestry

Ald. Jackson, seconded by Yandell to move to adjourned this item for further research and for Mr Sergent to provide on if the tree
Jackson withdraw his

grant appeal in part
denied in part
\$1000.00
- [25136](#) Appeal of Robby Sergent for reinspection fees (1231 N 32nd St.) (4th Aldermanic District)
- [25152](#) Appeal of Sai Xiong for tall grass and weeds nuisance fees (2575 N 34th St.) (15th Aldermanic District).

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

4. [25154](#) Appeal of Heather Groth-Hansen for overhanging tree branches nuisance fees (2801 W State St.) (4th Aldermanic District)

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 February 13, 2026. 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. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

5. [25125](#) Appeal of Michael Manske for reinspection fees (5360 N 51st St.) (1st Aldermanic District)

6. [25143](#) Appeal of Zygmunt Serafin for reinspection fees (2120 S 18th St.) (12th Aldermanic District)

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

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

7. [25148](#) Appeal of Kenneth Brown for reinspection fees (3536 N 93rd St.) (5th Aldermanic District)

*Appearing:
Atty Arena with Mary Brown
Laritson - Forestry*

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Elizabeth Hammer, seconded by Kendrick Yandell, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Jackson, Bruzan, Hammer, Yandell, and Bobot

No: 0

8. [25149](#) Appeal of Kenneth Brown for reinspection fees (7809 W Hadley St.) (5th Aldermanic District)

A motion was made by Kendrick Yandell, seconded by ALD. JACKSON, that this APPEAL be HELD IN COMMITTEE. This motion PREVAILED by the

following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

9. [25150](#) Appeal of Jonathan Smith for reinspection fees (615 S 89th St.) (10th Aldermanic District)

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

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

10. [25151](#) Appeal of Dina Bellamy for reinspection fees (4463 N Sherman Blvd.) (7th Aldermanic District)

11. [25164](#) Appeal of Freida Webb for reinspection fees (3373-77 N Dr Martin Luther King, Jr Dr.) (6th Aldermanic District)

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

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

9:30 AM

12. [25178](#) Appeal of John Ribbich for reinspection fees (1912 S 21st St.) (12th Aldermanic District)

13. [25138](#) Appeal of Xub-Muv Xiong for vacant building registration fees (2420 N 49th St.) (5th Aldermanic District)

14. [25142](#) Appeal of Pascual Isidoro Guatzozon for vacant building registration fees (2651 N 49th St.) (5th Aldermanic District)

15. [25144](#) Appeal of Annie Beamon for garbage and litter nuisance fees (4136 N. 27th St.) (1st Aldermanic District)

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

16. [25146](#) Appeal of Christine Celley for garbage and litter nuisance fees (3250 N. 88th St.) (5th Aldermanic District)

17. [25147](#) Appeal of Steve Brick for garbage and litter nuisance fees (3121 N 29th St.) (7th Aldermanic District)

A motion was made by Elizabeth Hammer that this APPEAL be GRANTED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

18. [25153](#) Appeal of Tiffany Pfeilsticker for garbage and litter nuisance fees (1234 W Walker St.) (12th Aldermanic District)

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

19. [25155](#) Appeal of Martha Cooper for garbage and litter nuisance fees (2909 N 37th St.) (7th Aldermanic District)

Ald. Jackson moved to hold this item, as crew were sent for clean up during the flood time.

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

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

20. [25156](#) Appeal of Shanina Henderson for garbage and litter nuisance fees (2617 N 48th St.) (15th Aldermanic District)

10:00 AM

21. [25158](#) Appeal of Jordan Sowinski for garbage and litter nuisance fees (4252 N 89th St.) (5th Aldermanic District)

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

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

22. [25159](#) Appeal of Robert Sanchez for garbage and litter nuisance fees (7937-39 W Villard Ave.) (2nd Aldermanic District)

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by ALD. JACKSON, seconded by Kendrick Yandell, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

23. [25160](#) Appeal of Samuel Mintner for vacant building registration fees (8611 W Kaul Ave.) (2nd Aldermanic District)

24. [25161](#) Appeal of Dave Randle for vacant building registration fees (3046 N 23rd St.) (7th Aldermanic District)

25. [25162](#) Appeal of Renee Stiemke for vacant building registration fees (6649 W Mount Vernon Ave.) (10th Aldermanic District)

26. [25163](#) Appeal of Derrick Smith for garbage and litter nuisance fees (2635 N 48th St.) (15th Aldermanic District)

Based on non-appearance despite timely notice of the hearing.

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Alex Bruzan, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

27. [25165](#) Appeal of Frank Balistrieri for garbage and litter nuisance fees (4325 N Green Bay Ave.) (1st Aldermanic District)

28. [25167](#) Appeal of Guadalupe Rubalcava for vacant building registration fees (3718 N 98th St.) (5th Aldermanic District)
29. [25168](#) Appeal of Maria Lopez for vacant building registration fees (2245-57 N 16th St.) (15th Aldermanic District)
30. [25169](#) Appeal of Elaine Allen for vacant building registration fees (2441 W Capitol Dr.) (6th Aldermanic District)

10:30 AM

31. [25170](#) Appeal of Sara Mahmud for vacant building registration fees (4129 W Fairmount Ave.) (7th Aldermanic District)
32. [25171](#) Appeal of John Xiong for vacant building registration fees (2426 N 27th St.) (15th Aldermanic District)
33. [25173](#) Appeal of Murray Davis for vacant building registration fees (2335 N 16th St.) (15th Aldermanic District)
34. [25174](#) Appeal of Caroline Thomas (Phoenix) for garbage and litter nuisance fees (2021-2023 S 32nd St.) (8th Aldermanic District)
35. [25175](#) Appeal of Herman Davis, Jr. for vacant building registration fees (2976 N 40th St.) (7th Aldermanic District)
36. [25176](#) Appeal of Nakisha Leach for vacant building registration fees (3041 N 52nd St.) (7th Aldermanic District)
37. [25177](#) Appeal of Dale Dolence for vacant building registration fees (920 N 29th St.) (4th Aldermanic District)

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

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

38. [25179](#) Appeal of Cody Kmetz for vacant building registration fees (2958 N. 27th St.) (7th Aldermanic District)

Based on non-appearance despite timely notice of the hearing.

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 February 13,

2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

39. [25180](#)

Appeal of Cody Kmetz for vacant building registration fees (1310 W. Juneau Ave.) (4th Aldermanic District)

Based on non-appearance despite timely notice of the hearing.

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Elizabeth Hammer, seconded by Kendrick Yandell, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

40. [25181](#)

Appeal of Mark Priewe for vacant building registration fees (4933 W Good Hope Rd.) (9th Aldermanic District)

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

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

11:00 AM

41. [25090](#)

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

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

42. [25092](#) Appeal of Atty. Michael Pflughoeft, Jr. for nuisance property designation (4522 W Hampton Ave.) (1st Aldermanic District)

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 February 13, 2026. The phone number for general information for the Court is (414) 278-4120.

A motion was made by Elizabeth Hammer, seconded by Kendrick Yandell, that this APPEAL be DENIED. This motion PREVAILED by the following vote:

Aye: 5 - Bobot, Yandell, Jackson, Hammer, and Bruzan

No: 0

43. [25172](#) Appeal of Atty. Michael Pflughoeft, Jr. for nuisance property designation (2809 W Highland Ave.) (4th Aldermanic District)

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be GRANTED. This motion PREVAILED by the following vote:

Aye: 4 - Bruzan, Hammer, Yandell, and Bobot

No: 1 - Jackson

44. **Review and Approval of the 2025 Annual Report**

Member Yandell, seconded by Hammer moved approval of the report.

This meeting will be webcast live at www.milwaukee.gov/channel25.

Meeting adjourned at 12:11

Joanna Urtiz
Staff Assistant

Members of the Common Council, and members of its Standing Committees who are not members of this Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that this meeting may constitute a meeting of the Common Council or any of its Standing Committees, and must be noticed as such, although they will not take any formal action at this meeting. Times for specific agenda items are estimations. If items cannot be heard at their specified times, they will be heard as soon as practicable thereafter.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

Limited parking for persons attending meetings during normal business hours is available at reduced rates (5 hour limit) at the Associated Bank River Center on the southwest corner of Kilbourn Avenue and Water Street. You must present a copy of the meeting notice to the parking cashier.

Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code of Ordinances are required to register with the City Clerk's Office License Division. More information is available at <http://city.milwaukee.gov/Lobbying> or by calling 414-286-2238.