



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

PLEASE READ CAREFULLY:

This Board may only determine if the City Department followed proper administrative procedures. It cannot hear appeals as to whether a Building Order is valid or not (those must be appealed to the Standards and Appeals Commission).

TO: Administrative Review Appeals Board
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 3-11-2022

RE: 1601/2001 W Mt Vernon 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 Loren Austin
(Name of City Department)

Amount of the charges \$ 177.80 + 355.60

Charge relative to: ORD-21-15077 dated 1-25-22 + 2-25-22

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:

For the past 5 years I have been told by the City of Milw. that a new road will be put in by 1601 W. Mt. Vernon Ave, and that we should not do anything to our meter pit at this time. Our group followed up with Jason your City of Milw. Project Planner in Sep 2020 (286-5187-708-2549). He advised to everyone that nothing should be done with our meter pit as the new road project was a year +/- away. The city road that adjoins

→
cont.

Frank Giuffre
Signature

Frank Giuffre

Name (please print)

445 W. Oklahoma Ave.
Milwaukee, WI 53207

Mailing address and zip code

414-747-7400 / 414-531-1418

Daytime phone numbers

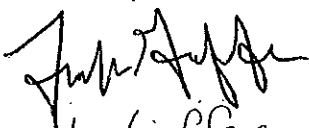
fgiuffre@giuffre-properties.com

E-Mail Address(s)

our property is hard to drive on and always floods (photo included). I believe this and the river to be the main reason why our meter pit fills with water.

I am requesting that the City of Milwaukee not fine us for our meter pit. Once the City of Milwaukee add the new road, the flooding will stop, and we can address/move our meter pit at that time.

Thank you,


Frank Givfne



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

February 25, 2022
Order #: ORD-21-15077

FEB 28 2022

SCANNED
2-28-22 *JK*

GIUFFRE I LLC
445 W OKLAHOMA AVE STE 1
MILWAUKEE, WI 53207-7266

Re: 2001 W MT VERNON AV

Defective Meter Pit

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 02/25/2022, 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.

*10-27-21 - Notice
1-25-22 - 1st Insp
\$ 177.80
2-25-22 2nd
\$ 355.60*

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 Loren Austin at 414-286-5815 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.

Loren Austin

Recipients

GIUFFRE I LLC, 445 W OKLAHOMA AVE STE 1, MILWAUKEE WI 53207-7266



JAN 28 2022



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

January 25, 2022
Order #: ORD-21-15077

GIUFFRE I LLC
445 W OKLAHOMA AVE STE 1
MILWAUKEE, WI 53207-7266

SCANNED
1-28-22

Re: 2001 W MT VERNON AV

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Loren Austin

Recipients
GIUFFRE I LLC, 445 W OKLAHOMA AVE STE 1, MILWAUKEE WI 53207-7266





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

NOV 01 2021
 Inspection Date
 10/27/2021
 ORD-21-15077

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

GIUFFRE I LLC
 445 W OKLAHOMA AVE STE 1
 MILWAUKEE WI 53207-7266

Re: 2001 EXT W MT VERNON AV

Taxkey #: 400-9995-118

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Correct By Date: 12/31/2021

- 1) 225-01, SPS 382.22 Repair the defective meter pit. (Sec Milwaukee Water Works Rules and Water Service Piping Specifications Chapter 3.6.0)

For any additional information, please phone Inspector Loren Austin at 414-286-8287 or lausti@milwaukee.gov between the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday.

Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -
Loren Austin
 Inspector

Recipients:

GIUFFRE I LLC, 445 W OKLAHOMA AVE STE 1, MILWAUKEE, WI 53207-7266

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$177.80 for the first reinspection, \$355.60 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL

Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 384-3700 o Community Advocates, 728 N. James Lovell St., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

OFFICIAL NOTICE OF VIOLATION

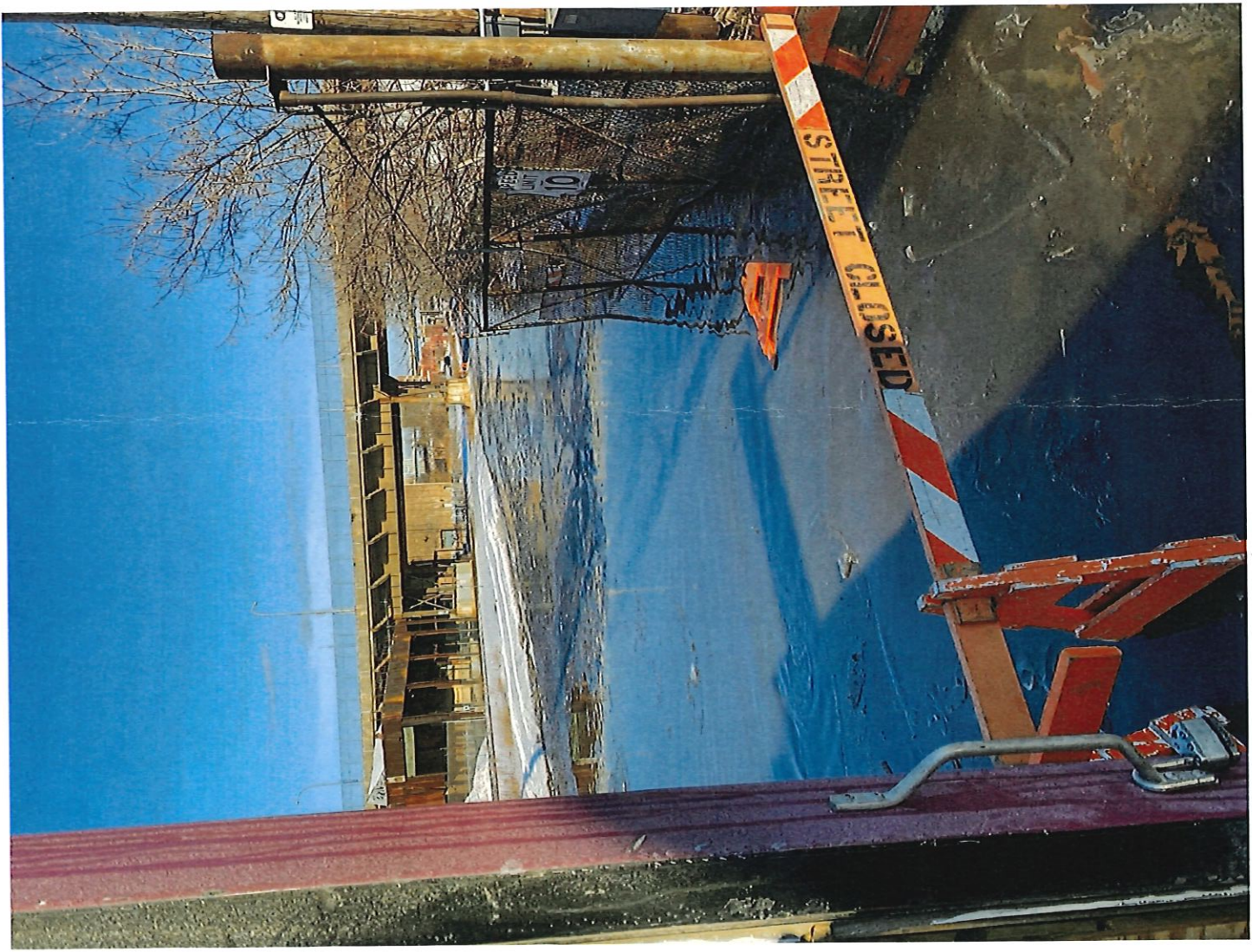
The City of Milwaukee - Department of Neighborhood Services

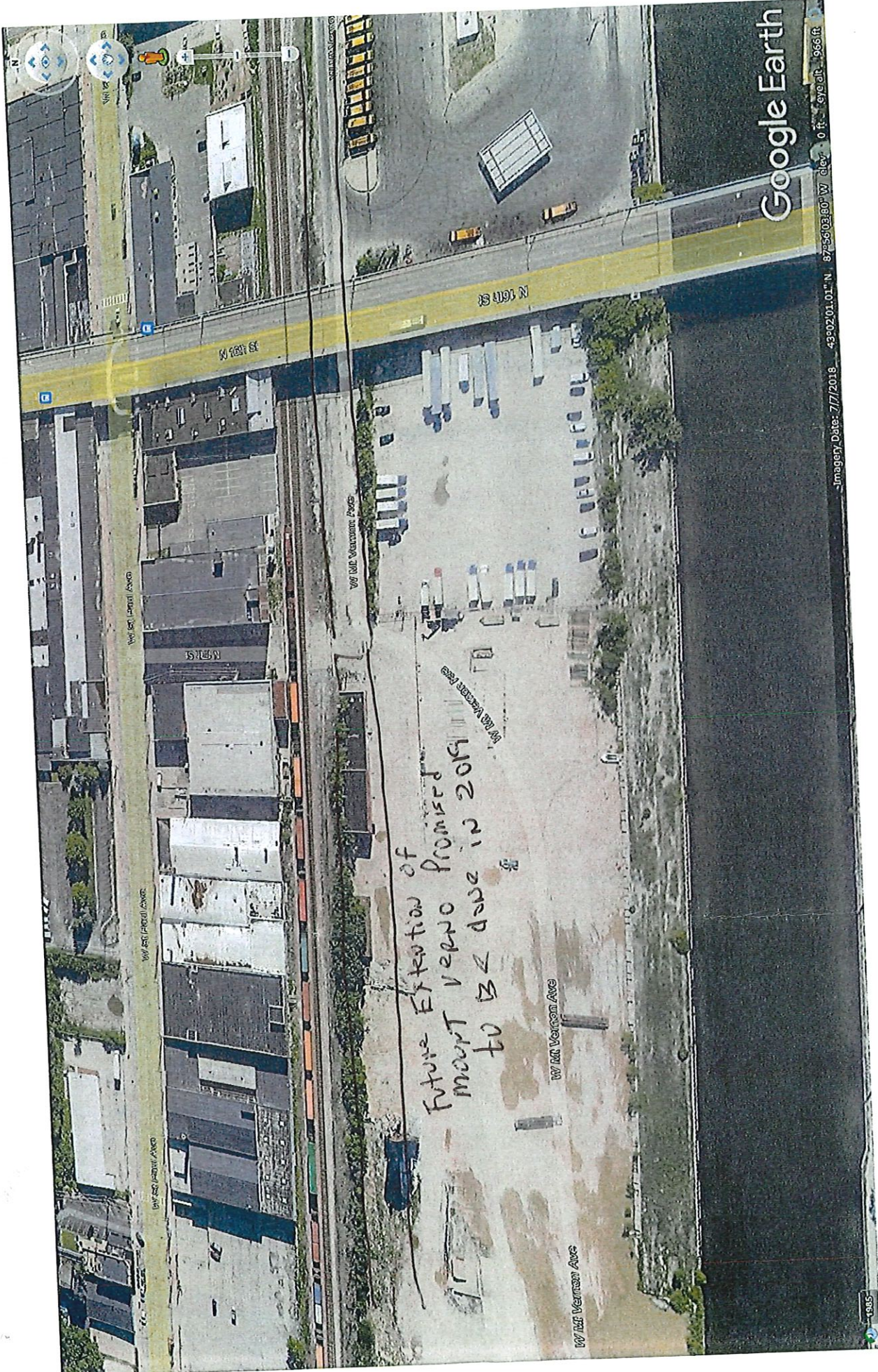
1-27-21

City of Milwaukee

Flooded street

Adjoining 1601 W Mt Vernon





Future Extension of
Mount Vernon Promised
to be done in 2019

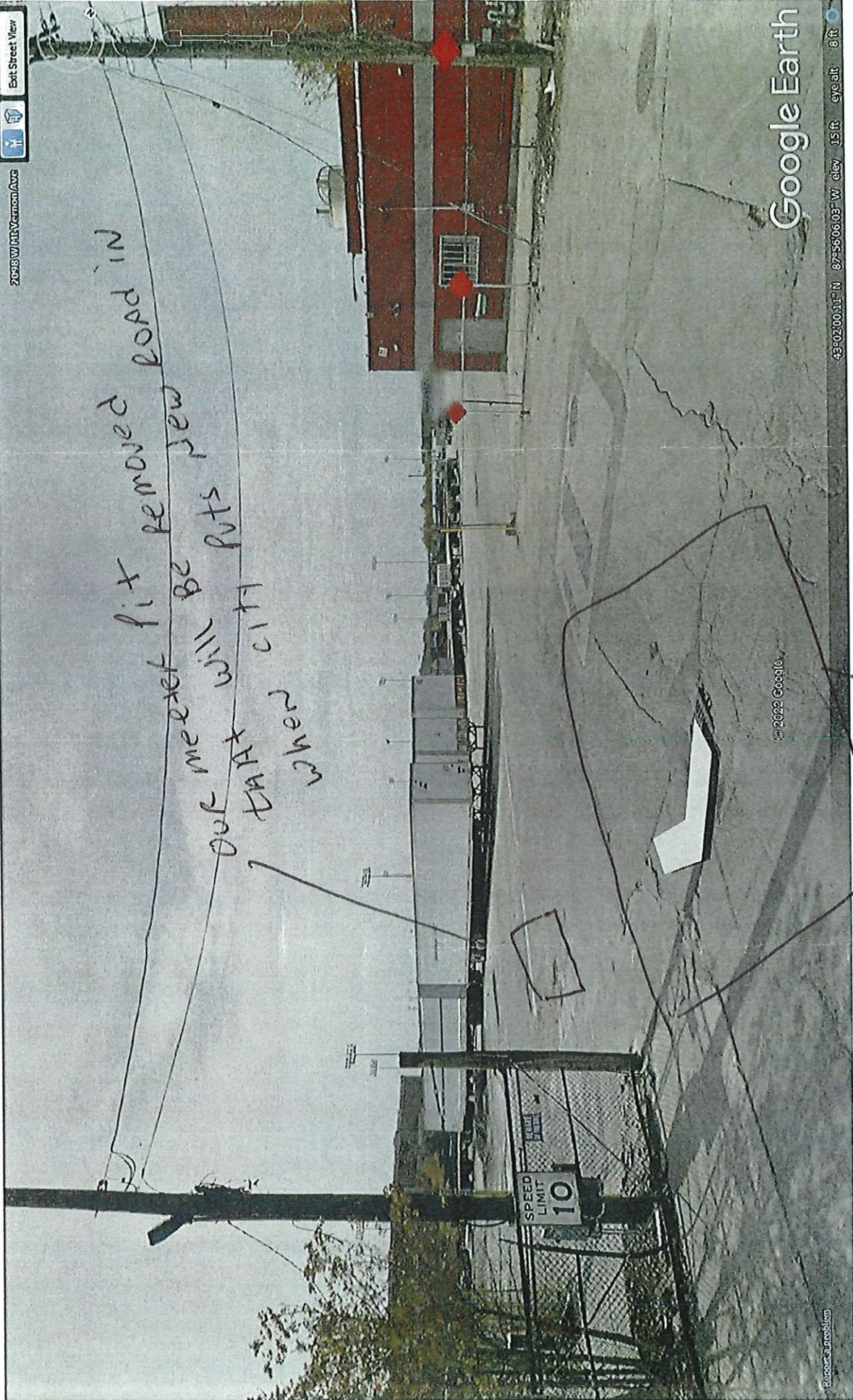
Google Earth

Imagery Date: 7/7/2018 43°02'01.01" N 87°55'03.60" W Elev. 0 ft. Eye alt. 966 ft

© 2018



End of Existing MDWT VEH



Our meter pit removed road in
but will be new

City of Milw P, T
that constantly over flows

© 2022 Google

Google Earth

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

Date:	3/14/22
Received Of:	Frank Giuffre
Property at:	2001 W. Mount Vernon Ave.
Received By:	LME
Check # (If Applicable):	1606
Amount:	\$25.00