



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: 10/8/24

RE: 4527 W Medford ave, Milwaukee, WI 53216
(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

Charge relative to: Vacant Building Program

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:

Above referenced property was purchased on 3/21/24 and was properly recorded on 4/1/224

The above citation is inaccurate and defective for the following reasons

1 Any outstanding violation from previous owner has to be reissued to new owner per city code of ordinance

I was not informed about vacant building registration or reinspection as a preexisting condition from previous

Ownership 2 Notwithstanding this defect, the property has been continuously occupied from April 2024 to date on both levels

I have current tenants, James C Wilder and Aqushatina Jones as residents of the building

See attached We Energies bill from this period in question Spoke to Brenda Oct 8th, 2024.

Signature

Ade Esuoso

Name (please print)

400 N Broadway, 501, Milwaukee, WI 53202

414 324 8324

Mailing address and zip code

Daytime phone number

Jyvo@aol.com

E-Mail Address(es)

form 3/21/2022

CITY OF MILWAUKEE
2024 OCT 14 A 10:13
CITY CLERK'S OFFICE

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

September 25, 2024

TOP CHOICE DWELLING LLC
400 N BROADWAY UNIT 501
MILWAUKEE, WI 53202

Record ID: VAC-23-00671

Re: 4527 W MEDFORD 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/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 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)

9/25/2024

Vacant Building Inspection Payment Stub

Taxkey: 2670711000

24-Hour Customer Service 800-242-9137
 24-Hour Electric Emergencies 800-662-4797
 24-Hour Gas Emergencies 800-261-5325

| Bill Date | Account Number | Next Meter Read Date | Amount Due | Payment Due Date |
|------------|------------------|----------------------|------------|------------------|
| 07/08/2024 | 0708428821-00033 | 08/02/2024 | \$56.00 | 07/30/2024 |

Customer Name MS ADEKNULE ESUOSO
Service Address 4527 W MEDFORD AVE
 MILWAUKEE WI 53216-3448

Activity Since Last Bill

| | | |
|------------|-----------------------|----------|
| 06/05/2024 | Previous Balance | \$36.82 |
| 06/27/2024 | Payment | -\$36.82 |
| | Balance | \$0.00 |
| | Total Current Charges | \$56.00 |
| | Total Current Balance | \$56.00 |

Account Summary
 Bill Period: 05/31/2024 to 07/01/2024

| | Jul 2024 | Jun 2024 |
|------------------|----------|----------|
| Billing Days | 32 | 30 |
| Avg Temp | 70°F | 60°F |
| Heating Deg Days | 34 | 161 |
| Cooling Deg Days | 185 | 13 |
| KWH Used | 142 | 51 |
| Avg KWH / Day | 4.4 | 1.7 |
| Therms Used | 0 | 0 |
| Avg Therms / Day | 0 | 0 |
| Utility Gas Cost | \$0.50 | \$0.50 |

Electric Service

Residential Electric Service Rg1

Meter NZT808513

| | |
|---------------------------|---------|
| Actual Reading 07/02/2024 | 11140 |
| Actual Reading 05/31/2024 | -10998 |
| Total Electric Use | 142 KWH |

Energy Charges/Credits

| | | |
|-----------------|----------------------|---------|
| Customer Charge | 32 Days at \$0.49315 | \$15.78 |
| Energy Charge | 142 KWH at \$0.17154 | \$24.36 |

Other Service Charges/Credits

| | | |
|---------------------------------|-----------------------------------|--------|
| Environmental Control Charge | 142 KWH at \$0.00056 (31/32 Days) | \$0.08 |
| State Low Income Assistance Fee | 3% of \$40.22 | \$1.21 |

Taxes

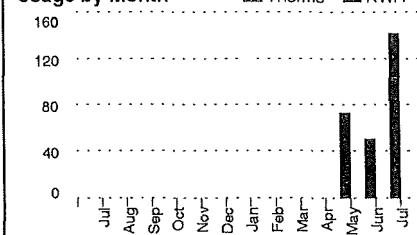
| | | |
|-------------------------------|-----------------|--------|
| WI State Tax | 5% of \$40.22 | \$2.01 |
| WI County Sales Tax Milwaukee | 0.9% of \$40.22 | \$0.36 |
| WI City Sales Tax Milwaukee | 2% of \$40.22 | \$0.80 |

Subtotal: \$44.60

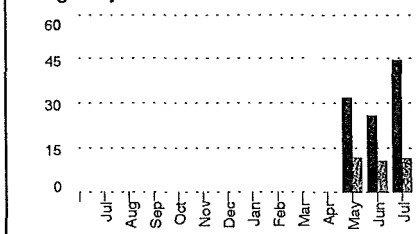
Electric Service Total: \$44.60

Graphs

Usage by Month



Charges by Month



Gas Service

Residential Gas Service (WGC) Rg-1

Meter OWG2104076

| | |
|-----------------------------|-------|
| Estimate Reading 07/02/2024 | 3679 |
| Estimate Reading 05/31/2024 | -3679 |
| Total Gas Use | 0 CCF |

0 CCF x 1.059 BTU = 0 Therms

Local Distribution Service

| | | |
|-----------------|----------------------|---------|
| Customer Charge | 32 Days at \$0.33000 | \$10.56 |
|-----------------|----------------------|---------|

Taxes

| | | |
|-------------------------------|-----------------|--------|
| WI State Tax | 5% of \$10.56 | \$0.53 |
| WI County Sales Tax Milwaukee | 0.9% of \$10.56 | \$0.10 |
| WI City Sales Tax Milwaukee | 2% of \$10.56 | \$0.21 |

Subtotal: \$11.40

Gas Service Total: \$11.40

Messages

Your Account Summary information is based on an estimated meter reading. Your actual use may be different.

ACCOUNT NUMBER: 0708428821-00033 INVOICE: 5092027283 Page 1 of 2 WEC_PDF_Out 39044 (0)

Please return this stub with your payment.



ACCOUNT NUMBER: 0708428821-00033

| |
|--|
| Amount Due By 07/30/2024 \$56.00 |
| Please write your account number on your check |
| Amount Enclosed |
| <input type="text"/> |

MS ADEKNULE ESUOSO
 UNIT 501
 400 N BROADWAY
 MILWAUKEE WI 53202-5510

We Energies
 PO Box 6042
 Carol Stream IL 60197-6042

0300708428821000330 2000005600

24-Hour Customer Service 800-242-9137
 24-Hour Electric Emergencles 800-662-4797
 24-Hour Gas Emergencles 800-261-5325

| Bill Date | Account Number | Next Meter Read Date | Amount Due | Payment Due Date |
|------------|------------------|----------------------|------------|------------------|
| 07/08/2024 | 0708428821-00033 | 08/02/2024 | \$56.00 | 07/30/2024 |

The service for your account is showing zero energy use. Please call us if you feel this is inaccurate, or if you want to stop service.

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 \$48.00, 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: 05/31/2024 to 07/01/2024

| | Jul 2024 | Jun 2024 | |
|------------------|-------------|-------------|--------|
| Billing Days | 32 | 30 | |
| Avg Temp | 70°F | 60°F | |
| Heating Deg Days | 34 | 161 | |
| Cooling Deg Days | 185 | 13 | |
| KWH Used | 142 | 51 | |
| Avg KWH / Day | 4.4 | 1.7 | |
| Therms Used | 0 | 0 | |
| Avg Therms / Day | 0 | 0 | |
| Utility Gas Cost | \$0.50 | \$0.50 | \$0.00 |

Graphs

Usage by Month Therms KWH

| Month | Therms | KWH |
|----------|--------|-----|
| Jul-2023 | 0 | 0 |
| Aug-2023 | 0 | 0 |
| Sep-2023 | 0 | 0 |
| Oct-2023 | 0 | 0 |
| Nov-2023 | 0 | 0 |
| Dec-2023 | 0 | 0 |
| Jan-2024 | 0 | 0 |
| Feb-2024 | 0 | 0 |
| Mar-2024 | 0 | 0 |
| Apr-2024 | 0 | 0 |
| May-2024 | 70 | 142 |
| Jun-2024 | 0 | 51 |
| Jul-2024 | 0 | 0 |

Charges by Month

| Month | Charges |
|----------|---------|
| Jul-2023 | 0 |
| Aug-2023 | 0 |
| Sep-2023 | 0 |
| Oct-2023 | 0 |
| Nov-2023 | 0 |
| Dec-2023 | 0 |
| Jan-2024 | 0 |
| Feb-2024 | 0 |
| Mar-2024 | 0 |
| Apr-2024 | 0 |
| May-2024 | 56 |
| Jun-2024 | 0 |
| Jul-2024 | 0 |

24-Hour Customer Service 800-242-9137
 24-Hour Electric Emergences 800-662-4797
 24-Hour Gas Emergences 800-261-5325

| Bill Date | Account Number | Next Meter Read Date | Amount Due | Payment Due Date |
|------------|------------------|----------------------|------------|------------------|
| 08/02/2024 | 0708428821-00035 | 09/03/2024 | \$76.10 | 08/26/2024 |

Customer Name MS ADEKNULE ESUOSO
Service Address 4529 W MEDFORD AVE
 MILWAUKEE WI 53216-3448

Activity Since Last Bill

| | | |
|------------|-----------------------|---------|
| 07/02/2024 | Previous Balance | \$34.62 |
| 07/30/2024 | Late Fee | \$0.32 |
| | Balance | \$34.94 |
| | Total Current Charges | \$41.16 |
| | Total Current Balance | \$76.10 |

Electric Service

Residential Electric Service Rg1

| | | |
|------------------|---------------------------|--------|
| Meter NZT1095229 | Actual Reading 08/02/2024 | 14780 |
| | Actual Reading 07/02/2024 | -14730 |
| | Total Electric Use | 50 KWH |

Energy Charges/Credits

| | | |
|-----------------|----------------------|---------|
| Customer Charge | 31 Days at \$0.49315 | \$15.29 |
| Energy Charge | 50 KWH at \$0.17154 | \$8.58 |

Other Service Charges/Credits

| | | |
|---------------------------------|----------------------------------|--------|
| Environmental Control Charge | 50 KWH at \$0.00056 (30/31 Days) | \$0.03 |
| State Low Income Assistance Fee | 3% of \$23.90 | \$0.72 |

Taxes

| | | |
|-------------------------------|-----------------|--------|
| WI State Tax | 5% of \$23.90 | \$1.20 |
| WI County Sales Tax Milwaukee | 0.9% of \$23.90 | \$0.22 |
| WI City Sales Tax Milwaukee | 2% of \$23.90 | \$0.48 |

Subtotal: \$26.52

Electric Service Total: \$26.52

Gas Service

Residential Gas Service (WGC) Rg-1

| | | |
|------------------|---------------------------|-------|
| Meter OWG1504853 | Actual Reading 08/01/2024 | 6558 |
| | Actual Reading 07/01/2024 | -6553 |
| | Total Gas Use | 5 CCF |

5 CCF x 1.072 BTU = 5.4 Therms

Local Distribution Service

| | | |
|-----------------|-------------------------|---------|
| Customer Charge | 31 Days at \$0.33000 | \$10.23 |
| Distribution | 5.4 Therms at \$0.38480 | \$2.08 |

Gas Supply Service

| | | |
|----------|---------------------------------------|---------|
| Base Gas | 5.4 Therms at \$0.50880 | \$2.75 |
| PGA | 5.4 Therms at -\$0.27290 (30/31 Days) | -\$1.43 |
| PGA | 5.4 Therms at -\$0.31990 (1/31 Days) | -\$0.66 |

Taxes

| | | |
|-------------------------------|-----------------|--------|
| WI State Tax | 5% of \$13.57 | \$0.68 |
| WI County Sales Tax Milwaukee | 0.9% of \$13.57 | \$0.12 |
| WI City Sales Tax Milwaukee | 2% of \$13.57 | \$0.27 |

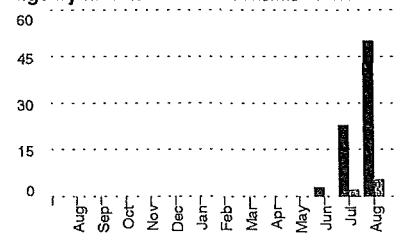
Subtotal: \$14.64

Account Summary
 Bill Period: 07/02/2024 to 08/01/2024

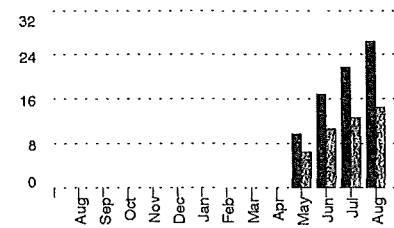
| | | |
|------------------|----------|----------|
| | Aug 2024 | Jul 2024 |
| Billing Days | 31 | 32 |
| Avg Temp | 73°F | 70°F |
| Heating Deg Days | 2 | 34 |
| Cooling Deg Days | 239 | 185 |
| KWH Used | 50 | 23 |
| Avg KWH / Day | 1.6 | 0.7 |
| Therms Used | 5.4 | 2.1 |
| Avg Therms / Day | 0.2 | 0.1 |
| Utility Gas Cost | \$0.50 | \$0.50 |

Graphs

Usage by Month



Charges by Month



ACCOUNT NUMBER: 0708428821-00035 INVOICE: 5122940351 Page 1 of 2 WEC_PDF_Out 92403 (2)

Please return this stub with your payment.



ACCOUNT NUMBER: 0708428821-00035

| |
|--|
| Amount Due By 08/26/2024 \$76.10 |
| Please write your account number on your check |
| Amount Enclosed |
| <input type="text"/> |

MS ADEKNULE ESUOSO
 UNIT 501
 400 N BROADWAY
 MILWAUKEE WI 53202-5510

We Energies
 PO Box 6042
 Carol Stream IL 60197-6042

0300708428821000355 9000007610

24-Hour Customer Service 800-242-9137
 24-Hour Electric Emergencies 800-662-4797
 24-Hour Gas Emergencies 800-261-5325

| Bill Date | Account Number | Next Meter Read Date | Amount Due | Payment Due Date |
|------------|------------------|----------------------|------------|------------------|
| 08/02/2024 | 0708428821-00035 | 09/03/2024 | \$76.10 | 08/26/2024 |

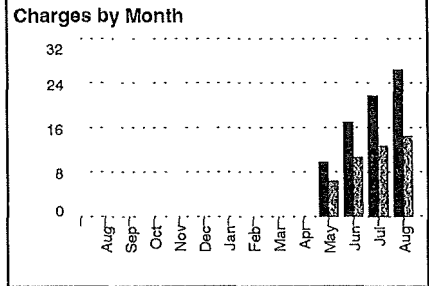
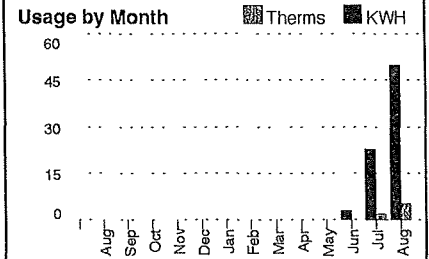
Gas Service Total: \$14.64

Messages

View your bill online anytime in My Account. Visit our website to sign up.
 Your bill includes an Environmental Control Charge (ECC) to cover the purchase of bonds used to lower Pleasant Prairie Power Plant retirement costs. The ECC rate changed effective August 1, 2024. Please see your bill for details.
 Stay informed during a power outage. Easily sign up for notifications in our app or on our website. Simply go to Notification Settings and choose your preferences or text We Energies to 91924 to download the app.
 Struggling to pay your bill? You may be eligible for payment arrangements. Visit our website or use our mobile app to learn if you qualify.

| Account Summary | | | |
|---------------------------------------|----------|----------|--------|
| Bill Period: 07/02/2024 to 08/01/2024 | | | |
| | Aug 2024 | Jul 2024 | |
| Billing Days | 31 | 32 | |
| Avg Temp | 73°F | 70°F | |
| Heating Deg Days | 2 | 34 | |
| Cooling Deg Days | 239 | 185 | |
| KWH Used | 50 | 23 | |
| Avg KWH / Day | 1.6 | 0.7 | |
| Therms Used | 5.4 | 2.1 | |
| Avg Therms / Day | 0.2 | 0.1 | |
| Utility Gas Cost | \$0.50 | \$0.50 | \$0.00 |

Graphs



Receipt of ARBA Fee

| | |
|--------------------------|--------------------|
| Date: | 10/14/2024 |
| Received Of: | Ade Esuoso |
| Property at: | 4527 W Medford Ave |
| Received By: | JP |
| Check # (If Applicable): | Ck#1557 |
| Amount: | \$25.00 |

CITY OF MILWAUKEE
2024 OCT 14 A 10:12
CITY CLERK'S OFFICE