



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: FEBRUARY 23, 2026

RE: 1315 W FINN PL
(Address of property in question)
MILWAUKEE, WI 53206

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 VACANT BUILDING PROGRAM
(Name of City Department)

Amount of the charges \$ 1016.00

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:

THE REASON THE PROPERTY WAS VACANT WAS BECAUSE
IT WAS BROKEN INTO ON 3/7/25 AND ALTHOUGH IT GOT
SETTLED ON 9/17/25, I DID NOT GET THE SETTLEMENT
CHECK UNTIL MID NOVEMBER. THE HOUSE HAS BEEN UNDER
REPAIR SINCE AND IT TOOK OVER A MONTH TO GET THE
CITY INSPECTOR TO "PASS" THE ELECTRICAL WORK THAT HAD
BEEN DONE. THE PROPERTY IS STILL CURRENTLY UNDER RESTORATION.

Jonathan Apo
Signature

Jonathan Apo
Name (please print)

8023 208th PL SW
Mailing address and zip code
EDMONDS, WA 98026

(206) 280-5549
Daytime phone number

jonapo2629@gmail.com
E-Mail Address(es)

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

February 02, 2026

POHAKUVENTURES LLC
8023 208TH PL SW
EDMONDS, WA 98026

Record ID: VAC-25-00039

Re: 1315 W FINN PL

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, 2026 will automatically be assessed to your 2026 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.

Detach

bottom portion and return along with check

(Please write taxkey on check)

2/2/2026

Vacant Building Inspection Payment Stub

Taxkey: 2710739000

State Farm

APO, JONATHAN

49-81M7-17T

Insured: APO, JONATHAN
Property: 1315 W Finn Pl # 1315a
Milwaukee, WI 53206-2954

Estimate: 49-81M7-17T
Claim Number: 4981M717T
Policy Number: 99C1X6346
Price List: WIMW28_MAR25
Restoration/Service/Remodel

Cellular: 206-280-5549

Type of Loss: Vandalism

Deductible: \$2,301.00

Date of Loss: 3/7/2025

Date Inspected: 4/9/2025

Summary for Coverage A - Dwelling - 41 Vandalism and Malicious Mischief

Line Item Total	43,124.38
Material Sales Tax	200.55
	<hr/>
Replacement Cost Value	43,324.93
Less Depreciation (Including Taxes)	(19,784.36)
Less Deductible	(2,301.00)
	<hr/>
Net Actual Cash Value Payment	<u><u>\$21,239.57</u></u>

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	19,784.36
Replacement Cost Benefits	<u>19,784.36</u>
Total Maximum Additional Amount Available If Incurred	<u>19,784.36</u>
Total Amount of Claim If Incurred	<u><u>\$41,023.93</u></u>

Eland, Dakota
309-735-5736

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

Please be advised any legal action concerning this claim must be initiated within 1 year from the date of loss.

Receipt of ARBA Fee

Date:	Wednesday, February 25, 2026
Received Of:	Jonathan Apo Pohakuventures LLC
Property at:	1315 W Finn Pl
Received By:	Joanna Urtiz Mail in
Check # (If Applicable):	Ck# 719
Amount:	\$25.00