



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: 12/9/25

RE: 4383 N 27th St Milwaukee Wi
(Address of property in question) 53216

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 City of Milwaukee
(Name of City Department)

Amount of the charges \$ 343.72

Charge relative to: Nassar estate LLC.

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 am writing to formally appeal the citation issued to me by the City of Milwaukee

At the time of the alleged violation, I had already taken responsibility for cleaning the area and properly picking up all the garbage. My intention was to ensure the space was left

clean.  _____
Signature

Mohd Nassar
Name (please print)

6508 S 27th St, Suite 5 Oakcreek Wi 53154 414-335-4555
Mailing address and zip code Daytime phone number

Info@nas-tax.com.
E-Mail Address(es)



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

November 25, 2025

Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

NASSAR ESTATES LLC
6508 S 27TH ST STE #5
OAK CREEK, WI 53154

Record ID # GBG-25-03491

Re: 4383 N 27TH ST

TAXKEY #: 2460306000

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 4383 N 27TH ST. 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 \$343.72. 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, 2026 at this address or pay online at <http://milwaukee.gov/lrmsPay>:

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:

NASSAR ESTATES LLC, 6508 S 27TH ST STE #5, OAK CREEK, WI 53154
MOHD NASSAR, 6508 S 27TH STREET, OAK CREEK, WI 53154
NASSAR ESTATES LLC, 6508 S 27TH ST STE 5, OAK CREEK, WI 53154

4383 N 27th St



LMM Services/Leo's Tree Services

1615 Douglas Avenue
Racine, WI 53404
(262) 221-1514
lmmervices@gmail.com

WORK ORDER / INVOICE

PROPOSAL SUBMITTED TO Nassar estate LLC	PHONE	DATE (Fci) 10-31-25
STREET 4383 N 27th St.	JOB NAME	
CITY, STATE, AND ZIP CODE Milwaukee, WI 53216	JOB LOCATION	
		JOB PHONE

We hereby submit specifications and estimates for:

Clean and remove all garbage behind the building on
4383 N 27th Street Milwaukee, WI 53216.

Completed & Paid \$500.00
10-31-25

We Propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:

Payment to be made as follows: _____ dollars (\$ 500.00)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's compensation insurance.

Authorized
Signature

Note: This proposal may
be withdrawn by us if not accepted within _____ days.

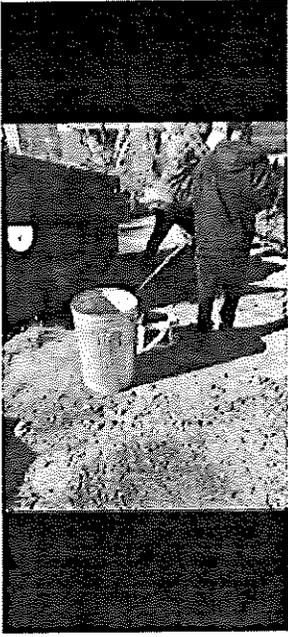
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

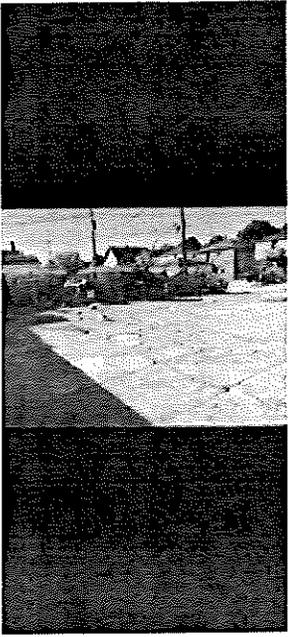
Signature

Date of Acceptance: _____

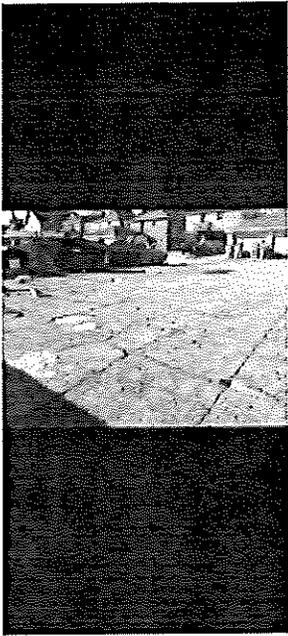














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November 25, 2025

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

GBG-25-03491

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

111

Re: 4383 N 27TH ST

Taxkey #: 246-0306-000

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.

4383 N 27TH ST

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: CHKELLY	Posted: 10/28/2025
(x) Handwork () SKID	Mailed: 10/28/25 JP

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.

- 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

Large Print

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Record ID: GBG-25-03491
Address: 4383 N 27TH ST

10/28/2025

Recipients:

NASSAR ESTATES LLC, 6508 S 27TH ST STE #5, OAK CREEK, WI 53154

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



4383 N 27th ST

Oct 28, 2025 at 8:16:38 AM



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: 4383 N 27th St DATE: 10-28-25

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. 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:

FURNITURE AND ALL OTHER DEBRIS.

THANK YOU

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

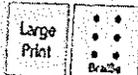
Inspector: (print) Kerry Posted: 10-28-25

For information about this order please call

(414) 286-2268

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WHITE COPY: OFFICE BLUE COPY: POSTING

DNS-1200V3 Garbage/Debris Violation CB 02/23/22

4383-25-63421

4383 N 27th St

4383 N 27th St

NASCO Trade LLC
6508 S 27th Street Suite 5
Oak Creek, WI 53154
Tel. (832)951-7014

Chase Bank
Milwaukee, WI
12-1/750

10387

12/9/25

TO THE
DER OF

City of Milwaukee

\$

25

twenty five dollars only.

DOLLARS



EMO

⑈0 10387⑈ ⑆075000019⑆

583852812⑈

Photo Safe Deposit
Details on Back.

Receipt of ARBA Fee

Date:	12/11/25
Received Of:	Mohd Nassar
Property at:	4383 N. 27 th St.
Received By:	LME
Check # (If Applicable):	10387
Amount:	\$25.00