2344 University Ave, Apt 3S Bronx, NY 10468 April 24, 2025

The Administrative Review Board of Appeals Office of the City Clerk, Room 205 City Hall 200 E. Wells Street Milwaukee, WI 53202

Vacant Building Program 4001 S. 6th Street Milwaukee, WI 3221-1704

> RE: Maria Allen Record ID- VAC-2-00043 Property- 3728 N 18th Street, Milwaukee, WI 53206 Re- **APPEAL OF THE VACANT BUILDING CHARGES**

Dear Sir or Madam:

I am appealing the charges on my above property regarding failure to register my building as a vacant building.

I received a copy of your letter dated April 16, 2025. You stated that my property is vacant and because it is vacant, I am required to pay a vacant building inspection renewal fee in the sum of \$254.00 per building. I did not violate any laws.

Please be advised that you are incorrect. My building is NOT vacant. Presently, my building is being totally renovated. As PROOF is a copy of my contract with the contracting company by the name of JM Luna Construction. As ADDITIONAL PROOF, I have attached a copy of one of my bank checks I paid to the general contractor James Luna, the head of the company.

My property is not vacant as you have described because the contractor and his team are working on my building. I also retained another company to clean up outside my building.

Kindly waive those charges you have alleged against me and cancel the fees you plan to impose.

I expect to hear from you.

Thank you.

Sincerely, Mousie Allen

JM Luna Construction

2740 n 41st Street Milwaukee, WI 53210 Phone: (414)507-7676 Email:M.jamesluna22@gmail.com

Submitted to: Marie Allen	Phone: 1-347-579-4952	Email: mariaallen30@aol.com	
Job location: 3728 N 18 th Street	City, zip, state: Milwaukee, WI 53206	Date of plans: December 8,2022	
Contractor: James M. Luna	Phone:414-507-7676	Start date:	

I hereby submit specifications and estimates for the job listed above.

Lower Unit :

- All floors
- Scrape and patch throughout lower unit where needed
- Paint
- Remodel bathroom
- Install new light fixtures and outlets throughout unit
- Tare out old counter and install new one
- Replace cabinet hardware
- Paint cabinets
- Fix and/or replace doors as needed
- Place a door in pantry entrance (if possible)

Upper Unit:

- Scrape and patch throughout upper unit where needed
- Install new kitchen floor
- Removal of old flooring in living room and bedroom
- Install new flooring in living room and bedroom
- Install more cabinets in kitchen
- Install new bathroom sink
- Install new toilet
- Install new medicine cabinet in bathroom
- Fix or replace doors
- Paint
- Caulk

Back Hallway:

- Scrape and paint where needed
- Paint
 - Caulk

JM Luna Construction

2740 n 41st Street Milwaukee, WI 53210 Phone: (414)507-7676 Email:M.jamesluna22@gmail.com

- Repair stairs
- Install light fixtures

Basement:

- Clean out
- Remove big table
- Fix stairs

Garage:

- Clean out
- Service doors

Outside:

- Trim bushes
- Cut grass
- Clean up trash

Terms and conditions

The above specifications from JM Luna Construction are satisfactory and are hereby accepted by Ma Allen. JM Luna Construction is authorized to do the work as described above, although start and enc dates are contingent to permitting weather or anything unforeseen, work will be completed in a time and professional manner.

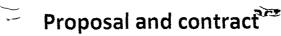
All work performed will be completed for the total amount of \$9,000.00. This total only includes labc, and is subjected to change due to any unforeseen complications or request. Any additional work will result in additional cost which will be discussed upon the time of finding. Payment listed above will a disburse half upon receiving and acceptance of this contract and proposal and the remaining upon completion of services.

I James Luna, hereby understand and accept the proposed work and guidelines proposed in this contract.

	Contractors Signa	ture			Date:	
the tell such a set of tells the second se						

I Maria Allen accept the contractor's proposal and guidelines proposed in this contract.

Customers SignatureDate:_Date:_Dat	
---	--



JM Luna Construction

2740 n 41st Street Milwaukee, WI 53210

Phone: (414)507-7676 Email:M.jamesluna22@gmail.com

Submitted to: Marie Allen	Phone: 1-347-579-4952	Email: mariaallen30@aol.com	
Job location: 3728 N 18 th Street	City,zip,state: Milwaukee, WI 53206	Date of plans: December 8,2022	
Contractor: James M. Luna	Phone:414-507-7676	Start date:	

I hereby submit specifications and estimates for the job listed above.

Lower Unit :

- All floors
- Scrape and patch throughout lower unit where needed
- Paint
- Remodel bathroom
- Install new light fixtures and outlets throughout unit
- Tare out old counter and install new one
- Replace cabinet hardware
- Paint cabinets
- Fix and/or replace doors as needed
- Place a door in pantry entrance (if possible)

Upper Unit:

- Scrape and patch throughout upper unit where needed
- Install new kitchen floor
- Removal of old flooring in living room and bedroom
- Install new flooring in living room and bedroom
- Install more cabinets in kitchen
- Install new bathroom sink
- Install new toilet
- Install new medicine cabinet in bathroom
- Fix or replace doors
- Paint
- Caulk

Back Hallway:

- Scrape and paint where needed
- Paint
- Caulk

JM Luna Construction

2740 n 41st Street Milwaukee, WI 53210 Phone: (414)507-7676 Email:M.jamesluna22@gmail.com

- Repair stairs
- Install light fixtures

Basement:

- Clean out
- Remove big table
- Fix stairs

Garage:

- Clean out
- Service doors

Outside:

- Trim bushes
- Cut grass
- Clean up trash

Terms and conditions

The above specifications from JM Luna Construction are satisfactory and are hereby accepted by Main Allen. JM Luna Construction is authorized to do the work as described above, although start and end dates are contingent to permitting weather or anything unforeseen, work will be completed in a time and professional manner.

All work performed will be completed for the total amount of \$9,000.00. This total only includes lab and is subjected to change due to any unforeseen complications or request. Any additional work will result in additional cost which will be discussed upon the time of finding. Payment listed above will bl disburse half upon receiving and acceptance of this contract and proposal and the remaining upon completion of services.

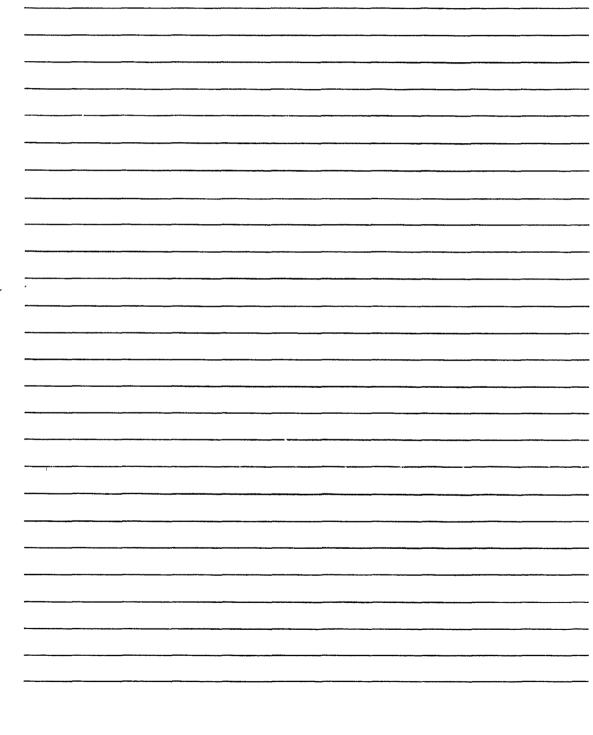
I James Luna, hereby understand and accept the proposed work and guidelines proposed in this contract.

Contractors Signature	Date:	
I Maria Allen accept the contractor's proposal a	nd guidelines proposed in this contract.	
Customers Signature	Date:	

JM Luna Construction

2740 n 41st Street Milwaukee, WI 53210 Phone: (414)507-7676 Email:M.jamesluna22@gmail.com

Additional notes or comments:



ION SAVE THIS COPY	CITIDARIK NA Citidarik NA WAY	
FOR YOUR PROTECTION SAVE THIS	TERMS KEEP THIS COPY FOR YOUR RECORD OF THE TRANSACTION. TO REPORT A LOSS OR FOR ANY OTHER INFORMATION ABOUT THE INSTRUMENT, CONTACT THE INSTITUTION FROM WHICH YOU RECEIVED THE INSTRUMENT.	
		"TERMON

.3

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

April 16, 2025

MARIA S ALLEN 2344 UNIVERSITY AVE APT 3S BRONX, NY 10468

Record ID: VAC-20-00043

Re: 3728 N 18TH ST

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 \$508.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$508.00. This fee includes a 1.6% training and technology surcharge. Please pay online at milwaukee.gov/Imspay 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 4/16/2025 Taxkey: 2710301000 (Please write taxkey on check) Vacant Building Inspection Payment Stub

Receipt of ARBA Fee

Date:	4/29/25
Received Of:	Marie Allen
Property at:	3728 N. 18 th St.
Received By:	LME
Check # (If Applicable): Amount:	Money order 2112069797 \$25.00