



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.

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

DATE: 3-3-2025

RE: 6819 W. HAMPTON AVE
(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 \$ #1016.00

Charge relative to: CODE VIOLATIONS

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:

I PURCHASED THE PROPERTY ON 11-7-2024. I HAVE BEEN WORKING EVERY DAY AT THE PROPERTY SO IT IS NOT VACANT. I HAVE BEEN THERE EVERY DAY WORKING ON IT AND RECEIVED CODE COMPLIANCE ISSUE ON 1/23/2025. ALL ORDERS STATE THAT I HAVE UNTIL 4-24-2025 TO GET THEM DONE. SO I DO NOT CONSIDER THE PROPERTY EVER TO BE VACANT SINCE 11-7-2024 AND HAVE UNTIL 4-24-2025 TO GET THE WORK DONE. PLEASE REMOVE ALL FINE AND REEVALUATE ON 4-25-2025.

Signature

Nikola Potkontak owner/occupant
Name (please print)

18025 ARCADIA PLACE Brookfield, WI 53045. 414-
Mailing address and zip code Daytime phone number

N.POTKONTAK11@gmail.com
E-Mail Address(es)

Vacant Building Program
4001 E. 6th Street
Milwaukee, WI 53221-1704

NIKOLA POTRONJAK
18625 Arcadia Pl
Brookfield, WI 53045

Record ID: 11-7-2024

Re: 6819 W HAMPTON AV

The buildings at the above address were found to be vacant and subject to the Vacant Building Registration Program: SINGLE PRIMARY STRUCTURE. Because the building(s) remained vacant for a period of 6 months you are required to pay a vacant building inspection renewal fee of \$254.00 per building.

You are being charged \$1,016.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$1,016.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at milwaukee.gov/lmspay

Checks should be made payable to City of Milwaukee and sent to:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Rm 105
Milwaukee, WI 53202

Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 tax bill. For questions regarding this fee, call 414-286-2268. More information on this program is available at <http://www.city.milwaukee.gov/dns/vbr>

If you wish to appeal these charges you must file that appeal within 30 days of the date of this letter. It must be filed with: The Administrative Review Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee, Wisconsin 53202. 414-286-2231. Please contact them to obtain the proper application form. There is a \$25.00 fee required when filing the 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.

bottom portion and return along with check

2/25/2025

Taxkey: 2250672000

(Please write taxkey on check)
Vacant Building Inspection Payment Stub

Detach

11-7-2024



Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date
01/23/2025
ORD-25-00924

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

NIKOLA POTKONJAK
18625 Arcadia Pl
Brookfield WI 53045

Re: 6819 W HAMPTON AV

Taxkey #: 225-0672-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Violation Location: North Side

Correct By Date: 04/24/2025

- 1) 275-32.3 Replace mortar missing from exterior wall (tuckpoint).

Violation Location: North Side

Correct By Date: 04/24/2025

- 2) 275-32.3 Replace defective fascia boards.

Violation Location: North Side

Correct By Date: 04/24/2025

- 3) 275-32.3.g Repair or replace defective concrete or masonry porch steps.

Violation Location: West Side

Correct By Date: 04/24/2025

- 4) 275-32.3 Replace defective fascia boards.

HOLE UP BY PEAK

Violation Location: West Side

Correct By Date: 04/24/2025

- 5) 275-32.4.a Replace broken window panes.

Violation Location: West Side

Correct By Date: 04/24/2025

- 6) 275-32.3.f Repair or rebuild chimney to restore a safe and structurally sound condition.

Violation Location: South Side

Correct By Date: 04/24/2025

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

7) 275-62.2 Repair or replace defective electrical fixture(s).

REMOVE EXPOSED WIRING FROM OLD ELECTRICAL FIXTURE OR REPLACE MISSING ELECTRICAL FIXTURE ON SOUTH PORCH AREA

Violation Location: South Side

Correct By Date: 04/24/2025

8) 275-32.4.a Restore window to a weathertight condition.

WINDOW NEEDS TO CAPPED AND SEALED

Violation Location: South Side

Correct By Date: 04/24/2025

9) 275-32.3 Replace defective fascia boards.

Violation Location: East Side

Correct By Date: 04/24/2025

10) 275-32.3 Replace missing bricks or blocks in exterior wall.

MISSING BLOCKS UP NEAR PEAK NEED TO BE REPLACED

Violation Location: East Side

Correct By Date: 04/24/2025

11) 275-32.4.a Replace broken window panes.

Correct By Date: 04/24/2025

12) 275-32-7.a-5: VACANT STRUCTURES - Boards shall be a minimum of 5/8" thick and be painted to match the trim or siding color of the structure, or be painted forest green.

****OSB is not an approved material for boarding windows; applies to all applicable sides of property for any windows and/or doors boarded with OSB****

For any additional information, please phone Inspector **Chris Chamness at 414-286-8511 or cchamn@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.** Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Chris Chamness
Inspector

Recipients:

HOLY TEMPLE CHURCH OF GOD IN CHRIST, INC, 6819 W HAMPTON AVE, MILWAUKEE, WI 53206

JERRY DESHAZER, 1329 W NASH ST, MILWAUKEE, WI 53206

NIKOLA POTKONJAK, 18625 Arcadia Pl, Brookfield, WI 53045

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$254.00 for the first reinspection, \$508.00 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge.**

Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax. If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traduccion, de esta informacion, comuniquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc , 614 W National Avenue, Milwaukee, WI 53204
Teléfono (414) 928-1600 o Community Advocates, 728 James Lovell Street , Milwaukee WI, 53233, Teléfono (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



HOME SEARCH SUMMARY INTERIOR EXTERIOR ABOUT

Card 1 of 1

Location 6819 W HAMPTON AV

Property Account Number
2250672000

Parcel ID 2250672000

Old Parcel ID

Current Property Mailing Address

Owner NIKOLA POTKONJAK

City BROOKFIELD
State WI

Address 18625 ARCADIA PL

Zip 53045
Zoning RS6

Current Property Sales Information

Sale Date 11/7/2024

Legal Reference 11464257

Sale Price 40,000

Grantor(Seller) HOLY TEMPLE CHURCH OF
GOD IN CHRIST INC

Current Property Assessment

Year 2024

Total Parcel Value

Building Value 70,600

Yard Items Value 0

Land Area 0.11019 - AC

Land Value 7,800

Total Value 78,400

Narrative Description

This property contains 0.11019 - AC of land mainly classified as Exempt with a(n) Colonial style building, built about 1933 , having Stone exterior and N/A roof cover, with 0 commercial unit(s) and 1 residential

Receipt of ARBA Fee

Date:	3/25/25
Received Of:	Nikola Potkonjak
Property at:	6819 W. Hampton Ave.
Received By:	LME
Check # (If Applicable):	3057
Amount:	\$25.00