



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, August 14, 2026

9:00 AM

Room 301-B, City Hall
This meeting is also VIRTUAL

Meeting convened at 9:04 AM

Present: 4 - Bobot, Yandell, Hammer, Bruzan

Excused: 1 - Jackson

1. [26076](#) Appeal of Scott Meka for snow and ice removal nuisance fees (2961 S Wentworth Ave.) (14th Aldermanic District).
2. [26070](#) Appeal of Rupesh Gupta, R&R Associates, LLC for tall grass and weeds nuisance fees (5950 N 70th St.) (2nd Aldermanic District).
3. [26061](#) Appeal of Lina Ramon Galva for snow and ice removal nuisance fees (1913 W Cherry St.) (15th Aldermanic District).
4. [26065](#) Appeal of Isaac Malone, Best Choice Holdings LLC for tall grass and weeds nuisance fees (2713 W Vliet St.) (4th Aldermanic District).

9:30 AM

5. [26033](#) Appeal of Jonathan Apo, POHAKUVENTURES LLC for vacant building registration fees (1315 W Finn Pl.) (6th Aldermanic District)

Based on non-appearance, member Yandell, seconded by member Hammer moved denial. There were no objections.

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

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

No: 0

Excused: 1 - Jackson

6. [26040](#) Appeal of Shirley Walker for vacant building registration fees (2712 N

53rd Street) (7th Aldermanic District)

Appearing:
Shirley Walker
DNS Lori Gallup

If Ms. Walker agrees to avail City to inspect, DNS will be willing to waive the \$254.00 resinpection fees.

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

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

No: 0

Excused: 1 - Jackson

7. [26071](#)

Appeal of Calvin R. Ramsey, Sr. for vacant building registration fees (3222 N 23rd St.) (7th Aldermanic District)

Based on nonappearance, member Yandell, seconded by member Hammer moved denial. There were no objections.

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

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

No: 0

Excused: 1 - Jackson

8. [26073](#)

Appeal of Josh Studinski, Agent for 1559 S 9th St LLC for garbage and litter nuisance fees (1559-1561 S 9th St.) (12th Aldermanic District)

Mr. Studinski had not seen Dept pictures provided in the file.

Ms Gallup will be sending via email, the DNS packet provided onto the file.

Member Hammer moved denial of this appeal, seconded by Mr. Yandell

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

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

No: 0

Excused: 1 - Jackson

9. [26074](#)

Appeal of Josh Studinski, Agent for 342 N Palmer St LLC for vacant building registration fees (3042 N Palmer St.) (6th Aldermanic District)

Appearing
Josh Studinski
DNS Lori Gallup

Mr. Studinski stated that property was purchased on 11/20/2025; he stated that he was not unaware of any lingering charges prior to him owning/purchasing this property.

Ms. Gallup will be emailing Mr. Studinski the department packet, including Vacant Building Program.

Based on the testimony shared, it appears to be a discrepancy between the conveyance date on register of deeds records vs date of purchased stated by Mr. Studinski.

Member Yandell grant appeal. ownership transfered of ownership, seconded by member Bruzan

This APPEAL was GRANTED

10:00 AM

10. [26077](#) Appeal of Gregory Dean for vacant building registration fees (5914 N Teutonia Ave.) (1st Aldermanic District)
11. [26078](#) Appeal of Jenta Alexander for vacant building registration fees (3934 N 74th St.) (10th Aldermanic District)
- Based on nonappearance, member Yandell, seconded by member Hammer moved denial. There were no objections.*
- A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be DENIED. This motion PREVAILED by the following vote:**
- Aye:** 4 - Bobot, Yandell, Hammer, and Bruzan
- No:** 0
- Excused:** 1 - Jackson
12. [26079](#) Appeal of HUAD Real Estate Trust for vacant building registration fees (3439 N 10th St.) (7th Aldermanic District)
- Appearing:
DNS Lori Gallup
Joel Brown & John Arrigan*
- This appeal was in the amount of \$508.00
\$254.00 for remaining vacant for a period of 6-months and \$508.00 for having a code violation at the time of the vacant building registration renewal.*
- Based on testimony, department's recommendation, board moved to waive \$254.00 given the appellants provide proof of Vacant Building Registration Certificate prior to the next meeting. Ohterwise, they will be responsible for the entire charge; member Yandell moved to hold to the call of the chair, seconded by member Hammer. There were no objections.*
- This APPEAL was HELD IN COMMITTEE**

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

No: 0

Excused: 1 - Jackson

13. [26080](#)

Appeal of Michael Chelminsui - TEAM ASSETS, LLC for vacant building registration fees (3457 N 46th St.) (7th Aldermanic District)

Based on non-appearance, member Yandell, seconded by member Hammer, moved denial. there were no objections.

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

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

No: 0

Excused: 1 - Jackson

10:30 AM

14. [25187](#)

Appeal of Ronald Mueller for reinspection fees (2947 N 30th St.) (7th Aldermanic District)

*Appearing
Ronald Mueller
DNS Peter Laritson*

Father, Ronald Mueller - deceased who was the owner of the property; Son, Ronald Mueller owner of the business.

According to DNS records, there are \$5,080.00.

This appeal was originally submitted on 12/18/2025.

If occupancy permit is verified by DNS which was presented by Mr Mueller at the hearing, fees of \$6,086.00 will be waived, otherwise he will responsible for the entire amount currently owed, seconded by members Bruzan

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

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

No: 0

Excused: 1 - Jackson

15. [26058](#)

Appeal of Steven R Wolf for reinspection fees (508 W Vienna Ave.) (6th Aldermanic District)

Based on non-appearance member Hammer, seconded by member Yandell, moved denial. There were no objections.

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

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

No: 0

Excused: 1 - Jackson

16. [26060](#)

Appeal of Jesse Griffin, Jr. for reinspection fees (3134 N 42nd Pl.) (7th Aldermanic District)

Based on non-appearance member Hammer, seconded by member Yandell, moved denial. There were no objections.

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

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

No: 0

Excused: 1 - Jackson

17. [26067](#)

Appeal of Rick Kouchich for reinspection fees (10835 W Mill Rd.) (5th Aldermanic District)

Appearing:

Mr. Rick Kouchich

Pete Laritson - DNS

4 orders have been issued

5 citations

multiple contact with owner

Mr. Kouchich stated that he has been undergoing serious medical issues, and is willing to cooperate to comply with the City. He is asking the board to reduce some of these fines.

Department offers that Mr. Kouchich, to waive the \$1,625.60 fees by August 31, 2026 if he complies.

Motion by member Yandell, seconded by member Bruzan. There were no objections.

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

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

No: 0

Excused: 1 - Jackson

18. [25192](#)

Appeal of Catherine Beck for denial of chicken keeping permit (2912 N Prospect Ave.) (3rd Aldermanic District)

Appearing;

Catherine Beck

DNS Lori Gallup

DNS Decision to denied was made twice prior to this hearing based on testimony provided 10/14/2025

Ms. Beck stated that the opposed party is a landlord not a living neighbor, however, his tenants have no opposition in this matter, said Ms. Beck.

Chair Bobot asked Mr. Gallup to provide the board with an audio/written transcripts of the 10/14/2025 DNS Commissioner hearing to review and make a decision at the next hearing.

Member Yandell, seonded by member Bruzan moved to hold this item to the call of the chair not having enough information to make a lawful decision at this time on this appeal.

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

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

No: 0

Excused: 1 - Jackson

19. [26059](#)

Appeal of Atty. Michael Pflughoeft, Jr. for nuisance property designation (4805 N Sherman Blvd.) (1st Aldermanic District)

At the request of Atty Michael Pflughoeft, Jr, representing 4805 N Sherman Blvd.

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

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

No: 0

Excused: 1 - Jackson

20. [26085](#)

Appeal of Attorney Michael A. Pflughhoeft for nuisance call special charges (5716 W Hampton Ave.) (1st Aldermanic District)

At the request of Atty Michael Pflughoeft, Jr, representing 5716 W Hampton Ave.

A motion was made by Kendrick Yandell, seconded by Elizabeth Hammer, that this APPEAL be HELD IN COMMITTEE. This motion FAILED by the following vote:

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

No: 0

Excused: 1 - Jackson

11:00 AM

The Administrative Review Board of Appeals may convene into closed session on Friday, August 14, 2026, in Room 301-B, City Hall, 200 E. Wells St., Milwaukee, Wisconsin, pursuant to s. 19.85(1)(g), Wis. Stats., for the purpose of conferring with the City Attorney who will render oral or written advice with respect to litigation in which the city is or is likely to become involved, and then may go into open session for the regular agenda.

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

Meeting adjourned at 12:02

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.