



**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

2420 N 49th St,  
Milwaukee, WI 53210

**DATE:** 9/24/2025

**RE:** \_\_\_\_\_  
(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 Department of Neighborhood Services  
(Name of City Department)

Amount of the charges \$ 508

Charge relative to: vacant building

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:

Hi I am the owner of property 2420 n 49th st. I have a code violation letter for vacant building early sept 2025.

I have bought the properties on Dec 2024 and the properties was undergoing an active repair and upgrade for tenant to move in by March 2025. I have attachment the rental agreement as proof for their move in.

I call department of neighborhood service on sept 12,2025 explain about my issues. I was told that this is the 2nd letter this year that sent in about the vacant building violation but I never receive the 1st letter at all. I was told that they will sent in an Inspector to check the property. I was told to do either fill out the application appeal or pay the fine.



Signature

Xub-Muv Xiong

Name (please print)

8129 W Carmen Ave, Milwaukee, WI 53218

Mailing address and zip code

4147487711

Daytime phone number

xubmuvxiong@yahoo.com

E-Mail Address(es)



## RESIDENTIAL LEASE

This Lease of the Premises identified below is entered into by and between the Landlord and Tenant (referred in the singular whether one or more) on the following terms and conditions:

### PARTIES

TENANT(S): Rene Hernandez, Arlene Martinez

List other occupants who are not tenants, such as minor children, in Special Conditions.

LANDLORD: Xub-Muv Xiong

Address: 12605 W North Ave #125 Brookfield WI 53005

LANDLORD'S AGENT for maintenance, management, service of process and collection of rent -

(Note in "Special Conditions" if more than one agent): Far East Real Estate LLC

Address: 12605 W North ave #125 Brookfield WI 53005

### PREMISES

Street Address: 2420 N 49th ST

City/State/Zip: Milwaukee WI 53209

Apartment/Unit/No.: \_\_\_\_\_

### RENTAL TERM

First Day of Term: March 1, 2025 Last Day of Term: February 4, 2025

This Lease is only for the stated term and is **NOT** automatically renewable. Landlord and Tenant must agree in writing if tenancy is to continue beyond the last day of the rental term.

### RENT

Rent Amount \$1,250.00 per month due on or before the 1st day of each Month. Rent checks shall be made payable

to (Landlord) (Landlord's Agent) **[STRIKE ONE]** and mailed or delivered to (Landlord) (Landlord's Agent) **[STRIKE ONE]**. **ALL TENANTS, IF MORE THAN ONE, SHALL BE JOINTLY AND SEVERALLY LIABLE FOR THE FULL AMOUNT OF ALL PAYMENTS DUE UNDER THIS LEASE.**

### UTILITIES

In addition to Rent, Tenant must pay all utility charges that are separately metered or subject to cost allocation, as follows: **[CHECK AND COMPLETE AS APPLICABLE]**

Utility Charges	Electric	Heat	Water	Unit Gas	Air Conditioning	Hot Water	Sewer	Trash/ Recycling
Included in Rent								
Separately Metered	x	x	x	x	x	x	x	x
Cost Allocation *								

\* Explain in Special Conditions or in an addendum if additional room is needed.

Tenant's failure to timely pay utilities bills for which Tenant is responsible is a breach of this Lease.

**SECURITY DEPOSIT** Tenant shall pay a security deposit in the amount of \$ 1,400.00 upon execution of this Lease, to be held by Far Estate Real Estate LLC Trust.


Tenant's security deposit, less any amounts legally withheld, will be delivered or mailed to Tenant's last known address within 21 days after Tenant vacates the Premises as established in Wis. Stat. § 704.28(4). Tenant is responsible for giving Landlord his/her new address. When Tenant vacates the Premises Tenant shall return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc.


### SPECIAL


Tenant gets a \$200 credit for water/sewer bill

### CONDITIONS

02/04/25

(x)  \_\_\_\_\_ Date ▲  
Landlord's/Property Manager's Signature ▲ Print Name Here ►  
Landlord/Property Manager email address: \_\_\_\_\_

(x)  \_\_\_\_\_ 02/04/2025 Date ▲  
Tenant's Signature & email address ▲ Print Name Here ►

(x)  \_\_\_\_\_ 02/04/2025 Date ▲  
Tenant's Signature & email address ▲ Print Name Here ►

(x) \_\_\_\_\_ Date ▲  
Tenant's Signature & email address ▲ Print Name Here ►

(x) \_\_\_\_\_ Date ▲  
Tenant's Signature & email address ▲ Print Name Here ►

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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

August 29, 2025

XUB-MUV XIONG  
S129 W Carmen Ave  
Milwaukee, WI 53218

Record ID: VAC-24-00001

Re: 2420 N 49TH 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/lmspay](http://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)

8/29/2025

Vacant Building Inspection Payment Stub

Taxkey: 3280039000

INSPEX  
COM

## Receipt of ARBA Fee

Date:	9/29/25
Received Of:	Xub-Muv Xiong
Property at:	2420 N. 49 <sup>th</sup> St.
Received By:	LME
Check # (If Applicable):	143
Amount:	\$25.00