



**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:** 5/18/22

**RE:** 3724 W. MT VERNON  
(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 DNS  
(Name of City Department)

Amount of the charges \$ \$1280.67

Charge relative to: VARIOUS

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:

\* SEE ATTACHED

Mark J. Rouison  
Signature

MARK ROUISON  
Name (please print)

4100 W. RIVER LN, 53209      414-745-8543  
Mailing address and zip code      Daytime phone number

MOROUISON70@gmail.com  
E-Mail Address(es)



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

Erica R Roberts  
Commissioner

Thomas Mishefske  
Operations Manager

April 21, 2022

BULLPENNEWS LLC  
4100 W RIVER LN  
MILWAUKEE , WI 53209

Order No: GBG-22-00786  
Premise Address: 3724 W MT VERNON AV  
Taxkey #: 402-0702-000

You were notified by the Department of Neighborhood Services to correct a **garbage and litter nuisance** code violation at 3724 W MT VERNON AV. This was the third (or more) violation of Section 79-12 of the Milwaukee Code of Ordinances within the 12 month period proceeding the date of this violation. Section 79-16-2 allows the City of Milwaukee to charge a repeat litter charge as described in Section 200-33-49.2 to obtain compensation for inspectional, administrative and equipment costs.

The repeat litter charge for this order is \$101.60 which 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, 2022 at this address:

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) 286-2231. Please contact them to obtain the proper application form. There is a \$25.00 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:**

BULLPENNEWS, LLC, 4100 W. RIVER LN MILWAUKEE , WI 53209  
MARK ROLISON, 4100 W RIVER LN MILWAUKEE , WI 53209  
BULLPENNEWS LLC, 4100 W RIVER LN MILWAUKEE , WI 53209





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

April 21, 2022

Erica R Roberts  
Commissioner

Thomas Misheske  
Operations Manager

BULLPENNEWS, LLC  
4100 W. RIVER LN  
MILWAUKEE, WI 53209

Record ID # GBG-22-00786

**Re: 3724 W MT VERNON AV**

**TAXKEY #: 4020702000**

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 3724 W MT VERNON 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 \$823.47. 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, 2022 at this address or pay online at <http://milwaukee.gov/ims>:

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:**

BULLPENNEWS, LLC, 4100 W. RIVER LN, MILWAUKEE, WI 53209  
MARK ROLISON, 4100 W RIVER LN, MILWAUKEE, WI 53209  
BULLPENNEWS LLC, 4100 W RIVER LN, MILWAUKEE, WI 53209





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

April 28, 2022  
Order #: ORD-21-10682

BULLPENNWS LLC  
4100 W RIVER LN  
MILWAUKEE, WI 53209

Re: 3724 W MT VERNON AV

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$177.80  
Second reinspection \$355.60  
All subsequent reinspections \$355.60

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 04/28/2022, we imposed a \$355.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2022 will automatically be assessed to your 2022 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to 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 as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.**

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Candace Eubanks at 414-286-5158 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

**FAILURE TO CORRECT EXTERIOR VIOLATIONS WILL RESULT IN ORDER BEING REFERRED TO COURT.**

Candace Eubanks



## Supporting Evidence

### CHARGE #1- \$823.47

Property is currently being rehabbed. By the time the mailing warning gets to me, I have minimal time to get contractors out. I have signed up for e-communication but it does not always work. In this case my contractors were coming out to clean the same day the city contractors were there (the next day after I received the notice in the mail). Second, this charge was for some brush that has been there for at least 10 years since the previous owner passed away. The yard is completely fenced in by a tall wood fence so I believe this may be an overstretch in city authority. Finally, this was NOT \$823.47 worth of work. The contractors filled one truck with brush and hardly took anything. See attached photos

### CHARGE #2- \$101.60

Multiple litter nuisance fee. Again, the yard is completely fenced in (see photos). We had to do a complete rehab to the home since the woman was a hoarder when she passed away. There was construction material on/near the back porch just like there is/has construction material on the neighbor's back porch...literally 10 feet from our pile. All litter cases were taken care of in a timely basis by our contractors that I know of.

### CHARGE #3- \$355.60

Re-inspection fees. The "violations" that were found at this property were very minimal. More importantly many neighbors have similar issues that I can cite. An example of repairs needed were a couple balusters missing, etc. Nothing that jeopardizes human safety. Especially since nobody is living there. When I can, I contact inspectors so that the process can go smoothly, the items get addressed and the city can focus on more pressing issues. In this case, I was in repeated conversation with Inspector Eubanks during the process of our repairs (see attached email example). I had heard nothing further from her. If so, we would have taken care of any items so that unnecessary charges would not accrue. I heard nothing further and since the items were minimal, I would have expected follow up communication before an unnecessary fee.

I understand the importance and fully support the DNS' function. However, overall we could use some consistency from the DNS instead of a predatory approach. Whenever I have worked directly with inspectors in the past, things work out for both parties. It is fantastically dismaying to be investing hundreds of thousands of dollars in neighborhoods only to be rewarded with \$1300 in fees for brush removal in our yard and excessive fees for things like a couple missing balusters or faulty lights. There needs to be consistency since many of the items can be found in other homes in the neighborhood.

Again, I fully support the role of the DNS. But communicate, be consistent/fair and work with the landowners that are doing good things for the neighborhood and have a positive track history instead of beating them up. It saves all parties time and money.



DURING





**AFTER**





Mark Rolison <mdrolison70@gmail.com>

**3724 W Mt Vernon**

6 messages

**Mark Rolison** <mdrolison70@gmail.com>  
To: "Eubanks, Candace" <ceuban@milwaukee.gov>

Fri, Jan 21, 2022 at 2:29 PM

Hello Inspector Eubanks,

Just wanted to touch base with you to let you know Omicron has been running rampant with my various workers. I do have someone (new) going over this afternoon to get the gutter and baluster measurements. He said he will have time to work on it next week. If you have any questions please give me a call.

Thank you and have a nice weekend.

--  
Healthy wishes,  
Mark Rolison  
GloBall Giving  
414-745-8543  
globalgiving.org

\*Like us on Facebook\*

**Eubanks, Candace** <ceuban@milwaukee.gov>  
To: Mark Rolison <mdrolison70@gmail.com>

Fri, Jan 21, 2022 at 3:03 PM

Thanks for the update. I was there today. Was someone there working on the interior? There is a lot of construction debris in the backyard.



**Candace Eubanks**

Code Enforcement Inspector  
Department of Neighborhood Services  
4001 S. 6<sup>th</sup> Street, 1<sup>st</sup> Floor, Milwaukee, WI 53221

P: (414) 286-5158



C: (414) 708-1229

**From:** Mark Rolison <mdrolison70@gmail.com>  
**Sent:** Friday, January 21, 2022 2:30 PM  
**To:** Eubanks, Candace <ceuban@milwaukee.gov>  
**Subject:** 3724 W Mt Vernon

You don't often get email from mdrolison70@gmail.com. Learn why this is important

[Quoted text hidden]

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. See City of Milwaukee full e-mail disclaimer at [www.milwaukee.gov/email\\_disclaimer](http://www.milwaukee.gov/email_disclaimer)

---

**Mark Rolison** <mdrolison70@gmail.com>  
To: "Eubanks, Candace" <ceuban@milwaukee.gov>

Fri, Jan 21, 2022 at 3:06 PM

Yes, I believe someone was working on some flooring. My outside guys, plumbing, etc.. have been decimated by sickness lately. I will update you on progress next week.

Thank you!

[Quoted text hidden]

---

**mdrolison70@gmail.com** <mdrolison70@gmail.com>  
To: "Eubanks, Candace" <ceuban@milwaukee.gov>

Mon, Jan 24, 2022 at 1:37 PM

Hello inspector Eubanks, my guy went out this weekend and measured everything and put me in queue for the repair. He is shooting for the end of the week or weekend. I will touch base with them towards the end of the week to see their status and let you know.

Healthy wishes,  
Mark Rolison  
GloBall Giving  
[globalgiving.org](http://globalgiving.org)

\*Like us on Facebook\*

On Jan 21, 2022, at 3:06 PM, Mark Rolison <mdrolison70@gmail.com> wrote:

[Quoted text hidden]

**Eubanks, Candace** <ceuban@milwaukee.gov>  
To: "mdrolison70@gmail.com" <mdrolison70@gmail.com>

Tue, Jan 25, 2022 at 10:08 AM

Thank you

Sent from my iPad

Candace Eubanks  
Code Enforcement Inspector  
Anderson Lake Tower  
4001 S. 6th St., 1st Floor  
P:(414) 286-5158

On Jan 24, 2022, at 1:37 PM, mdrolison70@gmail.com wrote:

[Quoted text hidden]



**mdrolison70@gmail.com** <mdrolison70@gmail.com>  
To: "Eubanks, Candace" <ceuban@milwaukee.gov>

Fri, Feb 4, 2022 at 2:59 PM







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

Date:	5/19/22
Received Of:	Mark Rolison
Property at:	3724 W. Mt. Vernon Ave.
Received By:	LME
Check # (If Applicable):	<del>\$75</del> 101
Amount:	3 appeals at \$25.00

CITY OF MILWAUKEE  
2022 MAY 19 A 10:39  
CITY CLERK'S OFFICE