



IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN 30 DAYS OF ASSESSED CHARGES.

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: 11-28-16

RE: 2488 S. 18th 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 Dept of Public Works
(Name of City Department)

Amount of the charges \$ 198.47

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:

The City failed to give legal and sufficient notice of this municipal charge because simply posting the notice at the premises did not provide the non-resident owner the ability to correct the property condition. The notice was therefore defective under state statutes and a violation of due process.

Atty Heiner Giese
1230 N. Prospect Ave.
Milwaukee, WI. 53202-3014
Tel. 414-276-7988 Fax: 414-276-8342

Ken Bartels

Signature

Ken Bartels

Name (please print)

2337 Mintz Lane
Waukegan, WI 53186
Mailing address and zip code

414-305-2028
Daytime phone number



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.

November 11, 2016

Assessment ID: WN-66978-2017

KB CO 2488 LLC
2333 MISTY LA
WAUKESHA WI 53186

*11/15 called city
Request photo of weeds
11-16-16 TT Marie
TT Linda w/ mail*

Dear Property Owner:

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.' The City publishes a legal notice of this ordinance each spring.

An inspection fee of \$50.00 is now due. Failure to correct the violation will include a \$100 special charge for initial violations, and subsequent violations will raise in \$50 increments each violation up to \$300, in addition to contractor abatement charges.

By law, written notification to property owners/tenants in violation of this ordinance is not required. As a courtesy, a Weed Destruction Notice was posted on your property (unless that property is a vacant lot) for compliance. On 10/04/2016 the weeds still had not been cut. Therefore, a city contractor removed the weeds on the property at:

<u>Address</u>	<u>Tax Key</u>	<u>Notice Date</u>	<u>Date Cut</u>	<u>Amount Due</u>
2488 S 18TH ST	496-1238-000	09/29/2016	10/07/2016	\$ 198.47

The above amount is now due. If not paid within 30 days, an additional \$10 administrative fee will be incurred and the charges will be added to your 2017 property tax bill. In person payment of cash, check or money orders accepted. Please do not mail cash. In person payments may be made at the **OFFICE OF THE CITY TREASURER AT CITY HALL, 200 E WELLS ST** during normal working hours. Please make checks payable to the "CITY OF MILWAUKEE" and mail with the attached coupon.

To appeal these charges, print the appeal application available online at city.milwaukee.gov/ImageLibrary/Groups/ccClerk/PDFs/ARAB_FORM.pdf (select departments, city clerk). You may also request an appeal application by calling (414) 286-CITY. Return the appeal application along with the \$25 appeal filing fee (check should be made payable to 'City of Milwaukee') to the Administrative Review Appeals Board, 200 E Wells St, Rm 205, within thirty (30) days of the date of this letter.

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 online at city.milwaukee.gov/mpw (Click on "Property Charges and Special Assessments" in the Quick Hot Links.)

**Please detach and return this coupon with payment for
City of Milwaukee - DPW Weed Notice Charge**

Bill To: **KB CO 2488 LLC**

Assessment ID: **WN-66978-2017**

Make check payable to: **City of Milwaukee**

Amount Due: **\$198.47**

Mail to: **Office of the City Treasurer**
PO Box 514062
Milwaukee, WI 53203-3462

In person payments can be made at:
Office of the City Treasurer
City Hall, Room 103
200 E Wells St
Milwaukee, WI 53202

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

Date:	12/1/16
Received Of:	Ken Bartels (Atty. Heiner Giese)(check is from KB Company Investments)
Property at:	2488 S. 18 th St.
Received By:	LME
Check # (If Applicable):	15112
Amount Received	\$25.00