



**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:** 9/14/19

**RE:** 701 E. Vienna 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 forestry / enforcement  
(Name of City Department)

Amount of the charges \$ \$1,338.32

Charge relative to: JUNE 26, 2019 Notice of Violation of City Ord. (Sec. 80.17)  
Copy of Notice and B. 11 ATTACHED

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 STATEMENT)

Black Bridge Industries Co. LLC Property owner

By Mark Glorich, President & S. & J. Mark Glorich  
Signature

Name (please print)

Po Box 648 Milwaukee WI 53201 414.223.7801

Mailing address and zip code

Daytime phone number

## **Attachment to Appeal – Statement in Support of Appeal.**

### **Administrative Review Appeals Board**

**Re: 701 E. Vienna Avenue / Tax Key 274039100 / Record ID: PWCF -19 -10776**

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 the issue and copies of any city orders received:

1. The Notice to Correct is dated June 25, 2019. I do not know when it was mailed. (SEE ATTACHED)
2. The Notice required that the violation (Tall Grass and Weeds) be corrected within five (5) days of the date on the notice. No notice was posted on the property which is a vacant parcel
3. Property Owner did not receive the Notice until after the time to correct had expired.
4. Upon receipt Property Owner immediately called the Department of Forestry to advise that it would correct the violation immediately and to request that the City refrain from taking action for one week.
5. An operator at the Department of Public Works answered the phone (Confirmation code #101002800631). She advised that she would take a message and that someone from the Forestry Enforcement Department would get back to me within 3 days.
6. I did not receive a call back for more than a week.
7. When I did get a call back the person who called said it was too late to do anything as the City's contractor had been given the go ahead to cut the grass. He said there was nothing he could do.
8. The Property Owner should not be required to pay the City's charge of \$1,338.32 because:
  - (a.) The City did not follow its own procedures.
  - (b.) The City's notice procedure is unreasonable. It is virtually impossible to correct the violation within five (5) days of the date of the notice when the notice is mailed. In this case the property owner didn't receive the notice until the cure period had expired. I'm informed that had the Forestry Enforcement Division taken the property Owner's call timely its policy is to grant a short extension.
  - (c.) The amount of the City's charge is commercially unreasonable.



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.

August 15, 2019

BLACK RIDGE INVESTMENT CO  
PO BOX 648  
MILWAUKEE, WI 53201-106

Record ID: **PWCF-19-10776**  
Violation: **Tall Grass and Weeds**  
Address: **701 E VIENNA AV**  
Taxkey: **2740391000**  
Notice Date: **06/25/2019**  
Amount Due: **\$1,338.32**

Re: 701 E VIENNA AV

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.

**\$1,338.32 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: 09/14/2019

Bill To

BLACK RIDGE INVESTMENT CO  
PO BOX 648  
MILWAUKEE, WI 53201-106

Record ID PWCF-19-10776

Amount Due \$1,338.32

### City of Milwaukee

Make Checks  
Payable To

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

Mail To

In person payments can be made at:  
Office of the City of the Treasurer  
City Hall, Room 103  
200 E Wells Street  
Milwaukee, WI 53203

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06/11/2019  
101002.800631

will call back within 5 days  
L.D. Dept of Forestry  
Forestry to Forestry D.V.



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

BLACK RIDGE INVESTMENT CO  
PO BOX 648  
MILWAUKEE, WI 53201-106

Record #: PWCF-19-10776  
Taxkey #: 2740391000  
Property Violation Address: 701 E VIENNA AV  
Notice Date: 6/25/2019

**Your property has been found to be in violation City ordinance  
(Sec. 80.17), grass and weeds 7" or more in height**

**You have 5 days of the Notice Date to correct this condition**

**This may be the ONLY mailed notice you will receive for  
violations of this ordinance during the calendar year**

There will be no charges for the first violation, in this calendar year, if corrected within 5 days. Failure to correct within 5 days will incur \$150 in special charges plus the cost for correction by a City contractor. A second violation in this calendar year incurs a \$100 special charge, regardless of owner correction. Special charges increase in \$50 increments up to \$300 for each additional violation. An additional escalating special charge and contractor costs will be charged for failure to correct.

(Sec. 80.17.6) Charges and Costs: a. Any person who fails to cut turf grasses or weeds as required shall be subject to a special charge of \$50 for a first violation in a calendar year, if the violation is not abated... b. The amount of the special charge for any second and each subsequent violation in the same calendar year shall increase by \$50 from the amount of the special charge imposed for the previous violation, not to exceed \$300 for 6 or more violations in the same calendar year. c. There shall be an additional special charge of \$100 for failure to mow or otherwise abate any condition that remains in violation of this section. Upon a subsequent failure to comply with this section in the same calendar year, the person shall be subject to a special charge of \$150. d. Any costs incurred by the city in abatement or remediation shall constitute additional special charges. Costs of correction and special charges will be billed to the property owner and if not paid become a lien on the subject property...

To sign up for email notifications visit [milwaukee.gov/enotify](http://milwaukee.gov/enotify). Once you create an account, go to Subscriptions Location Based Subscriptions and enter the address(es) for notification. Then check the category labeled Forestry and Sanitation violations.

**Recipients:**

BLACK RIDGE INVESTMENT CO, PO BOX 648, MILWAUKEE, WI 53201-106

Happy Lawn 414.444.6600

**From:** mgleischman@metierllc.com  
**Sent:** Friday, July 05, 2019 10:03 AM  
**To:** Paul DeLuca  
**Subject:** BRIC - DPW - HIGH GRASS NOTICE - DELUCA - RFP - Extra high grass around a vacant block that we own in Milwaukee / City wants it cut pronto  
**Attachments:** land picture 4.JPG

Paul –

We own an undeveloped parcel in Milwaukee. Roughly a city block. The site is fenced. The grass between the fence and the curb on the north and east side of the property is about 3 feet high and the City wants it cut pronto. Once we get it back under control it will need to be cut about every three weeks.

See attached Aerial. Property address is 710 E. Vienna.

Is this something you can handle for us. If not do you have a recommendation who might.

Property address is 710 E. Vienna Milwaukee. WI

Let me know as soon as you can. The City is pressuring us.

Thanks,

Mark

Mark Gleischman  
**Métier, LLC**  
Post Office Box 648  
Milwaukee, Wisconsin 53201  
414.223.7801 v | 414.559.7562 c | 414.272.8388 f



COMMERCIAL REAL ESTATE SERVICES

This message and any attachment is privileged, confidential and proprietary. If you are not the intended recipient of this email or believe that you have received it in error, please contact the sender and permanently delete this message.

Please consider the environment before printing this email.

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

Date:	9/18/19
Received Of:	Mark Gleiseharm (check is from Metier , LLC)
Property at:	701 E. Vienna Ave.
Received By:	LME
Check # (If Applicable):	1007 \$25.00