



The logo for the City of Milwaukee. It features a stylized, ornate building with a clock tower in the center, flanked by two smaller structures. The text "City of" is stacked above "Milwaukee" in a serif font.

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: 11/04/2025

RE: 8611 W. Kauai 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 Vacant Building Program
(Name of City Department)

Amount of the charges \$ 254.00

Charge relative to: VAC-25-00185

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:

- Attached -

Samuel B. Muthres Personal Rep for the Estate of Thomas F.
Signature Dohearty

Samuel B. Mintner

Name (please print)

1869 N. 71st

Wauwatosa, WI 53213

414-476-9312

Mailing address and zip code

Daytime phone number

E-Mail Address(es)

E-Mail Address(es)

Appeal Statement – 8611 W Kaul Ave

I am appealing the **Vacant Building Renewal Fee** because the property at **8611 W Kaul Ave** was improperly classified as vacant without prior notice or inspection.

The building is **not vacant**. I use the **pole buildings on a daily basis** and regularly access the **dwelling** for maintenance, management, and environmental monitoring. The property is actively maintained, the lawn is mowed weekly, and all utilities and property taxes are fully paid and current. The property is also undergoing environmental testing with the **Wisconsin Department of Natural Resources (DNR)** and is currently in formal probate proceedings.

The **definition of “vacant” under Milwaukee Code of Ordinances § 200-51-1(a)** is:

“Any structure that is unoccupied and not actively used for residential, business, or other authorized purposes for a period exceeding 180 days.”

This definition clearly does not apply here. The property is actively used and in compliance. There have also been **fire inspections conducted earlier this year**, confirming the property's accessibility and condition.

In addition, I have made numerous calls to the **Neighborhood Services Vacant Building Program** and have been in contact with my **9th District Alderman** regarding this issue, but the matter remains unresolved.

Despite these clear indicators of use and ongoing oversight, the Department of Neighborhood Services imposed a \$254.00 renewal fee (Record ID VAC-25-00185) without conducting an inspection or providing notice.

Attached is a copy of the most recent utility bill showing active usage, along with proof of tax payments, DNR correspondence, and fire inspection documentation.

Given the property's active use, maintenance, and legal status, I respectfully request that the fee be removed and that 8611 W Kaul Ave be removed from the Vacant Building Registry.

Respectfully submitted,

Signature: David B Muhle PR

Date: 1/6/2025

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

October 27, 2025

THOMAS E DOHEARTY
8611 W KAUL AVE
MILWAUKEE, WI 53225

Record ID: VAC-25-00185

Re: 8611 W KAUL 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 \$254.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$254.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at milwaukee.gov/lmsp

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)

10/27/2025

Vacant Building Inspection Payment Stub

Taxkey: 1529963000



Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Due Date
10/21/2025	0732967279-00002	11/19/2025	\$30.65	11/13/2025

Customer Name KATHLEEN DOHEARTY MINTNER
 Service Address 8611R W KAUL AVE
 MILWAUKEE WI 53225-2023

Activity Since Last Bill

09/22/2025 Previous Balance \$34.19
 10/02/2025 Payment -\$34.19
 Balance \$0.00
 Total Current Charges \$30.65
 Total Current Balance \$30.65

PAID IN FULL
 OCT. 25-25

Electric Service**General Secondary Cg1**

Meter NZT755781	Actual Reading 10/20/2025	6734
	Actual Reading 09/22/2025	-6645
	Total Electric Use	89 KWH

Energy Charges/Credits

Customer Charge	28 Days at \$0.49315	\$13.81
Energy Charge	89 KWH at \$0.16659	\$14.83
Fuel Cost Adjustment - Prior Year	89 KWH at -\$0.03620 (9/28 Days)	-\$1.04

Oct 25-25

Other Service Charges/Credits

Environmental Control Charge	89 KWH at \$0.00050	\$0.04
State Low Income Assistance Fee	3% of \$27.64	\$0.83

Taxes

WI State Tax	5% of \$27.64	\$1.38
WI County Sales Tax Milwaukee	0.9% of \$27.64	\$0.25
WI City Sales Tax Milwaukee	2% of \$27.64	\$0.55

Subtotal: \$30.65
 Electric Service Total: \$30.65

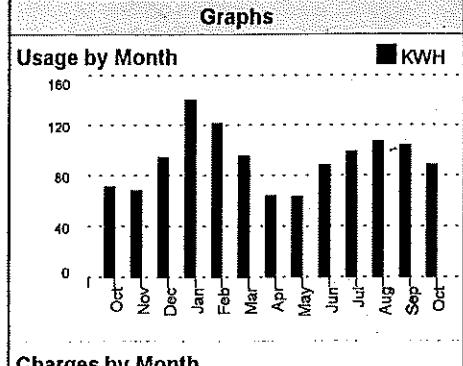
Messages

If any portion of your energy use is for residential or small farm purposes, and is not subject to Wisconsin sales tax, please let us know.

View your bill online anytime in My Account. Visit our website to sign up.

Even out your energy bills! Enroll in Budget Billing by paying exactly \$34.00, rather than the amount due shown. This will then be your monthly Budget amount. Every six months, your account will be reviewed and your payment may be adjusted to better reflect your actual use.

Account Summary			
Bill Period: 09/22/2025 to 10/19/2025			
	Oct 2025	Sep 2025	Oct 2024
Billing Days	28	32	29
Avg Temp	64°F	65°F	60°F
Heating Deg Days	86	60	158
Cooling Deg Days	54	55	26
KWH Used	89	105	72
Avg KWH / Day	3.2	3.3	2.5





Bill Date	Account Number	Next Meter Read Date	Amount Due	Payment Due Date
10/21/2025	0732967279-00001	11/19/2025	\$38.44	11/13/2025

Customer Name KATHLEEN DOHEARTY MINTNER
Service Address 8611 W KAUL AVE
MILWAUKEE WI 53225-2023

Activity Since Last Bill

09/22/2025 Previous Balance \$46.16
10/02/2025 Payment -\$46.16

Balance \$0.00

Total Current Charges \$38.44
Total Current Balance \$38.44

*PAID IN FULL**OCT. 25 - 25***Electric Service****Residential Electric Service Rg1**

Meter NZT750240 Actual Reading 10/20/2025 11127
 Actual Reading 09/22/2025 -11048
 Total Electric Use 79 KWH

Energy Charges/Credits

Customer Charge	28 Days at \$0.49315	\$13.81
Energy Charge	79 KWH at \$0.18325	\$14.48
Fuel Cost Adjustment - Prior Year	79 KWH at -\$0.04054 (9/28 Days)	-\$1.03

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Other Service Charges/Credits

Environmental Control Charge	79 KWH at \$0.00055	\$0.04
State Low Income Assistance Fee	3% of \$27.30	\$0.82
	Subtotal:	\$28.12
	Electric Service Total:	\$28.12

Gas Service**Residential Gas Service (WGC) Rg.1**

Meter 0WG2050356 Actual Reading 10/20/2025 2508
 Actual Reading 09/21/2025 -2507
 Total Gas Use 1 CCF

1 CCF x 1,053 BTU = 1.1 Therms

Local Distribution Service

Customer Charge	29 Days at \$0.33000	\$9.57
Distribution	1.1 Therms at \$0.40900	\$0.45

Gas Supply Service

Base Gas	1.1 Therms at \$0.47960	\$0.53
PGA	1.1 Therms at -\$0.21900 (20/29 Days)	-\$0.17
PGA	1.1 Therms at -\$0.18950 (9/29 Days)	-\$0.06

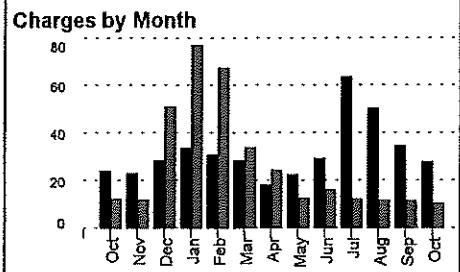
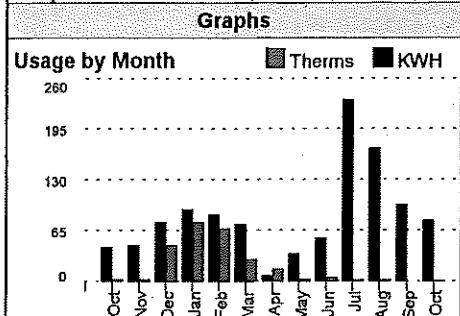
Subtotal: \$10.32
Gas Service Total: \$10.32

Messages

In accordance with Wisconsin state law, sales tax will no longer be applied to your primary residential bills effective Oct. 1, 2025.

View your bill online anytime in My

Account Summary			
Bill Period: 09/22/2025 to 10/20/2025			
Oct	Sep	Oct	
2025	2025	2024	2024
Billing Days	29	32	29
Avg Temp	63°F	65°F	60°F
Heating Deg Days	98	60	158
Cooling Deg Days	54	55	26
KWH Used	79	99	44
Avg KWH / Day	2.7	3.1	1.5
Therms Used	1.1	0	3.2
Avg Therms / Day	0	0	0.1
Utility Gas Cost	\$0.45	\$0.45	\$0.50



Receipt of ARBA Fee

Date:	11/6/25
Received Of:	Samuel Mintner
Property at:	8611 W. Kaul Ave.
Received By:	LME
Check # (If Applicable):	230
Amount:	\$25.00