



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

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

DATE: 9/30/2025

RE: 2600 N 32nd Street

(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 Public Works

(Name of City Department)

Amount of the charges \$ 2,553.80

Charge relative to: overhanging branches.

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:

We purchased this former manufacturing site May 1, 2025. It is vacant at this time and the notice that was posted at the site on 7/9/2025 was not received. While we have contractors coming in and out of the site, they are not responsible for informing us of notices. We have signed up for email notices for Forestry and Sanitary Services Property Violations to avoid this situation should it arise in the future.

Derek Kessler
Signature

Derek Kessler Asset Manager- Real Estate- MALO WI LLC

Name (please print)

1515 Des Peres Rd., Suite 300, St. Louis, MO 63131

Mailing address and zip code

314-835-2809

Daytime phone numbers

dkessler@cdcco.com

E-Mail Address(s)



Department of Public Works - Operations Division
Zeidler Municipal Building - 841 N. Broadway, Room 620 - Milwaukee, WI 53202
TELEPHONE: 414-286-CITY (2489)

Make check payable to the City of Milwaukee. Check payments must be payable in U.S. dollars and be drawn on a U.S. bank. Payment receipt is only valid after check payment clears all banks.
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.

September 09, 2025

MALO WI LLC
1515 Des Peres Rd 3rd Flr
St Louis, MO 63131



Record ID: PWCF-25-04272
Violation: Row Encroachment
Address: 2600 N 32ND ST
Taxkey: 3261731000
Notice Date: 07/09/2025
Amount Due: \$2,553.80

Your property has been found in violation of City of Milwaukee Ordinance No. 116-55, overhanging branches, and 116-56, special assessment for trimming.

\$2,553.80 is now due. Future violations of this ordinance will result in escalating fees.

Pay Online

(Credit /Debit Card or E-Check)
milwaukee.gov/dpwpayment
Enter the Record ID # found on the coupon below.

Pay In Person

(Cash or Check only)
Present coupon below with payment during normal working hours:
OFFICE OF THE CITY TREASURER
AT CITY HALL
200 E WELLS ST

Pay by Mail

(Check or Money Order only)
Send coupon below with check or money order to:
OFFICE OF THE CITY TREASURER
200 E WELLS ST
MILWAUKEE, WI 53202

If not paid within 30 days, an additional \$25 administrative fee will be incurred and added to your next property tax bill. If you fail to pay the full amount of your property tax bill, including the special assessments and charges, your property will be eligible for in rem tax foreclosure action by the City of Milwaukee under Section 75.521, Wisconsin State Statutes, or you may be subject to a personal civil action by the City of Milwaukee under Section 74.53, Wisconsin State Statutes.

To appeal these charges, print the appeal application available online at milwaukee.gov/appealform. You may also request an appeal application by calling (414) 286-CITY(2489). **Return the appeal application along with the \$25 appeal filing fee to the Administrative Review Appeals Board, 200 E Wells St, Rm 205, within 120 days of the date of this letter.**

By law, written notification to property owners/tenants in violation of this ordinance is not required. As a courtesy, a notice was posted on your property (unless that property is a vacant lot) for compliance. To sign up for email notifications of Forestry and Sanitation Services property violations; visit milwaukee.gov/enotify and subscribe to location based service notifications.

If you have any questions regarding these charges, please contact the City of Milwaukee Call Center at (414) 286- CITY (2489). You can search for current charges against your property and pay online at milwaukee.gov/lms.

Please detach and return with payment for City of Milwaukee DPW Row Encroachment Charge

A \$25 administrative fee will be added if not paid by: 10/09/2025

Bill To
MALO WI LLC
1515 Des Peres Rd 3rd Flr
St Louis, MO 63131

Record ID PWCF-25-04272

Amount Due \$2,553.80

City of Milwaukee

Make Checks
Payable To

Office of the City of Treasurer
PO Box 514062
Milwaukee, WI 53203-3462

In person payments can be made at:
Office of the City of the Treasurer
City Hall, Room 103
200 E Wells Street

Mail To

4800026282000000025000000255380000256380050100042721

Receipt of ARBA Fee

Date:	10/3/25
Received Of:	Derek Kessler
Property at:	2600 N. 32 nd St.
Received By:	LME
Check # (If Applicable):	42
Amount:	\$25.00