

La'Dawn Tipton
ltip32@yahoo.com
414-745-2167

Subject: Appeal of Motion Regarding Window Replacement - 2443 N Sherman Blvd

Dear Common Council Committee,

I am writing to respectfully appeal the denial issued regarding the replacement of the windows at my home, located at 2443 N Sherman Blvd. I recently received notice that my property lies within a designated historical district and that the windows I installed do not meet the district's requirements.

At the time the work was completed 2017-19, I was not aware that my home was within a historical district, nor was I made aware of any restrictions regarding window replacement. My intent was not to disregard district regulations, but rather to maintain and improve my home responsibly. The windows were replaced to improve safety, security, and energy efficiency, while also enhancing the overall appearance of the property.

Given this misunderstanding, I respectfully request that the Common Council reconsider the denial. I ask that my case be reviewed with consideration of the following:

- 1.Lack of Knowledge: I was unaware of the historical designation at the time of replacement and did not knowingly act against district guidelines.
- 2.Good Faith Effort: The upgrades were made in good faith to preserve and enhance the property's value, safety, and functionality.
- 3.Financial Burden: Replacing the windows again to meet specific historical standards would impose a significant and unexpected financial hardship.
- 4.Community Value: The new windows are in keeping with the spirit of neighborhood upkeep and do not detract from the character of my home or surrounding properties in my opinion.

I am committed to working with the Common Council to find a reasonable resolution that respects the district's preservation goals while also acknowledging my situation. I kindly request that the denial be dismissed or that I be granted a variance or approval to retain the windows as they are.

Thank you for your time and consideration of my appeal.

Sincerely,
La'Dawn Tipton

HPC Appeals Checklist for Financial Hardship

As set forth in s. 62.23(7)(em), Wis. Stats., it is a matter of public policy that the protection, enhancement, perpetuation, and use of improvements of special architectural character or special historical interest or value is a public necessity and is required in the interest of health, prosperity, safety, and welfare of the people. The standards for appealing a decision of the Historic Preservation Commission based on a claim of financial hardship are high because of the importance of treating all property owners fairly while preserving original materials and design as much as possible. Therefore, appellants must submit the following information to the Historic Preservation Commission to support an appeal based on a claim of financial hardship.

Please check off boxes, fill in the the blanks, and attach supplementary materials as applicable to your circumstances.

Base Requirement

- ☐ Clear and convincing evidence that any hardship is not self-created or the result of failure to maintain the property in good repair.
- ☐ Owner-occupied single-family homes and duplexes are exempt from requirements to pursue selling the property and from providing certain information about owner financials. All other information is required, if it exists.

Required Supporting Materials

1. Property Purchase Information

- ☐ Purchase price \$87,900
- ☐ Name and legal status of owner (e.g., natural person, sole proprietor, LLC, C corp) LA'DAWN Tipton
- ☐ Date of purchase Nov. 22 2013
- ☐ Name of seller Constant Innovation LLC
- ☐ Description of relationship between owner and seller Seller / Buyer

2. Property Value Information

(Search Assessment Data: assessments.milwaukee.gov/default.asp)

- ☐ Current assessed value 200,700.00
 - ☐ Value of the land 6,800.00
 - ☐ Value of improvements 193,900.00
- ☐ Appraisals, if any, from the last two years

3. Owner Financials

- ☐ Owner-occupied single-family or duplex:
 - ☐ Most recent two years of income tax returns
- ☐ Income-producing or commercial use properties:
 - ☐ Most recent two years of:
 - ☐ Tax returns showing annual gross income from the property
 - ☐ Itemized operating and maintenance expenses
 - ☐ Real estate tax statements
 - ☐ Proof of annual debt service (mortgage balance & terms, etc.)
 - ☐ Annual cash flow
 - ☐ Federal income tax deductions for depreciation of the property
 - ☐ Income tax returns

For the year Jan. 1-Dec. 31, 2024, or other tax year

Check here if an amended return ☐ beginning _____, 2024 ending _____, 20 ____.

Your legal last name TIPTON		Legal first name LADAWN		M.I. T	
If a joint return, spouse's legal last name		Spouse's legal first name		M.I.	Spouse's social security number
Home address (number and street). If you have a PO Box, see page 12. 2443 N SHERMAN BLVD				Apt. no.	
City or post office MILWAUKEE		State WI	Zip code 53210		
Filing status Check ☒ below ☐ Single ☐ Married filing joint return ☐ Married filing separate return. Fill in spouse's SSN above and full name here				Tax district Check below then fill in either the name of the city, village, or town and the county in which you lived at the end of 2024. ☒ City ☐ Village ☐ Town City, village, or town MILWAUKEE County of MILWAUKEE School district number See page 45 3619	
☒ Head of household, NOT married (see page 13). ☐ Head of household, married (see page 13).		Legal last name Legal first name M.I.		Special conditions ☐ ☐ Form 804 filed with return (see page 10)	

Use **BLACK Ink** • Print numbers like this → **0123456789** Not like this → **Ø147** • **NO COMMAS; NO CENTS**

1	Federal adjusted gross income from Form 1040, line 11	1	<u>57204.00</u>
2	Adjustments to federal adjusted gross income from <i>Schedule I</i> , line 3 (see page 13)	2	<u>.00</u>
3	Add lines 1 and 2. This is your federal adjusted gross income for Wisconsin purposes	3	<u>57204.00</u>
	Form W-2 wages included in line 3		<u>57204.00</u>
4	Total additions to income from Schedule AD, line 33. Include Schedule AD (see page 14) .	4	<u>.00</u>
5	Add lines 3 and 4	5	<u>57204.00</u>
6	Total subtractions from income from Schedule SB, line 50. Include Schedule SB (see page 14) Enter as a positive number	6	<u>1476.00</u>
7	Subtract line 6 from line 5. This is your Wisconsin income.....	7	<u>55728.00</u>
8	Standard deduction. See table on page 35, OR ▼ If someone else can claim you (or your spouse) as a dependent, see page 15 and check here ☐	8	<u>8831.00</u>
9	Subtract line 8 from line 7. If line 8 is larger than line 7, fill in 0	9	<u>46897.00</u>
10	Exemptions (Caution: See page 15)		
a	Fill in exemptions allowed <u>3</u> x \$700 ..	10a	<u>2100.00</u>
b	Check if 65 or older ☐ You + ☐ Spouse = x \$250 ..	10b	<u>.00</u>
c	Add lines 10a and 10b	10c	<u>2100.00</u>



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11	Subtract line 10c from line 9. If line 10c is larger than line 9, fill in 0. This is taxable income . . .	11	44797.00
12	Tax (see table on page 38)	12	1985.00
13	Itemized deduction credit. Complete Schedule 1 on page 4	13	.00
14	Additional child and dependent care tax credit. Include Schedule WI-2441	14	.00
15	Blind worker transportation services credit		
	Qualifying expenses $\blacktriangleright$.00 x 50% =	15	.00
16	School property tax credit		
	a Rent paid in 2024 – heat included00		
	Rent paid in 2024 – heat not included00		
	b Property taxes paid on home in 2024 4079.00		
	Find credit from table page 19	16a	.00
	Find credit from table page 20	16b	300.00
17	Working families tax credit (see page 20)	17	.00
18	Married couple credit. Complete Schedule 2 on page 4	18	.00
19	Nonrefundable credits from line 34 of Schedule CR	19	.00
20	Net income tax paid to another state. Include Schedule OS	20	.00
21	Add lines 13 through 20	21	300.00
22	Subtract line 21 from line 12. If line 21 is larger than line 12, fill in 0. This is your net tax	22	1685.00
23	Sales and use tax due on internet, mail order, or other out-of-state purchases (see page 23)	23	.00
	If you certify that no sales or use tax is due, check here $\blacktriangleright$ ☒ X		
24	Donations. Complete Part I of Schedule 3 on page 5	24	.00
25	Penalties on IRAs, retirement plans, MSAs, etc. (see page 24)	25	.00
26	Other penalties (see page 25)	26	.00
27	Add lines 22 through 26	27	1685.00
28	Wisconsin tax withheld. Include withholding statements	28	2545.00
29	2024 estimated tax payments and amount applied from 2023 return	29	.00
30	Earned income credit. Number of qualifying children $\blacktriangleright$ _____		
	Federal credit (see instructions)00 x _____ % =	30	.00
31	Farmland preservation credit. a Schedule FC, line 17	31a	.00
	b Schedule FC-A, line 13	31b	.00
32	Repayment credit (see page 27)	32	.00
33	Homestead credit. Include Schedule H or H-EZ	33	.00
34	Eligible veterans and surviving spouses property tax credit	34	.00



For the year Jan. 1-Dec. 31, 2023, or other tax year

Check here if an amended return ☐ beginning _____, 2023 ending _____, 20____.

DO NOT STAPLE
See page 5 before assembling return

Your legal last name TIPTON		Legal first name LADAWN		M.I. T	
If a joint return, spouse's legal last name		Spouse's legal first name		M.I.	Spouse's social security number
Home address (number and street). If you have a PO Box, see page 12. 2443 N SHERMAN BLVD				Apt. no.	
City or post office MILWAUKEE		State WI	Zip code 53210		
Filing status Check ☒ below ☐ Single ☐ Married filing joint return ☐ Married filing separate return. Fill in spouse's SSN above and full name here ☐				Tax district Check below then fill in either the name of the city, village, or town and the county in which you lived at the end of 2023. ☒ City ☐ Village ☐ Town City, village, or town MILWAUKEE County of MILWAUKEE School district number See page 45 3619	
☒ Head of household, NOT married (see page 13). ☐ Head of household, married (see page 13). If married, fill in spouse's SSN above and full name here ☐				Special conditions ☐ ☐ Form 804 filed with return (see page 10)	

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1 Federal adjusted gross income from Form 1040, line 11	1	54260.00
2 Adjustments to federal adjusted gross income from <i>Schedule I</i> , line 3 (see page 13)	2	.00
3 Add lines 1 and 2. This is your federal adjusted gross income for Wisconsin purposes	3	54260.00
Form W-2 wages included in line 3		54260.00
4 Total additions to income from Schedule AD, line 33. Include Schedule AD (see page 14) .	4	.00
5 Add lines 3 and 4	5	54260.00
6 Total subtractions from income from Schedule SB, line 50. Include Schedule SB (see page 14) Enter as a positive number	6	.00
7 Subtract line 6 from line 5. This is your Wisconsin income.	7	54260.00
8 Standard deduction. See table on page 35, OR ▼ If someone else can claim you (or your spouse) as a dependent, see page 15 and check here ☐	8	8458.00
9 Subtract line 8 from line 7. If line 8 is larger than line 7, fill in 0	9	45802.00
10 Exemptions (Caution: See page 15)		
a Fill in exemptions allowed 3 x \$700 ..	10a	2100.00
b Check if 65 or older ☐ You + ☐ Spouse = x \$250 ..	10b	.00
c Add lines 10a and 10b	10c	2100.00

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11	Subtract line 10c from line 9. If line 10c is larger than line 9, fill in 0. This is taxable income . . .	11	43702.00
12	Tax (see table on page 38)	12	1946.00
13	Itemized deduction credit. Include Schedule 1, page 4	13	.00
14	Additional child and dependent care tax credit (see page 17)		
	Federal credit from Form 2441	.00 x 50% = 14	.00
15	School property tax credit		
a	Rent paid in 2023 – heat included	.00	} Find credit from table page 19 . 15a .00
	Rent paid in 2023 – heat not included	.00	
b	Property taxes paid on home in 2023	3380.00	Find credit from table page 20 . 15b 300.00
16	Working families tax credit (see page 20)	16	.00
17	Married couple credit. Include Schedule 2, page 4	17	.00
18	Nonrefundable credits from line 34 of Schedule CR	18	.00
19	Net income tax paid to another state. Include Schedule OS	19	.00
20	Add lines 13 through 19	20	300.00
21	Subtract line 20 from line 12. If line 20 is larger than line 12, fill in 0. This is your net tax	21	1646.00
22	Sales and use tax due on internet, mail order, or other out-of-state purchases (see page 23)	22	.00
	If you certify that no sales or use tax is due, check here		☒ X
23	Donations (decreases refund or increases amount owed)		
a	Endangered resources	.00	e Military family relief00 f Second Harvest/Feeding Amer. .00 g Red Cross WI Disaster Relief .00 h Special Olympics Wisconsin .00
b	Cancer research	.00	
c	Veterans trust fund	.00	
d	Multiple sclerosis	.00	
	Total (add lines a through h)	23i	.00
24	Penalties on IRAs, retirement plans, MSAs, etc. (see page 25)	.00 x .33 = 24	.00
25	Other penalties (see page 25)	25	.00
26	Add lines 21, 22, 23i, 24, and 25	26	1646.00
27	Wisconsin tax withheld. Include withholding statements	27	2374.00
28	2023 estimated tax payments and amount applied from 2022 return	28	.00
29	Earned income credit. Number of qualifying children		
	Federal credit	.00 x % =	29 .00
30	Farmland preservation credit. a Schedule FC, line 17		
	b Schedule FC-A, line 13	30b	.00
31	Repayment credit (see page 27)	31	.00





9/22/2025
Feldco W18MW0922//W19MW0154
2443 N Sherman Blvd
Milwaukee , WI, 53210

Ms. Tipton,

This is a follow-up to our conversation regarding the permitting issues you are having with your property at the above listed address. It is my understanding that you did not know your home was considered historical at the time of your purchases in 2018 or 2019, nor is it listed as Historical on the standard realtor sites that we use to cross reference projects (Zillow and Redfin). Because of this, Feldco was not aware that your property is/was considered historical.

The City of Milwaukee does not typically require permits for residential window replacement (with the exception of Historical residences). Therefore, one wouldn't have been needed, since no one was aware that this was Historical at the time.

We offer Vinyl windows at Feldco and did fulfill your contract per the terms of our agreements. We do have the ability to replace these windows with Vinyl windows that are painted Black on the exterior with matching grids, but that would be at an additional cost and again, they would still be vinyl.

Please let us know if there is anything further we can do to assist you in this manner.

Best Regards,

Michael McNiel



Michael McNiel

General Manager – Milwaukee/Southeastern WI

(414) 259-1404

401 W. Boden Street

Milwaukee, WI 53207
