



**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:** 7/11/2025

**RE:** 3841 W. Wisconsin 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 Tax Assessor  
(Name of City Department)

Amount of the charges \$ 13,686

Charge relative to: \_\_\_\_\_

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:

These fees are incongruent with our 501(c)3  
tax exempt status (see attachment). Also, these  
were assessed during an already permitted (all fees paid)  
construction project. Additionally, these fees are  
an undue hardship on the organization as a  
501(c)3 and all construction including permit  
fees are being completed in cooperation with HUD.

  
Signature

Lindsay A. Blumer  
Name (please print)

3841 W. Wisconsin Ave. 414-937-3613  
Mailing address and zip code Daytime phone number

lblumer@wrtp-org  
E-Mail Address(es)

## WRTP Big Step permit fees

3/14/2025 – P+D Reimbursables permit fees paid to date: \$4,576.76

### PLB-24-02496 Fees

#### Fees

##### ***Paid:***

Date	Invoice Number	Amount
03/14/2025	2577612	\$85 00
03/14/2025	2577612	\$20 00
03/14/2025	2577612	\$400 00
03/14/2025	2577612	\$7 76
03/14/2025	2577602	\$250 00

< Prev Additional Results: 1 2

Total paid fees: \$766.76

### ECP-25-00052

#### Fees

##### ***Outstanding:***

Date	Invoice Number	Amount
06/30/2025	2620092	\$273.70
06/30/2025	2620092	\$20.00
06/30/2025	2620092	\$4.38

Total outstanding fees: \$298.08

##### ***Paid:***

Date	Invoice Number	Amount
02/17/2025	2567848	\$250.00
02/17/2025	2567848	\$4.00

Total paid fees: \$254.00

Red boxes are outstanding fees  
and have not been paid.

### COM-ALT-25-00087

#### Fees

##### ***Outstanding:***

Date	Invoice Number	Amount
06/30/2025	2620088	\$1,600 00
06/30/2025	2620088	\$20 00
06/30/2025	2620088	\$13,686 00
06/30/2025	2620088	\$25 60

Total outstanding fees: \$15,331.60

##### ***Paid:***

Date	Invoice Number	Amount
02/17/2025	2567851	\$3,500 00
02/17/2025	2567851	\$56 00

Total paid fees: \$3,556.00

## Lindsay Blumer

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**From:** McWhirter, Alexander <amcwhi@milwaukee.gov>  
**Sent:** Monday, July 7, 2025 10:24 AM  
**To:** Holly Merson  
**Subject:** RE: COM-ALT-25-00087 - WRTP Big Step - Parking Lot - 3841 W WISCONSIN AV, MILWAUKEE, WI 532083155

### Warning: External Email

Good Morning,

That is the 'Property Record Maintenance' fee from the assessor's office, not plan review. This fee has change in the new year, 2025.

-Alec

#### Alexander (Alec) McWhirter

Senior Plan Examiner I

809 N. Broadway, 1st floor, Milwaukee, WI 53202

**P:** (414) 286-8313 **F:** (414) 286-5095 **Plan Exam Secion:** (414) 286-8210

[LMS Land Management System](#) | [QLess Online Check-In](#)



**From:** Holly Merson <HMerson@walbecgroup.com>  
**Sent:** Monday, July 7, 2025 10:15 AM  
**To:** McWhirter, Alexander <amcwhi@milwaukee.gov>  
**Subject:** RE: COM-ALT-25-00087 - WRTP Big Step - Parking Lot - 3841 W WISCONSIN AV, MILWAUKEE, WI 532083155

Thank you Alec,

I was just questioning the plan review fee amount (\$13,686) for repaving an existing parking lot. This seems higher than prior permits and wanted clarification on the assessed fee.



**Holly Merson, PE**  
**Engineering Leader**  
262-524-1916 office  
262-366-8076 mobile

[walbecgroup.com](http://walbecgroup.com)

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**From:** McWhirter, Alexander <[amcwhi@milwaukee.gov](mailto:amcwhi@milwaukee.gov)>

**Sent:** Thursday, July 3, 2025 7:57 AM

**To:** Holly Merson <[HMerson@walbecgroup.com](mailto:HMerson@walbecgroup.com)>

**Subject:** RE: COM-ALT-25-00087 - W RTP Big Step - Parking Lot - 3841 W WISCONSIN AV, MILWAUKEE, WI 532083155

**Warning:** External Email

Good Morning, Holly.

When you submitted the drawings the plan review fees were paid. The permit fees are assessed after the review is completed, see below.

Fee Calc. Factor: Job Value(Contractor(\$0.00) ▼			Fee Total		\$18,887.60					
Showing 1-6 of 6										
<input type="checkbox"/>	Invoice #	Fee Code	Fee Desc	Quantity	Unit	Fees	Status	Balance	Date Assessed	Notes
<input type="checkbox"/>	2620088	COM052	Property Record Maintenance - Com-Alt/Addn	1	Enter 1	\$13,686.00	INVOICED	\$13,686.00	06/30/2025	
<input type="checkbox"/>	2620088	COM100	Training and Technology Surcharge	1	Enter 1	\$25.60	INVOICED	\$25.60	06/30/2025	
<input type="checkbox"/>	2620088	COM110	Permit Fee - Alteration/Repair	1	Enter 1	\$1,600.00	INVOICED	\$1,600.00	06/30/2025	
<input type="checkbox"/>	2620088	COM040	Processing Fee	1	Qty	\$20.00	INVOICED	\$20.00	06/30/2025	
<input type="checkbox"/>	2567851	COM100	Training and Technology Surcharge	1	Enter 1	\$56.00	INVOICED	\$0.00	02/17/2025	
<input type="checkbox"/>	2567851	COM015	Plan Review - Com-Alt New Construction and Addi...	1	Enter 1	\$3,500.00	INVOICED	\$0.00	02/17/2025	

-Alec

**Alexander (Alec) McWhirter**

Senior Plan Examiner I

809 N. Broadway, 1st floor, Milwaukee, WI 53202

**P:** (414) 286-8313 **F:** (414) 286-5095 **Plan Exam Section:** (414) 286-8210

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**From:** Holly Merson <[HMerson@walbecgroup.com](mailto:HMerson@walbecgroup.com)>

**Sent:** Wednesday, July 2, 2025 9:14 AM

**To:** McWhirter, Alexander <[amcwhi@milwaukee.gov](mailto:amcwhi@milwaukee.gov)>

**Subject:** RE: COM-ALT-25-00087 - W RTP Big Step - Parking Lot - 3841 W WISCONSIN AV, MILWAUKEE, WI 532083155

Good morning Alec,

I did leave you a voicemail regarding Com-Alt-25-00087 additional permit fees being assessed. I was surprised that additional permit fees were assessed to this permit as I expected this was approved in March when we paid the prior fees. This is an existing parking lot that is being repaved within existing footprint, all within the property lines. I questioned the need for this permit at the time PLB indicated we needed a parking lot permit. Can you please clarify the permit fees for this site?



Thank



you,

Holly Merson, PE  
Engineering Leader  
262-524-1916 office  
262-366-8076 mobile  
[walbecgroup.com](http://walbecgroup.com)  
*An Equal Opportunity & Affirmative Action Employer*

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**From:** McWhirter, Alexander <[amcwhi@milwaukee.gov](mailto:amcwhi@milwaukee.gov)>

**Sent:** Friday, June 27, 2025 8:00 AM

**To:** Holly Merson <[HMerson@walbecgroup.com](mailto:HMerson@walbecgroup.com)>

**Subject:** COM-ALT-25-00087 - WRTP Big Step - Parking Lot - 3841 W WISCONSIN AV, MILWAUKEE, WI 532083155

You don't often get email from [amcwhi@milwaukee.gov](mailto:amcwhi@milwaukee.gov). [Learn why this is important](#)

**Warning:** External Email

Good Morning,

I am working on permit; COM-ALT-25-00087 - WRTP Big Step - Parking Lot. I will need the cost of construction to finish this permit. Once that is sent over I can then complete the permit workflow. If you have any questions feel free to reach out.

-Alec

**Alexander (Alec) McWhirter**

Senior Plan Examiner I

809 N. Broadway, 1st floor, Milwaukee WI 53202

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The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.

## Receipt of ARBA Fee

Date:	7/11/25
Received Of:	Lindsay Blumer
Property at:	3841 W. Wisconsin Ave.
Received By:	LME
Check # (If Applicable):	2361
Amount:	\$25.00

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0103 - 2020 1110 32%