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 in good repair.	self-c	reate	d or	the result of failure to maintain the property			
	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. P	roperty Purchase Information	3. 0	Owne	er Fil	nancials			
	Purchase price 387,900		Owi	ner-c	occupied single-family or duplex:			
	Name and legal status of owner (e.g., natural person, sole proprietor, LLC, C corp)				st recent two years of income tax returns			
_	LA'DAWN Tipton		Inco	•	producing or commercial use properties: st recent two years of:			
	Name of seller Con Stant Innovation LL	C			Tax returns showing annual gross income from the property			
	Description of relationship between owner and seller				Itemized operating and maintenance expenses			
2 17	roperty Value Information				Real estate tax statements			
	ch Assessment Data: assessments.milwaukee.gov/default.asp)				Proof of annual debt service (mortgage balance & terms, etc.)			
	Current assessed value 200, 100, 00				Annual cash flow			
	□ Value of the land <u>6,800.00</u> □ Value of improvements <u>193,900.00</u>				Federal income tax deductions for depreciation of the property			
	Appraisals, if any, from the last two years				Income tax returns			

1	14/in a maria
-	Wisconsin L
	income tax

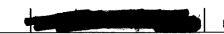
	<b>■</b> income tax	For the	year Jan. 1-	Dec.	31, 2024, or	other tax year	
С	heck here if an amended return	beginni beginni	ng		, 2024	ending	, 20
<u> </u>	ur legal last name	Legal first name	M	I.I. 🖠			
STAPLE	TIPTON	LADAWN		T			
S TON	a joint return, spouse's legal last name	Spouse's legal first name M			Spouse's social	security number	
	ome address (number and street). If you have	a PO Box, see page 12.	Apt. no.		Tax district		
L	443 N SHERMAN BLVD					v then fill in either	the name of the
E Ci	ty or post office	State Zip o				or town and the co	unty in which you
ž M	IILWAUKEE	WI   53	3210		lived at the e	end of 2024.	
Ĕ,	Filing status Check ✓ below					<u>X</u> City <u> </u>	illage Town
ا ا	, Single			City, village, or town MILWAUKEE			
sen	, Married filing joint return						
	, Married filing separate return.	Legal last name			County of ▶ MILWAUKEE		
erore	Fill in spouse's SSN above	Lenal first name	1.0	1.1.	•		
Q	and full name here	Loga mot name	144	1.1.	School dist	ri <mark>ct numbe</mark> r See pa	ige 45 <u>3619</u>
0 L	X, Head of household, NOT married	<u> </u>	<u></u>		Special [		
pag	(see page 13).				conditions		
) see	— Head of household, married (see page 13).	If married, fill in spous SSN above and full na		Form 80-	4 filed with return (se	ee page 10)	
ι	Jse BLACK Ink • Print numbers	7 • NO CON	MAS; NO CENTS				
	1 Federal adjusted gross income fr	om Form 1040, line 11 .		• • • •		1	57204.00
	2 Adjustments to federal adjusted of	ross income from Sche	dule $\emph{I}$ , line $3$	(see	page 13)	2	.00.
	3 Add lines 1 and 2. This is your fee	deral adjusted gross inc	ome for Wisc	consir	n purposes .	3	57204.00
	Form W-2 wages included in line	3			57:	204.00	
-	4 Total additions to income from Sc	hedule AD, line 33. Incl	ude Schedı	ıle Al	O (see page	14) . 4	.00.
!	5 Add lines 3 and 4	5	57204.00				
1 6	Total subtractions from income fro	age 14)					
	Enter as a positive number				· · · · · · · · · · · · ·	6	1476.00
7	7 Subtract line 6 from line 5. This is	7	55728.00				
	3 Standard deduction. See table or if someone else can claim you (or you	n page 35, OR 🔻	nt. see page 1	 15 and	check here	8	8831.00
2 6	Subtract line 8 from line 7. If line 8					<del></del>	46897.00
10							10037.00
	a Fill in exemptions allowed	3	x \$700 .	. 10a	2:	100.00	
1	b Check if 65 or older You					.00	
	c Add lines 10a and 10b					•	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	44797.00
12	Tax (see table on page 38)	1985.00
13	Itemized deduction credit. Complete Schedule 1 on page 4 1300	
14	Additional child and dependent care tax credit. Include Schedule WI-2441 14	
15	Blind worker transportation services credit	
	Qualifying expenses	
16	School property tax credit	
	a Rent paid in 2024 – heat included Prind credit from	
	Rent paid in 2024 – heat not included 100 table page 19 . 16a00	
	b Property taxes paid on home in 2024 4079.00 Find credit from table page 20 . 16b 300.00	
17	Working families tax credit (see page 20)	
	Married couple credit. Complete Schedule 2 on page 4	
19		
20	Net income tax paid to another state. Include Schedule OS	
	Add lines 13 through 20	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 If you certify that no sales or use tax is due, check here	.00.
24	Donations. Complete Part I of Schedule 3 on page 5	.00
	Penalties on IRAs, retirement plans, MSAs, etc. (see page 24)	- · · · · · · · · · · · · · · · · · · ·
	Other penalties (see page 25)	
	Add lines 22 through 26	
	Wisconsin tax withheld. Include withholding statements	
29	2024 estimated tax payments and amount applied from 2023 return 29	
30	Earned income credit. Number of qualifying children Federal credit (see instructions) % = 3000	,
31	Farmely described to the Colon of the Colon	
•	<del>-</del>	
	<b>b</b> Schedule FC-A, line 13	
32	Repayment credit (see page 27)	
33	Homestead credit. Include Schedule H or H-EZ	
34	Eligible veterans and surviving spouses property tax credit 3400	



7	Check here if an amended return	<b>.</b>		•			c. 31, 2023, or other tax , 2023 ending	, 20	
Щ	Your legal last name	Legal first na				M.I.	7	4	
APL	TIPTON	LADAWN			T				
DO NOT STAPLE	If a joint return, spouse's legal last name			me		M.I.	Spouse's social security nun	nber	
2	1				1	<u> </u>			
8	Home address (number and street). If you have 2443 N SHERMAN BLVD	a PO Box, se	e page 12.		Apt. no.		Tax district		
_	City or onet office		State	Zip cod	le			in either the name of the nd the county in which you	
tur	MILWAUKEE	WI   53210					lived at the end of 2023.		
3 re	Filing status Check ✓ below	Filing status Check ✓ below , X, City							
assembling return	Single City, village,							Village Town	
em	Married filing joint return						or town MILWAUKEE		
ass	, Married filing joint return Legal last name					County of ▶ MILWA	ALIKEE.		
		Legal first r	Gest some			M.I.	- ITTEMACKEE		
before	and full name here	Legar mist i	iame			Mi.f.	School district numb	<b>er</b> See page 45 <u>3619</u>	
Ŋ		ed			<u></u>	. I	Special		
page	(see page 13).						conditions		
See	Head of household, married (see page 13).	If married, fill in spouse's SSN above and full name here					Form 804 filed with	return (see page 10)	
	Use BLACK Ink ● Print numbers like this → 0   23 45 67 89 Not like this → Ø147 ● NO COMMAS; NO CEN								
	1 Federal adjusted gross income from Form 1040, line 11							54260.00	
	2 Adjustments to federal adjusted gross income from Schedule I, line 3 (see page 13) 2							.00.	
	3 Add lines 1 and 2. This is your fe	ederal adius	sted aros	s incor	ne for W	/iscons	sin purposes 3	54260.00	
								<u> </u>	
	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							54260.00	
	C. Tatal subtractions from income from Oak adult OB II a 50 to 1 to 1 CT 1								
	6 Total subtractions from income from Schedule SB, line 50. Include Schedule SB (see page 14) Enter as a positive number							.00	
	· ·								
	7 Subtract line 6 from line 5. This is your Wisconsin income						54260.00		
λ	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							8458.00	
ere								45802.00	
entn	10 Exemptions (Caution: See page	je 15)							
oaym	a Fill in exemptions allowed			3	x \$700	0 10	0a 2100.00		
K CLIF payment nere	b Check if 65 or older You	+ Spo	ouse =		x \$250	) 10	00. d0		
ž	c Add lines 10a and 10h						10c	2100 00	



		NO COMMAS; NO CENTS
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)	1946.00
13	Itemized deduction credit. Include Schedule 1, page 4	
14	Additional child and dependent care tax credit (see page 17)	
	Federal credit from Form 2441	
15	School property tax credit	
	a Rent paid in 2023 – heat included .00 Find credit from	
	Rent paid in 2023 – heat not included	
	b Property taxes paid on home in 2023 380.00 Find credit from table page 20 . 15b 300.00	
16	Working families tax credit (see page 20)	
17	Married couple credit. Include Schedule 2, page 4	
18	Nonrefundable credits from line 34 of Schedule CR	
19	Net income tax paid to another state. Include Schedule OS	
20	Add lines 13 through 19	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  If you certify that no sales or use tax is due, check here	.00.
23	Donations (decreases refund or increases amount owed)	
:	a Endangered resources	
	b Cancer research	
	c Veterans trust fund	
	d Multiple sclerosis00 h Special Olympics Wisconsin00	
	Total (add lines a through h) > 23i	.00.
24	Penalties on IRAs, retirement plans, MSAs, etc. (see page 25)	.00.
25	Other penalties (see page 25)	.00.
26	Add lines 21, 22, 23i, 24, and 25	1646.00
27	Wisconsin tax withheld. Include withholding statements	
28	2023 estimated tax payments and amount applied from 2022 return 2800	
29	Earned income credit. Number of qualifying children	
	Federal credit	
30	Farmland preservation credit. a Schedule FC, line 17	
	<b>b</b> Schedule FC-A, line 13	
21	Renayment 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

401 W. Boden Street Milwaukee, WI 53207