



**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:** 1-28-23

**RE:** 3011 W. State St  
(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 Uncertain  
(Name of City Department)

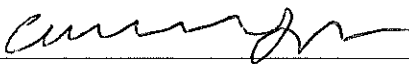
Amount of the charges \$ 4786.50

Charge relative to: 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 attached letter explaining circumstances. My husband accidentally  
set the notice down unopened and we didn't find it until 1-20.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
Signature

Andrew E. Larsen  
Name (please print)

3011 W State St 53208 414-378-1955  
Mailing address and zip code Daytime phone numbers

aelarsen@mil.com  
E-Mail Address(s)

Andrew E. Larsen  
3011 W State St  
Milwaukee, WI 53208  
414-378-1955  
[aelarsen@mac.com](mailto:aelarsen@mac.com)  
1-21-23

Hello,

This letter is written to contest citation number PWCF-22-06753 and to explain the situation that caused the problem.

My husband and I own a 2-acre property in Concordia. It's one of the oldest houses in the city and on the Historic Register, but it's also a significant challenge to manage because of its age and the size of its lot. We're active members in the neighborhood; until October of 22 I was on the HCNI board, and when I stepped down my husband came onto the board. In late September we hosted a neighborhood party in our yard that included live music and which was attended by both Alderman Bauman and Mayor Johnson and their families. So we are good, contributing members to our community and intend to stay that way.

However, the summer of 22 was an exceptionally difficult period for us. I am an adjunct faculty member at UWM, and my teaching contracts do not cover the summer, so my regular income drops sharply for three months and I have to struggle to pay my share of the bills. Covid stress hit both of us quite hard, and my husband's combination of anxiety, depression, and eating disorder spun out of control, making it harder for him to carry his share of the work managing the house. I developed heart problems—tachycardia probably from the stress of the situation. By September, when my teaching work started up again, I was teaching an exceptionally heavy work-load of 5 classes and struggling simply to manage the demands of my job, much less my house.

When we bought the house it was significant roof damage, which we knew about, and had planned to re-roof the house; we budgeted about \$25-30,000 for the work. But the Historic Planning Committee rejected our re-roofing plan and ordered us to use slate. In the summer, having struggled to find a roofing company that could work in slate, we had to sign a contract for the roofing job that will cost us \$100,000, a staggering blow to our budget, coming at a time when our income was already momentarily low.

We mow the lawn using a older zero-turn riding mower, which we affectionately call Bertha. Partway through the summer, Bertha began to break down, making it impossible for us to mow the lawn. The first service we contacted to fix Bertha came out and 'fixed' her, but because they weren't familiar with her, they actually made the problem worse and she soon broke down again. We contacted another service who were eventually able to fix, but they had to take her away and order parts that took a long time coming in. As a result, we were without a working lawnmower for about 2 months. The repairs on Bertha costs us more than \$1000, coming at a time when we literally had no money to spare. We had to make a choice between hiring a mowing service or paying for the mower repair, and, stressed out as we were, we decided that spending our savings on the mower was the wiser of the two options. Obviously it resulted in a less than ideal appearance for our house, but superficial things like the momentary appearance of the house had to take a back seat to more urgent problems.

So I am asking the city to please reassess this fine. We're desperately poor at the moment. We've tapped out most of our savings to begin paying for the re-roofing, and the staggering expense is essentially because the city decided to force us to go \$70,000 over what we could easily afford, but we had no choice—the roof had to be replaced. The past two years have been extraordinarily difficult, and I have struggled simply to get through the basic demands of the moment and support my husband with his mental health challenges. My husband and I have no savings with which to pay this fine, and we're struggling with credit card debt as well. We ask the city for leniency.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Larsen", written in a cursive style.

Dr. Andrew Larsen





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 11, 2022

ANDREW LARSEN  
JASON TETZLAFF  
3011 W STATE ST  
MILWAUKEE, WI 53208

Record ID: PWCF-22-06753  
Violation: Tall Grass and Weeds  
Address: 3001 W STATE ST  
Taxkey: 3882220123  
Notice Date: 09/19/2022  
Amount Due: \$4,786.50

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.

**\$4,786.50 is now due. Future violations of this ordinance will result in escalating fees.**

### Pay Online

(Credit /Debit Card or E-Check)

[milwaukee.gov/dpwpayment](http://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](http://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](http://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](http://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: 11/10/2022

Bill To  
ANDREW LARSEN  
JASON TETZLAFF  
3011 W STATE ST  
MILWAUKEE, WI 53208

Record ID PWCF-22-06753

Amount Due \$4,786.50

Make Checks  
Payable To  
City of Milwaukee

Mail 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

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## Receipt of A.R.B.A. Appeal Fee

Date:	1/24/23
Received Of:	Andrew Larsen
Property at:	3011 W. State St.
Received By:	LME
Check # (If Applicable):	6490
Amount:	\$25.00