



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: 07/18/2025

RE: 2332 N. 15th St, Milwaukee
(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 Neighborhood Serv. (DNS)
(Name of City Department)

Amount of the charges \$ 1,270.00

Charge relative to: vacant building 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:

my husband and I bought 2332 N. 15th St on March 18th 2025, and just received notification regarding DNS violations, however, these violations are from 2024 - Different owner, please see the charge break down below as informed to me by DNS:
\$250 - Inspection renew - Dec 16th 2024; \$250 - Violations - Dec 16th 2024;
\$500 - Continued violations - Dec 16th 24; \$16 - Train / Tech - Surc. Dec 16th 24;
Please waive this charge of \$1,270.00 as they don't belong to us. Thank you

Julie Cepolski
Signature

Julie N. Cepolski
Name (please print)

N13 W 28643 Silvernail Rd 262-402-8075
Mailing address and zip code Daytime phone number

Julie.Cepolski@yahoo.com
E-Mail Address(es)

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

June 23, 2025

SCOTT CEPOLSKI
JUCILEIDE CEPOLSKI
N13W28643 SILVERNAIL RD
PEWAUKEE, WI 53072

Record ID: VAC-18-00009

Re: 2332 N 15TH ST

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 \$1,270.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$1,270.00. 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 53201. ~~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.

D appeal

Detach

bottom portion and return along with check

(Please write taxkey on check)

6/23/2025

Vacant Building Inspection Payment Stub

Taxkey: 3240171000

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

DOC # 11492160

RECORDED

03/18/2025 11:43 AM

ISRAEL RAMON

REGISTER OF DEEDS

Milwaukee County, WI

AMOUNT: 30.00

TRANSFER FEE: 30.00

FEE EXEMPT #:

***This document has been
electronically recorded and
returned to the submitter.***

THIS DEED, made between East Management Properties LLC

("Grantor," whether one or more),
and Scott Cepolski and Jucileide Cepolski

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in Milwaukee
County, State of Wisconsin ("Property") (if more space is needed, please attach
addendum):

Property Address: 2332 - 2334 N 15th St, Milwaukee, WI

Legal Description: ASSESSMENT SUBD NO 37 IN SE 1/4 SEC 18-7-22 BLOCK
2 LOT 26 TID #44

Recording Area

Name and Return Address
Scott Cepolski and Jucileide Cepolski

N13W28643 Silvernail Rd.
Pewaukee, WI - 53072

324-0171-000

Parcel Identification Number (PIN)

This IS NOT homestead property.

(is not)

Dated

3/7/2025

Dominique East (SEAL)

* Dominique East as Member
of East Management Properties, LLC

* Ciera East as Member
of East Management Properties, LLC
AUTHENTICATION

Signature(s) _____

authenticated on _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not,
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

East Management Properties LLC
4409 N 16th St, Milwaukee, WI 53218
By Tiana Cruz-Santiago

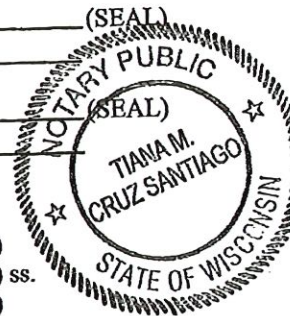
ACKNOWLEDGMENT

STATE OF WISCONSIN

Milwaukee COUNTY)

Personally came before me on March 7, 2025,
the above-named Dominique East as member
Ciera East as member
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Tiana M Cruz Santiago
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 7-10-2028)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures.

Receipt of ARBA Fee

Date:	7/22/25
Received Of:	Jucileide Cepolski
Property at:	2332 N. 15 th St.
Received By:	LME
Check # (If Applicable):	1745
Amount:	\$25.00