



**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:** April 16, 2025

**RE:** 3312-14 N Oakland 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

Charge relative to: Record ID GBG-25-00539

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 have read Milwaukee Ordinance 79-1 through 79-17 in its entirety and have found no reference the ordinance that bulky waste may not be picked up from private property by Sanitation, nor that it must be placed at the alley line, which is what I was told when I called to get them to pick it up. This is the only wording that says how to handle bulky waste: "The waste shall be stored and handled in an approved manner and not contrary to any order of the commissioner of health or the commissioner of neighborhood services. Collection shall be scheduled as practical by the department." So, not picking up from private property or demanding that it be placed at the alley line must be in the commissioner's orders, not an ordinance, and presumably could be adapted to the needs of the elderly.

This property is my home. I am the owner-occupant here. I was mistakenly listed as a "complainant" when I called DNS to find out how I could get Sanitation to pick up the loveseat that had been dumped in my parking space at the alley. Please see my attached statement. I will be forwarding these materials to my alderman's office as well.

Barbara Cooley  
Signature

Barbara Cooley

Name (please print)

3314 N. Oakland 53211

Mailing address and zip code

414 467 2543

Day time phone number

bcooley00@icloud.net

E-Mail Address(es)

A loveseat was dumped in my alley parking space at 3312-14 N. Oakland Ave., presumably by a student who was moving (I live near UWM). I am an owner-occupant at this address. I attempted to determine which unit/landlord it had come from with no success. I then notified Sanitation by Click-for-Action that it needed to be picked up. My request was received but nothing happened. I checked back in Click-for-Action and it was marked "Completed." I called Sanitation to ask why it was marked completed when the loveseat was still there. I was told it was on private property (yes, mine, right next to my garbage carts) and they wouldn't do it unless I moved it to the alley line. I was further told that not picking anything up off private property was a requirement by ordinance. (It is not.) I explained that I was 77 years old and couldn't move it. Why couldn't they pick it up if it's on my property and I'm the one asking that it be picked up?

I then called DNS to find out what could be done. I was told a complaint and order could be filed. I said no, don't do that! I'm the owner, not some neighboring complainant and I'm trying to get this taken care of by the City. She said oh, I thought this was an absentee landlord property and I said I was the owner-occupant. She apologized but apparently the order went out anyway unbeknownst to me, with me as the complainant. I then emailed my alderman's office though I didn't have an alderman at the time (3<sup>rd</sup> District) and was told they would look into getting Sanitation to pick it up but I never heard anything back even though I sent a follow up email asking if there had been any progress. Then one day the loveseat was gone so I assumed the alderman's office got it removed after all. I didn't know there had been an order from DNS until I received it in the mail after the loveseat was already gone, dated 2/19 and saying I had 24 hours to remove it or pay a City Contractor. The envelope was postmarked 2/19. It took four or five days before it was delivered to me.

It would have been impossible to take care of it by the deadline, which had passed before I even received the order in the mail and I was still expecting Sanitation to do it. I called DNS again and the person I spoke with sent me a picture of the contractor's note on the front door at 3312 N Oakland (I actually live at 3314, the upstairs unit), which I never saw at all. I can only imagine the wind had blown it off.

I don't understand why an exception couldn't have been made since I didn't dump the loveseat where it was and was physically unable to move it where Sanitation wanted to pick it up. There is no requirement in Milwaukee's Code of Ordinances that says nothing can be taken off private property. I'm assuming that is a department rule, and an exception could have been made for an elderly owner-occupant who did not dump the item where it was (right next to my garbage cans, actually) and could not move it out to the alley. It also seems wrong that the recipient of an order has only 24 hours from date of its mailing to remedy the situation, when it takes longer than that for the mail to arrive.

Pictures are attached. Picture on the left shows where the loveseat was dumped. Picture on the right shows the parking area immediately off the alley. Loveseat was to the right of the garbage carts.



Barbara Cooley, 3314 N. Oakland Ave.



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

March 19, 2025

Jezamil Arroyo-Vega  
Commissioner

Michael Mazmanian  
Deputy Commissioner

BARBARA D COOLEY  
FKA BARBARA C SCHNEIDER  
3314 N OAKLAND AV  
MILWAUKEE, WI 53211-1301

Record ID # GBG-25-00539

**Re: 3312 N OAKLAND AV**

**TAXKEY #: 2790533000**

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 3312 N OAKLAND 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:**

BARBARA D COOLEY, 3314 N OAKLAND AV FKA BARBARA C SCHNEIDER, MILWAUKEE, WI 53211-1301

*Hadira*  
*414-286-2775*





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

GBG-25-00539

---

---

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

---

---

BARBARA D COOLEY  
FKA BARBARA C SCHNEIDER  
3314 N OAKLAND AV  
MILWAUKEE WI 53211-1301

Re: 3312 N OAKLAND AV

Taxkey #: 279-0533-000

---

**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**.

**For information about this order please call (414) 286-2268.**

Inspector: KYLABI

Posted: 02/19/2025

(x) Handwork ( ) SKID

Mailed: 2/19/25 JP

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

Large  
Print

• •  
• •  
• •  
Braille

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  
[ADACoordinator@milwaukee.gov](mailto:ADACoordinator@milwaukee.gov)

---

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

---

## Receipt of ARBA Fee

Date:	4/16/25
Received Of:	Barbara Cooley
Property at:	3312 N. Oakland Ave.
Received By:	LME
Check # (If Applicable):	1098
Amount:	\$25.00

MKE CITY CLERK - RCVD  
2025 APR 16 PM2:14