



**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:** 11-05-2020

**RE:** 5243 N Teutonia Ave., Milwaukee, WI 53209  
(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 Department of Neighborhood Services  
(Name of City Department)

Amount of the charges \$ 1,485.49

Charge relative to: GBGCO-20-08626 / Illegal dumping on my property.

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:

Yes, there are debris on the property but it's due from illegal dumping. I have problems with this  
property with illegal dumping over the years. I'm doing my best to keep the property clean, this is  
my first violation that I could not get to. All illegal dumping that I've received a violation over the  
years have been taking care of.

• This is illegal dumping.

• Why am I charged for the debris that resides on the property next door?

• What does REMOVED ALL debris mean on this posted violation?

• \$1485.49 was charged for the debris that was surrounded the garage?

Nguyen Tran

Name (please print)

2613 14th St., Monroe, WI 53566

Mailing address and zip code

414-628-1122

Daytime phone numbers

E-Mail Address(s)

Dear Administrative Review Appeals Board,

Yes, there are debris on the property but it's due from illegal dumping. I have problems with this property with illegal dumping over the years. I'm doing my best to keep the property clean, this is my first violation that I could not get to. All illegal dumping that I've received a violation over the years have been taking care of.

- This is illegal dumping.
- Why am I charged for the debris that resides on the property next door?
- What does REMOVED ALL debris mean on this posted violation?
- \$1485.49 was charged for the debris that was surrounded the garage?

Nguyen Tran

2613 14th St.

Monroe, WI 53566

414-628-1122



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

October 20, 2020

Erica Roberts  
Commissioner

Thomas Mishelske  
Operations Manager

NGUYEN TRAN  
JAIMIE TRAN  
2613 14TH ST  
MONROE, WI 53566

Record ID # GBGCO-20-08626

**Re: 5243 N TEUTONIA AV**

**TAXKEY #: 1930710000**

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 5243 N TEUTONIA AV. 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 \$1,485.49. 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, 2021 at this address or pay online at <http://milwaukee.gov/lms>:

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 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.

If you feel the garbage or litter was not on your property 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.

Recipients:

NGUYEN TRAN, 2613 14TH ST JAIMIE TRAN, MONROE, WI 53566







Department of Neighborhood Services

GBGCO-20-08626

Enforcement Section  
4001 S. 6th St.,  
Milwaukee, WI 53221

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

NGUYEN TRAN  
JAIMIE TRAN  
2613 14TH ST  
MONROE WI 53566

Re: 5243 N TEUTONIA AV

Taxkey #: 193-0710-000

**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.

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: ROSANTI

Posted: 08/03/2020

(x) Handwork ( ) SKID

Mailed: 08/03/2020 KH

Call to learn how subscribing for an e-notify account ([milwaukee.gov/e-notify](http://milwaukee.gov/e-notify)) and providing your e-mail will help make you aware of orders against your property.

Large  
Print



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](mailto:ADACoordinator@milwaukee.gov).

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*



Order to Correct Conditions to protect the public health, safety or welfare

## SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_

### 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 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.

**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:**

- What does REMOVED ALL debris mean on this posted violation?  
Does this mean that the city at a later date can come back and charge me for what was left behind from the first cleanup?

**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 CONTACT US OR A CONTRACTOR MAY BE DISPATCHED TO CLEAN IT AT YOUR COST. THERE WILL BE AN ADMINISTRATIVE FEE ASSESSED IF THE CONTRACTOR ARRIVES EVEN IF THE PROPERTY IS CLEANED**

Inspector: (print) \_\_\_\_\_ Posted: \_\_\_\_\_ Mailed: \_\_\_\_\_

**For information about this order please call  
(414) 286-2268.**

Call to learn how subscribing for an e-notify account ([milwaukee.gov/e-notify](http://milwaukee.gov/e-notify)) and providing your e-mail will help make you aware of orders against your property.



Large  
Print



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- This is illegal dumping.







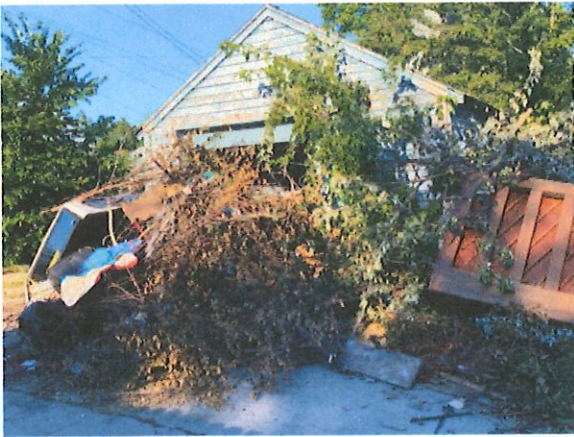
- Why am I charged for the debris that resides on the property next door?







- \$1485.49 was charged for the debris that was surrounded the garage?



What was left after the city clean up.



*from the city of Milwaukee*

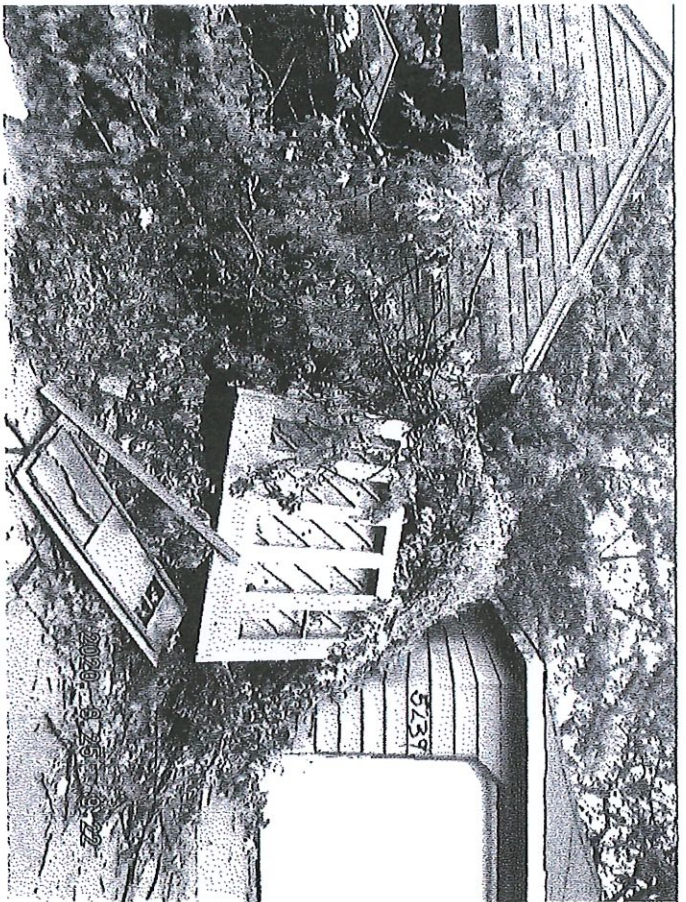
5243 N TEUTONIA AV, MILWAUKEE, WI 532094818



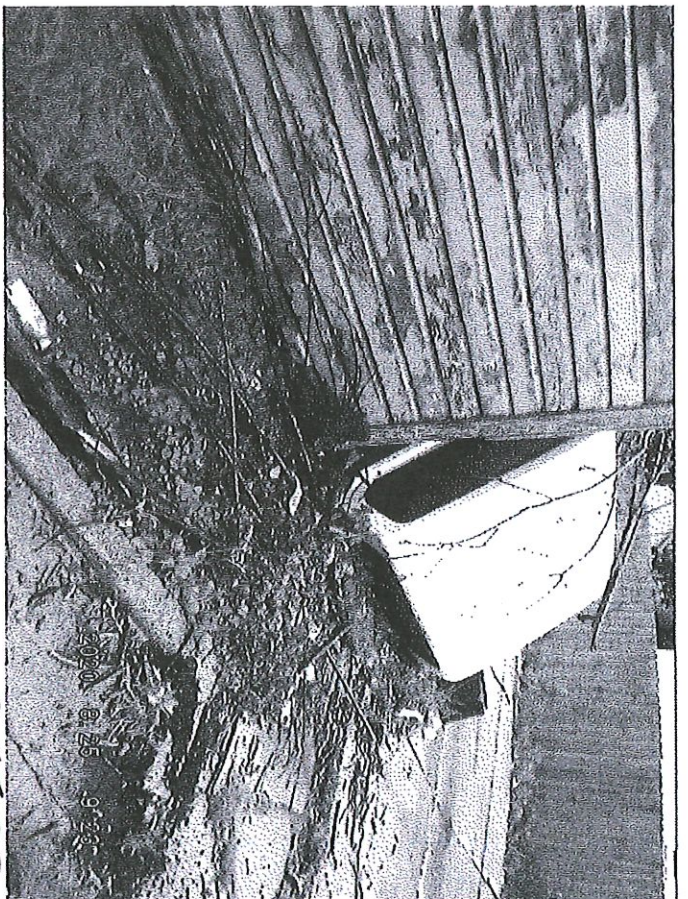
Aug 3, 2020 at 10:46:27 AM



5243 N TENTH AVE



BEFORE

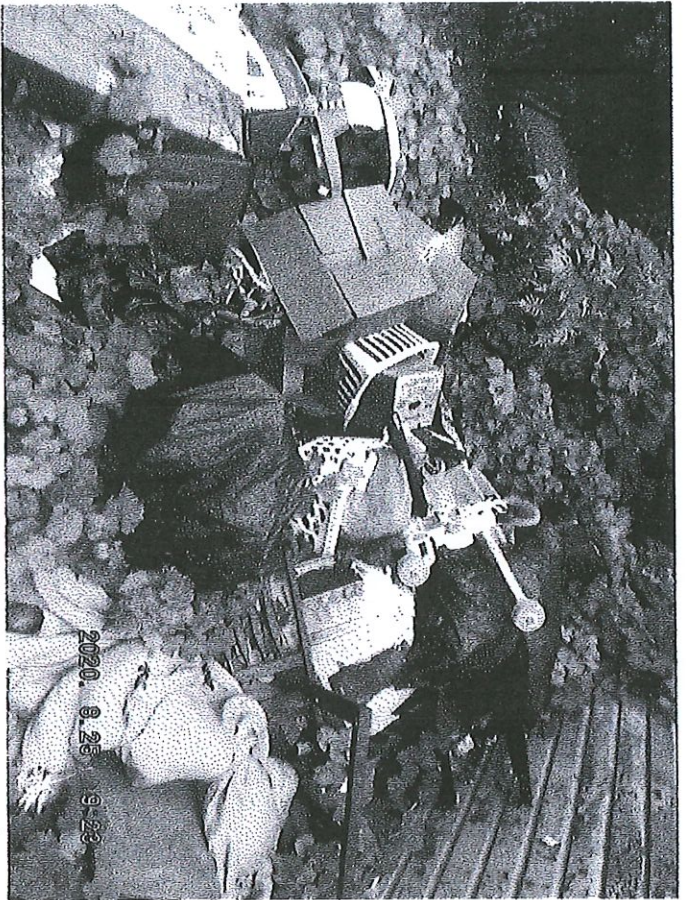


AFTER

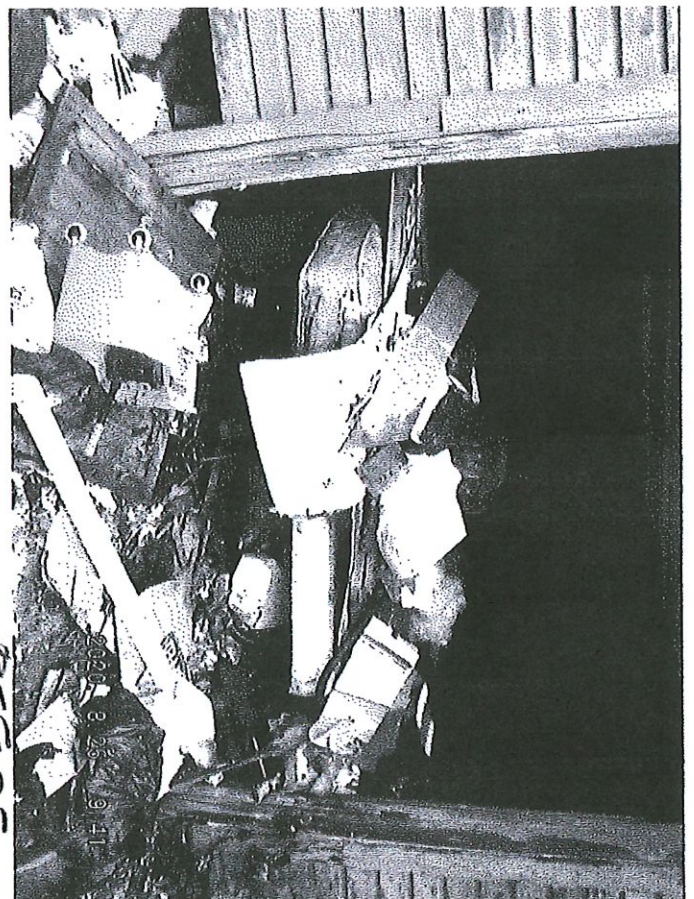




5243 N TEUTONIA AV



BEFORE



BEFORE





from the City of Milwaukee

5243 N TEUTONIA AV, MILWAUKEE, WI 532094818



Aug 3, 2020 at 10:43:37 AM



5243 N TEUTONIA AV, MILWAUKEE, WI 532094818



Aug 3, 2020 at 10:43:34 AM



5243 N TEUTONIA AV, MILWAUKEE, WI 532094818

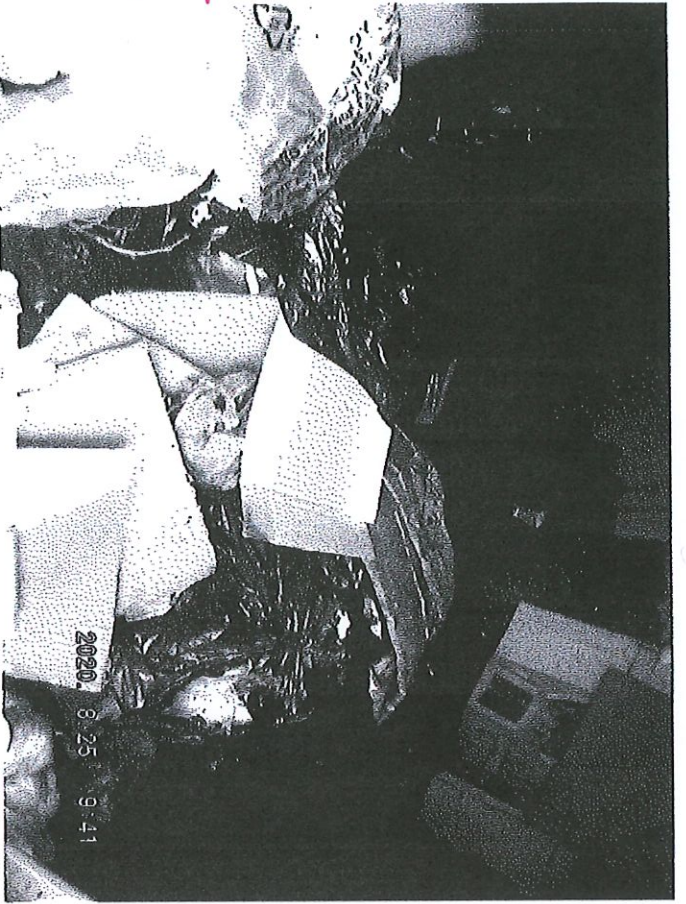


Aug 3, 2020 at 10:45:16 AM

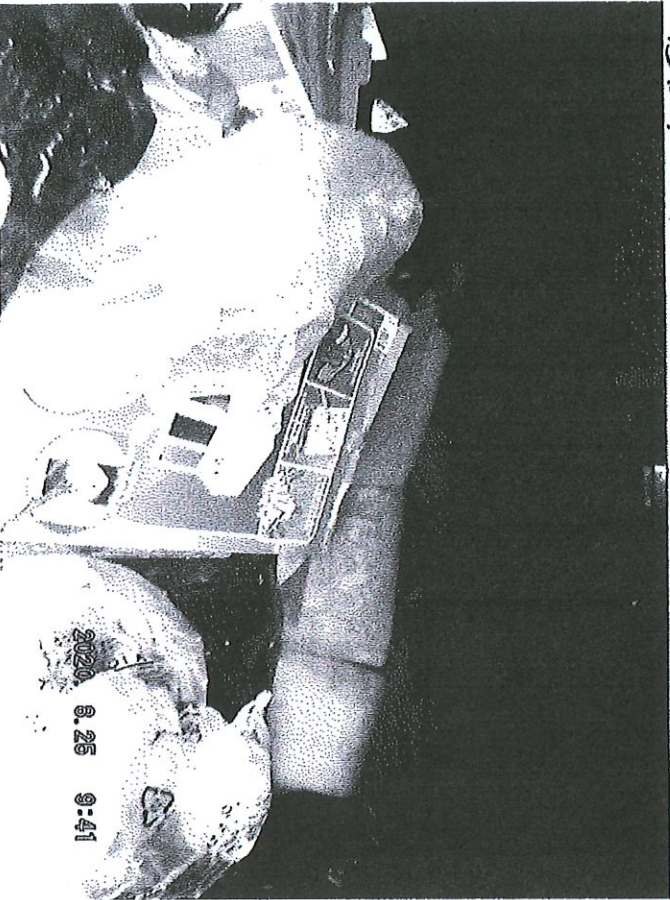


from the City of Milwaukee

5243 N TEUTONIA AV



BEFORE



2020 8 25 9:41



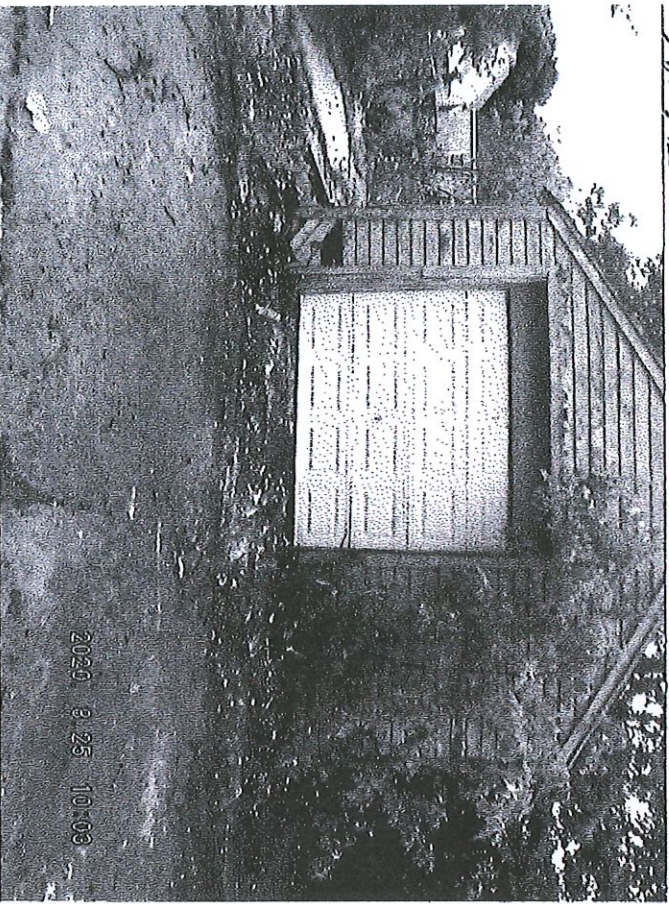
BEFORE



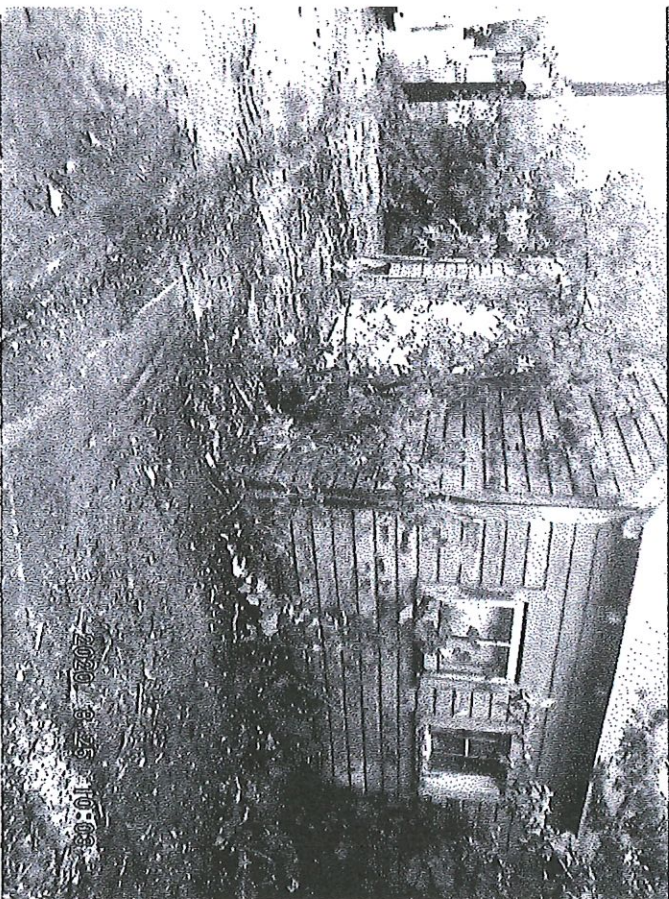
5243 N TEUTONIA AV



AFTER

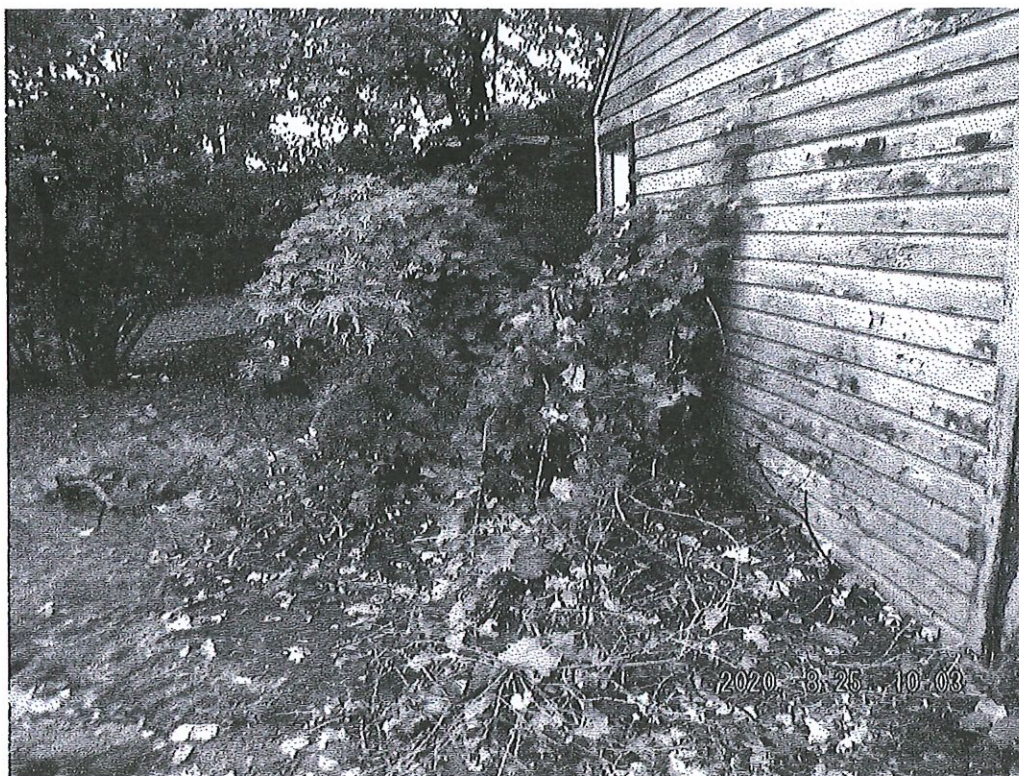


AFTER





5243 N TEUTONIA Av



AFTER



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

Date:	11/9/2020
Received Of:	Nguyen Tran
Property at:	5243 N. Teutonia Ave.
Received By:	LME
Check # (If Applicable):	5804 \$25.00