



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

DATE: 10/5/2014

RE: 9439 W Capitol Dr, Milwaukee, WI 53222
(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 City of Milwaukee, Department of Public Works
(Name of City Department)

Amount of the charges \$ 29.08

Charge relative to: Violation of Milwaukee Ordinance No. 80-17, tall Grass and Weeds

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:

See attachment please

[Signature]
Signature

Huifang Jia
Name (please print)

9611 W Forester Ct, Mequon, WI 53097 4146293067
Mailing address and zip code Daytime phone numbers

vixbjia@gmail.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.

October 09, 2024

H&J PROPERTIES HOLDING LLC
 9611 W FORRESTER CT
 MEQUON, WI 53097

Record ID: **PWCF-24-08376**
 Violation: **Tall Grass and Weeds**
 Address: **9439 W CAPITOL DR**
 Taxkey: **2619983100**
 Notice Date: **09/23/2024**
 Amount Due: **\$529.08**

Your property has been found in violation of City of Milwaukee Ordinance No. 80-17, states that no weeds of any kind shall be permitted to grow or stand more than 7 inches on any property in the city.

\$529.08 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 Tall Grass and Weeds Charge
 A \$25 administrative fee will be added if not paid by: 11/08/2024

Bill To H&J PROPERTIES HOLDING LLC
 9611 W FORRESTER CT
 MEQUON, WI 53097

Record ID PWCF-24-08376

Amount Due \$529.08

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

4800025312000000024000000052908000053908050100083761

Dear Administrative Review Appeals Board

I feel the City's procedure was improper due to the following reasons, and I have attached supporting evidence, including my communication with the tenant regarding this issue, and copies of any official notices received:

1. **Excessive Fine:** The imposed fine of \$529.08 is unusually high for a tall grass and weeds violation. This penalty appears to be disproportionately large, raising concerns that it is being used as a revenue-generating tool rather than a reasonable enforcement measure. This is the first time this building got the grass and weed violation, actually it's a complain, there is no violation notice put on the door, we need a chance to correct it since it's first time.

2. **Immediate Compliance by Tenant:** Upon receiving the e-notification on September 21, 2024, I immediately informed the tenant to address the issue. The tenant promptly mowed the grass by September 22, 2024, as evidenced by the photo provided on Sep 23 at 6:54am, showing compliance with the ordinance. This demonstrates a clear and immediate effort to remedy the situation.

3. **Lack of Proper Notice on Property:** The inspector did not post a violation notice on the property itself. There was no specified compliance deadline indicated to ensure the tenant was aware of the exact timeframe required to rectify the issue. Without a clear, posted timeline, it is unreasonable to levy such a high penalty.

4. **Non-Compliance with Legal Procedure:** The procedure followed by the inspector does not align with the legal standards expected for such citations. Proper protocol requires clear notification, including the specifics of compliance deadlines. The absence of these

details calls into question the validity of this fine under Milwaukee's municipal procedures.

5. **Concern over Revenue Motive:** The excessively high fine in this case, coupled with the lack of procedural adherence, suggests a potential focus on revenue generation rather than fair and balanced enforcement. This imposes undue financial strain on property owners and risks undermining public trust in city enforcement practices.

In light of these concerns, I respectfully request the Board to review this penalty, considering the prompt compliance by the tenant and the procedural deficiencies observed in this case. I believe the fine should be waived or significantly reduced to reflect a fair and just approach to ordinance enforcement.

Thank you for your time and consideration.

Winfrey Da
11/5/2024



Jeff(Capitol Dr Low...



Sep 21 at 10:22 AM

I was already planning on doing it before your text. I thought they were getting a lawnmower up stairs so I didn't worry about it but it's way too long now. I will send picture when it's cut



Jeff(Capitol Dr Lower) (tenants) • Sep 21 at 10:23 AM

Ok, thanks

Sep 21 at 10:25 AM



Forgot to send yesterday

Jeff(Capitol Dr Lower) (tenants) • Sep 23 at 6:54 AM



Type a message





these are neighbor's

Receipt of ARBA Fee

Date:	11/8/24
Received Of:	Huifang Jia
Property at:	9439 W. Capitol Dr.
Received By:	LME
Check # (If Applicable):	1058
Amount:	\$25.00