



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: 3 / 13 / 2025

RE: 1962 N Prospect Ave
(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 Permit and Development Center
(Name of City Department)

Amount of the charges \$ 7,412.74

Charge relative to: COM-RPR-24-00024

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:

RLB

Signature

Rheane Banfield - Watercrest Investments

Name (please print)

924 E Juneau Ave, 53202

Mailing address and zip code

262-355-5090

Daytime phone number

rheane@watercrestinvestments.com

E-Mail Address(es)

To Whom It May Concern,

We are writing to formally address our concerns regarding the quadruple permit fee of \$7,412.74 that was assessed for the resurfacing of our parking lot. We have also attached supporting documentation for your review.

In August of 2022, we contracted Perla Asphalt to resurface our parking lot. At the time, the company advised us that a permit would not be necessary for the work. Upon completion of the project, the city issued a corrective order requiring us to obtain the appropriate permit. For approximately a year and a half, Perla Asphalt assured us that they were addressing the permit issue, but it became evident that these assurances were not accurate. As a result, we were left to navigate the process independently and engage directly with the city.

Once we took over the permit application process, we quickly realized that it was far more complex and time-consuming than initially anticipated. We had to familiarize ourselves with the necessary requirements, engage a landscape architect to prepare the required plans, file a BOZA appeal to address landscaping concerns, and ultimately secure the permit.

During the budgeting process for the project, we consulted with our city plan examiner, Eric Lemmer, regarding the permit fee. He informed us that the fee would be 1.6% of the total project cost, which came out to be \$1,824. At no point was it mentioned that the permit fee could potentially be quadrupled.

We have already paid the \$7,412.74 fee in order to move forward with the project. However, we are respectfully requesting that the fee be adjusted to the original estimate of \$1,824, and that we receive a refund for the difference.

It is important to note that the delay in obtaining the permit and the complications encountered were not due to any oversight or negligence on our part, but rather the result of an unfortunate series of events beyond our control.

We appreciate your time and consideration of this matter and look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read 'RLB', with a long horizontal line extending to the right.

Rheane Banfield
Watercrest Investments
414-276-9000

Names and Titles of People Involved

- Henry Heil - Owner of Perla Asphalt
- Leonard Zammer - Owner of Perla Asphalt
- Lisa Maney - Inspector who issued the order to correct to get the permit
- Eric Lemmer - City of Milwaukee Plan Examiner
- Rob Williams - RA Smith Landscape Architect that we hired to help with the plans

Timeline of Events

- May, 2020 - We were issued an order to correct [ORD-20-05640] to repair the rolling asphalt in the back of our property at 1961 N Summit Ave. We were given permission to patch certain areas until a full replacement could happen.
- August, 2022 - We hired Perla Asphalt to resurface our parking lots. They claimed that we did not need a permit for this work.
- September 2021 - Lisa Maney issued us an order to correct [ORD-24-01953] for not getting a permit prior to resurfacing our parking lots.
- September 2022 to March 2024 - Perla kept saying they were working on getting a permit. They were in direct communication with Lisa Maney with "updates".
- March 2024 to August 2024 - We were in communication with various people from the city and a handful of different landscape architects to clarify exactly what the city needed for the permit and to get quotes
- August 12, 2024 - Plan examiner, Eric Lemmer, told us the permit fee would be \$1,824 with no mention of the possibility of it being quadrupled
- September 2024 - We hired RA Smith to oversee the project
- September 2024 to February 2025 - We had back and forth communication with Eric Lemmer and Rob Williams, our design professional. It took many months and a BOZA appeal to get to a place where the city was satisfied and approved the plans.
- February 14, 2025 - We were invoiced a quadruple permit fee of \$7,412.74
- February 28, 2025 - The fee was reluctantly paid and the permit was issued by the city

Record COM-RPR-24-00024:
Commercial Repair Permit
Record Status: Issued

Record Info ▼

Payments ▼

Fees

Paid:

Date	Invoice Number
02/14/2025	2567091
02/14/2025	2567091
08/09/2024	2420961
08/09/2024	2420961
02/19/2024	2357813

Total paid fees: \$9,241.38

Amount	
\$7,296.00	→ quadruple permit fee
\$116.74	→ permit fee surcharge
\$1,790.00	→ BOZA plan review fee
\$28.64	→
\$10.00	→ ?



Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date
02/16/2024
ORD-24-01953

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 1962 N PROSPECT AV

Taxkey #: 356-0507-110

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Correct By Date:

- 1) *** Some or all of the violations in this letter have been reissued from a previously litigated order. ***

Correct By Date: 04/22/2024

- 2) 200-24 PERMITS REQUIRED. Obtain proper permits for all commercial paving alterations. Permit must be issued, inspections conducted, alteration approved and then closed out.

AREA OF CONCERN: Parking lot(s) - paving work without approved permit. Need to obtain proper permits for all commercial paving alterations. Permit must be issued, inspections conducted, alteration approved and then closed out. (For permit information contact Permit Center (414)286-8210).

For any additional information, please phone Inspector **Lisa Maney at 414-286-3298 or Imaney@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.**

Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Lisa Maney
Inspector

Recipients:

- 1962 PROSPECT LLC, MICHAEL ORGEMAN(RA) 111 E WISCONSIN AVE, MILWAUKEE, WI 53202
- 1962 PROSPECT, LLC, JAMES ALAN CADD (RA) 924 E JUNEAU AVE, MILWAUKEE, WI 53202
- 1962 PROSPECT LLC, 924 E JUNEAU AVE C/O JAMES CADD, MILWAUKEE, WI 53202
- 1962 PROSPECT LLC, 924 E JUNEAU AVE C/O JAMES CADD, MILWAUKEE, WI 53202

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$203.20 for the first reinspection, \$406.40 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 63208, xovtooj yog (414) 344-6575.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Rheane Banfield <rheane@watercrestinvestments.com>

RE: Shorecrest Asphalt Replacement (1962 N Prospect / 1961 N Summit)

5 messages

Maney, Lisa <lmaney@milwaukee.gov>

Thu, Jun 9, 2022 at 9:58 AM

To: Rheane Banfield <rheane@watercrestinvestments.com>, Henry Heil <hhpaving@yahoo.com>

Cc: "Maney, Lisa" <lmaney@milwaukee.gov>

Morning,

I have added the contract to the record and extended the order to 9/6/2022 (end of summer as noted on the contract).

If the work is completed before that date please contact me so I can stop in to reinspect and get this order closed.

Thank you,

Lisa Maney

Commercial Code Enforcement Inspector

841 N. Broadway, Room 105, Milwaukee, WI 53202

P: (414) 286-3298



Handwritten note on a yellow sticky note:
Emails regarding
rolling asphalt and
then Lisa Maney
issuing order to
correct for not
getting permit.

From: Solomon, Andrea <ASOLOM@milwaukee.gov>

Sent: Thursday, June 9, 2022 8:41 AM

To: Rheane Banfield <rheane@watercrestinvestments.com>; Henry Heil <hhpaving@yahoo.com>

Cc: Maney, Lisa <lmaney@milwaukee.gov>

Subject: RE: Shorecrest Asphalt Replacement

Hello Rheane,

Thank you for the information however I have taken a new position with the Department and this order is now being handled by the new district inspector Lisa Maney. Inspector Maney is copied on this email and can be reached at 414-286-3298.

Regards,

Andrea Solomon
Building Construction Inspector
841 N. Broadway, 10th Floor, Milwaukee, WI 53202
P: (414) 286-2538 C: (414) 708-6023 F: (414) 286-3939

Office Hours: Monday-Friday, 7 A.M. – 9 A.M.



From: Rheane Banfield <rheane@watercrestinvestments.com>
Sent: Wednesday, June 8, 2022 4:47 PM
To: Solomon, Andrea <ASOLOM@milwaukee.gov>; Henry Heil <hhpaving@yahoo.com>
Subject: Shorecrest Asphalt Replacement

You don't often get email from rheane@watercrestinvestments.com. Learn why this is important

Hey Andrea,

This email is in regards to order #ORD-20-05640, which requires us to replace the asphalt in the back of the building on Summit Ave. The main address for our property is 1962 N Prospect Ave / Milwaukee, WI 53202.

I've attached the approved estimate and also copied our rep, Henry, from Perla Asphalt in this email. Henry is planning to follow up with me early next week to let me know what date the replacement will be taking place.

Please let me know if you need any additional information. Otherwise, I will follow up with you again when the work is scheduled.

Thank you!


Rheane Banfield

Property Manager

Watercrest Investments

414-276-9000

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements. See City of Milwaukee full e-mail disclaimer at www.milwaukee.gov/email_disclaimer

 **Shorecrest Perla Asphalt - Approved Quote.pdf**
24K

Rheane Banfield <rheane@watercrestinvestments.com>

Thu, Jun 9, 2022 at 10:31 AM

To: "Maney, Lisa" <lmaney@milwaukee.gov>

Cc: Henry Heil <hhpaving@yahoo.com>, "Maney, Lisa" <lmaney@milwaukee.gov>

Great, thank you Lisa! I will be sure to keep you updated as the project moves along.

Rheane Banfield

Property Manager

Watercrest Investments

414-276-9000

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>

Tue, Sep 20, 2022 at 4:22 PM

To: "Maney, Lisa" <lmaney@milwaukee.gov>

Cc: "Maney, Lisa" <lmaney@milwaukee.gov>

Hey Lisa,

It sounds like you are really busy, so I thought I'd try to save you some time by sending photos of the Shorecrest asphalt. All of the rolling, green asphalt has been replaced.

Let me know if you need any additional information.

Thanks!

Rheane Banfield

Property Manager

Watercrest Investments

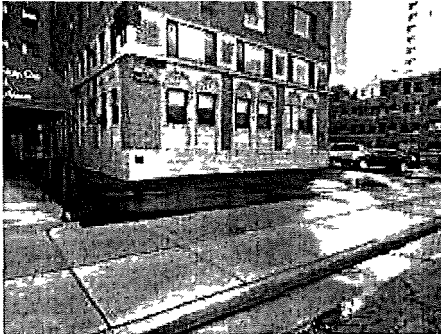
414-276-9000

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3 attachments



IMG_2570.JPG
6947K



IMG_2572.JPG
4177K



IMG_2571.JPG
4701K

Maney, Lisa <lmaney@milwaukee.gov>
To: Rheane Banfield <rheane@watercrestinvestments.com>
Cc: "Maney, Lisa" <lmaney@milwaukee.gov>

Wed, Sep 21, 2022 at 10:34 AM

Good morning,

Sorry I should have said something yesterday but I had my address mixed up.

I was out for a complaint on 9/15/2022 for the parking lot(s) being paved without a valid permit. The system was checked and I am unable to locate a paving permit.

After speaking with the Permit Center 414-286-8210 to confirm that a permit was required – I wrote an order to obtain a valid permit.

I recommend calling your contractor (Perla Asphalt Paving) and having them follow up with the permit center.

Please note:

The original order ORD-20-05640 has been closed.

The new order is ORD-22-12660 with a correct by date of 10/19/2022.

For permit information please contact the permit center at 414-286-8210.

Sorry for not mentioning this yesterday.

Thank you,

Lisa Maney


Commercial Code Enforcement Inspector

841 N. Broadway, Room 105, Milwaukee, WI 53202

P: (414) 286-3298



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 **1962 N Prospect _ 1961 N Summit ORD-22-12660.pdf**
171K

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Maney, Lisa" <Imaney@milwaukee.gov>
Cc: "Maney, Lisa" <Imaney@milwaukee.gov>

Wed, Sep 21, 2022 at 12:50 PM

Thanks for letting me know. I've passed this along to Perla and they are going to follow up with the City.

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]



Rheane Banfield <rheane@watercrestinvestments.com>

1962 permit

2 messages

Henry Heil <heil.henry@icloud.com>

Wed, Feb 1, 2023 at 10:22 AM

To: Lisa Maney <lmaney@milwaukee.gov>, rheane@watercrestinvestments.com

Hello Lisa this is Henry with Perla asphalt we tried to go into the office with a drawing but they said we needed full drawings and grades and everything we contacted 4 different engineers and they told us they don't do anything with grade from late October to April because of frost we will have them out early April or as soon as the frost is gone, please give us time to get the permit as we aren't forgetting about it just having a hard time getting someone to do the drawing because it's out of our realm of knowledge please let me know when you get a chance we appreciate the understanding and the patience!

please give me a call if needed
608-359-8024-Henry

Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Feb 1, 2023 at 12:57 PM

To: Henry Heil <heil.henry@icloud.com>


Cc: Lisa Maney <lmaney@milwaukee.gov>

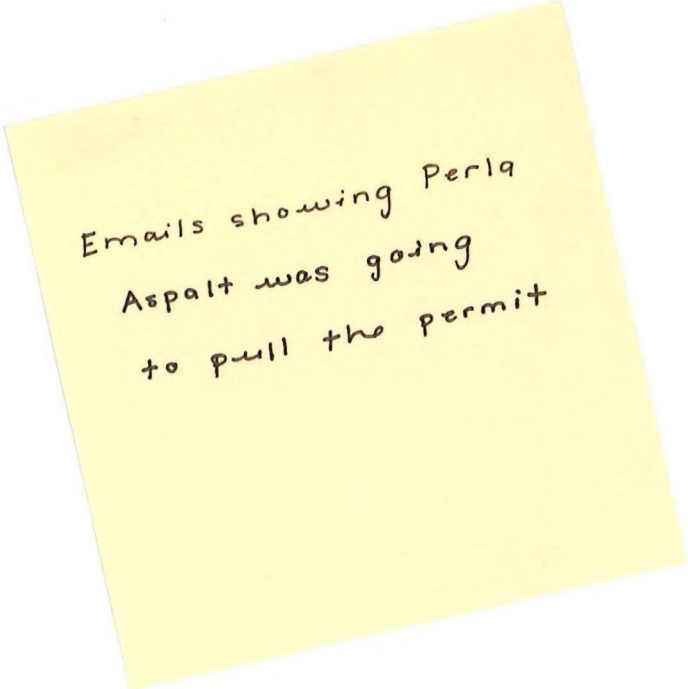
Hi Lisa,

I've attached the paperwork we received regarding a reinspection fee. Since Perla Asphalt is not able to make any progress with the permit until the frost is gone, we are hoping this reinspection fee can be waived.

Thank you,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000
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 **Milwaukee.pdf**
454K



Emails showing Perla
Asphalt was going
to pull the permit



Rheane Banfield <rheane@watercrestinvestments.com>

RE: 1962 permit - Paving ORD-22-12660

24 messages

Maney, Lisa <lmaney@milwaukee.gov>

Thu, Feb 2, 2023 at 11:33 AM

To: Henry Heil <heil.henry@icloud.com>, Rheane Banfield <rheane@watercrestinvestments.com>

Cc: "Maney, Lisa" <lmaney@milwaukee.gov>

Good morning,

Unfortunately, the reinspection fees will apply at this point until the permit has been issued, inspected and closed out.

Please note that the application can be started online, it just wont move forward until all the required drawings have been submitted.

Per the city code of ordinance, because the work was performed without a valid permit a quadruple fee should have applied.

However, as a courtesy, I did not write that into the order.

Below is a brief history of the order:

- 09/15/2022 - Order was issued with a correct by date of 10/19/2022.
- 09/21/2022 - Email received that Perla Asphalt was notified of the order.
- 10/18/2022 – Email exchange with Henry (Perla Asphalt) and granted a 30-day extension.
- 11/09/2022 – Email exchange with Henry (Perla Asphalt) provided email and phone contact for the permit center.
- 12/20/2022 – Sent email out looking for an update – sent to Henry & Rheane – no reply received
- 01/25/2023 – System checked and no permit application on file – issued 1st reinspection fee of \$203.20
- 02/01/2022 – email update received from Henry.

Once the permit has been issued, inspected and closed – we can discuss if any of the fees can be removed/reversed.

If you have any question on the permitting process please contact the Permit & Plan Center at (414)286-8210.

Thank you,

Lisa Maney

Commercial Code Enforcement Inspector

841 N. Broadway, Room 105, Milwaukee, WI 53202

P: (414) 286-3298



From: Rheane Banfield <rheane@watercrestinvestments.com>
Sent: Wednesday, February 1, 2023 12:58 PM
To: Henry Heil <heil.henry@icloud.com>
Cc: Maney, Lisa <lmaney@milwaukee.gov>
Subject: Re: 1962 permit

Hi Lisa,

I've attached the paperwork we received regarding a reinspection fee. Since Perla Asphalt is not able to make any progress with the permit until the frost is gone, we are hoping this reinspection fee can be waived.

Thank you,

Rheane Banfield

Property Manager

Watercrest Investments

414-276-9000

On Wed, Feb 1, 2023 at 10:22 AM Henry Heil <heil.henry@icloud.com> wrote:

Hello Lisa this is Henry with Perla asphalt we tried to go into the office with a drawing but they said we needed full drawings and grades and everything we contacted 4 different engineers and they told us they don't do anything with grade from late October to April because of frost we will have them out early April or as soon as the frost is gone, please give us time to get the permit as we aren't forgetting about it just having a hard time getting someone to do the drawing because it's out of our realm of knowledge please let me know when you get a chance we appreciate the understanding and the patience!

please give me a call if needed
608-359-8024-Henry

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Property Manager
Watercrest Investments
414-276-9000

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Henry Heil <heil.henry@icloud.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Fri, Mar 31, 2023 at 11:12 PM

Yes we are hoping to have everything figured out by the end of April sorry just getting these messages but as soon as I have any updates I'll let you know

Sent from my iPhone

On Mar 29, 2023, at 1:17 PM, Rheane Banfield <rheane@watercrestinvestments.com> wrote:

Hi Henry,

I left you a voicemail today as well, but I wanted to touch base to see if you have been able to make any progress on this yet.

Our hopes are that you can get this taken care of as soon as possible. Please email an update by the end of the week.

I will be going on maternity leave in mid-April, so I am copying my coworker, Patrick, on this email. Please keep him and inspector Maney informed as things progress.

Thank you,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

On Fri, Feb 10, 2023 at 9:38 AM Maney, Lisa <lmaney@milwaukee.gov> wrote:

Good morning,

Unfortunately not.

However, once the permit has been issued, inspected and closed – we can discuss if any of the fees can be removed/reversed.

Thank you,

Lisa Maney

Commercial Code Enforcement Inspector

841 N. Broadway, Room 105, Milwaukee, WI 53202

P: (414) 286-3298

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Thank you,

Lisa Maney

Commercial Code Enforcement Inspector

841 N. Broadway, Room 105, Milwaukee, WI 53202

P: (414) 286-3298

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<image003.png>

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From: Rheane Banfield <rheane@watercrestinvestments.com>

Sent: Wednesday, February 1, 2023 12:58 PM

To: Henry Heil <heil.henry@icloud.com>

Cc: Maney, Lisa <Imaney@milwaukee.gov>

Subject: Re: 1962 permit

Hi Lisa,

I've attached the paperwork we received regarding a reinspection fee. Since Perla Asphalt is not able to make any progress with the permit until the frost is gone, we are hoping this reinspection fee can be waived.

Thank you,

Rheane Banfield

Property Manager

Watercrest Investments

414-276-9000

On Wed, Feb 1, 2023 at 10:22 AM Henry Heil <heil.henry@icloud.com> wrote:

Hello Lisa this is Henry with Perla asphalt we tried to go into the office with a drawing but they said we needed full drawings and grades and everything we contacted 4 different engineers and they told us they don't do anything with grade from late October to April because of frost we will have them out early April or as soon as the frost is gone, please give us time to get the permit as we aren't forgetting about it just having a hard time getting someone to do the drawing because it's out of our realm of knowledge please let me know when you get a chance we appreciate the understanding and the patience!

please give me a call if needed
608-359-8024-Henry

[Quoted text hidden]

Maney, Lisa <Imaney@milwaukee.gov>

Wed, Apr 12, 2023 at 2:11 PM

To: Rheane Banfield <rheane@watercrestinvestments.com>

Cc: Henry Heil <heil.henry@icloud.com>, Patrick Brotherhood <patrick@watercrestinvestments.com>, "Maney, Lisa" <Imaney@milwaukee.gov>

Good afternoon,

Rheane – I apologies but I didn't have a voicemail from you – what number did you call?

The system was checked today and there has been no progress (no permit on file). I will check again in the first week in May 2023.

If this has not been completed by them the reinspection fee of \$406.40 will apply and a court referral will be setup.

Please let me know if you have any questions.

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Apr 12, 2023 at 2:52 PM

To: "Maney, Lisa" <Imaney@milwaukee.gov>

Cc: Henry Heil <heil.henry@icloud.com>, Patrick Brotherhood <patrick@watercrestinvestments.com>, "Maney, Lisa" <Imaney@milwaukee.gov>

Hi Lisa,

Thank you for the update.

Henry - please "reply all" and provide an update. We need to know the name of the company you're working with and specific dates of when this will be completed.

Thank you,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Patrick Brotherhood <patrick@watercrestinvestments.com>

Wed, Apr 12, 2023 at 2:59 PM

To: Rheane Banfield <rheane@watercrestinvestments.com>

Do you think Henry is doing anything or flaking out on this?

I'm surprised Jim paid him the remaining balance with this outstanding.

Patrick Brotherhood
Property Manager
Watercrest Investments
414-276-9000



[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Apr 12, 2023 at 3:32 PM

To: Patrick Brotherhood <patrick@watercrestinvestments.com>

It's hard to tell. I called him after I saw this email and he said that there is an architect coming here next week. When I asked him the name of the company he said, "I'm not sure, my partner set it up". I asked him to respond to the inspector before the end of the day with the name of the company and specific dates.

We'll see I guess.

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Maney, Lisa <lmaney@milwaukee.gov> Fri, Jun 9, 2023 at 10:18 AM
To: Rheane Banfield <rheane@watercrestinvestments.com>
Cc: Henry Heil <heil.henry@icloud.com>, Patrick Brotherhood <patrick@watercrestinvestments.com>, "Maney, Lisa" <lmaney@milwaukee.gov>

Good morning,

I was checking to see if there was any progress on getting the paving permit.

There has been no update in our system and I have not heard back from Henry.

The reinspection fee of \$406.40 will be charged today and the court referral will be set up.

Unfortunately, I can no longer hold onto this order (order was issued 09/15/2022).

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com> Fri, Jun 9, 2023 at 10:48 AM
To: "Maney, Lisa" <lmaney@milwaukee.gov>
Cc: Henry Heil <heil.henry@icloud.com>, Patrick Brotherhood <patrick@watercrestinvestments.com>, "Maney, Lisa" <lmaney@milwaukee.gov>, sealcoatingwisc@gmail.com

Hi Lisa,

I just spoke to Leonard Zammer, the owner of Perla Asphalt, about this issue. He informed me that he is familiar with this situation but he does not know the current status. He is going to be looking into it and following up. He is copied on this email and will provide an update. He can also be reached at 608-960-5810.

Leonard - please reach out to inspector Lisa or Henry with any questions. Henry is familiar with what needs to happen.

We have been more than patient and need to see immediate action on this from Perla. I will be in contact with the property owner as well to make sure he is aware of the negligence.

Thank you,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Perla Asphalt Maintenance <sealcoatingwisc@gmail.com>

Fri, Jun 9, 2023 at 11:08 AM

To: Rheane Banfield <rheane@watercrestinvestments.com>

Cc: Henry Heil <heil.henry@icloud.com>, "Maney, Lisa" <lmaney@milwaukee.gov>, Patrick Brotherhood <patrick@watercrestinvestments.com>

Hello. Lisa can you please send me what needs to be done next? And I'm sorry about not being familiar with it, I also told Rheanne that our policy is that the customer have to pull the permit and not the company but that this time we are doing it for them. Here in Dane County works good but I have to say that I don't know if I'm MKE works different.

In the same conversation I also stated that we're currently very short staffed and that it's not something I'll be able to do today. I'll make time next week to start making all the possible progress to resolve the issue as that what we want.

I'm gonna take care of this at this time and also need to know how to pay the fines that need to be paid.

Thanks.

[Quoted text hidden]

--

Leonard Ali Zammar
Perla Asphalt Maintenance LLC.
sealcoatingwisc@gmail.com
www.perlaasphalt.com

Maney, Lisa <lmaney@milwaukee.gov>

Fri, Jun 9, 2023 at 1:14 PM

To: Perla Asphalt Maintenance <sealcoatingwisc@gmail.com>, Rheane Banfield <rheane@watercrestinvestments.com>

Cc: Henry Heil <heil.henry@icloud.com>, Patrick Brotherhood <patrick@watercrestinvestments.com>

Good afternoon,

I do not issue permits so I am unable to advise you on what will be required.

For that information you will need to reach out to the Permit / Development Center.

They can be reached at (414)286-8210.

As for paying of any fees you can the contact the Cashier at (414)286-5077 to discuss options.

Thank you,

Lisa Maney

Commercial Code Enforcement Inspector

841 N. Broadway, Room 105, Milwaukee, WI 53202

P: (414) 286-3298

I was just informed that they will need plumbing drawings as well. The engineer added the sewer drains (blue dot) to his plans. This is the only plumbing under the parking lot.

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000
[Quoted text hidden]

 **The Shorecrest - Asphalt Pavement.pdf**
798K

Rheane Banfield <rheane@watercrestinvestments.com> Wed, Mar 13, 2024 at 9:52 AM
To: Perla Asphalt Maintenance <sealcoatingwisc@gmail.com>, Henry Heil <heil.henry@icloud.com>

Hi Leonard,

We ended up needing to work with another company for the permit. Andrew from Pinnacle Engineering Group informed me that he has already been in contact with you to gather some of the information he needed on the work completed on the Shorecrest parking lots.

The attached proposal is from Pinnacle Engineering. They are going to be charging \$12,000 for their engineering services.

I don't mind continuing to work with Pinnacle to see this through as long as Perla agrees to pay for the services. It would work best if you just paid them directly. Please confirm that this arrangement will work for you. I need to follow up with the property owner, Jim, on this and the City of Milwaukee as soon as possible.

Please feel free to call me at 262-355-5090 with any questions.

Thank you!

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000
[Quoted text hidden]

 **2024-03-11 Proposal (5550.00-WI).pdf**
336K

↓
This is when we got involved and started getting quotes from different engineers.



Rheane Banfield <rheane@watercrestinvestments.com>

Fees have been assessed to your application: COM-RPR-24-00024.

Lemmer, Eric <elemm@milwaukee.gov>

Mon, Aug 12, 2024 at 3:25 PM

To: Rheane Banfield <rheane@watercrestinvestments.com>

Good afternoon Rheane,

The fee for the permit (as opposed to the plan review fee) is 1.6% of the cost of the project. In this case, the cost of the project was given as \$114,000, so the permit fee would be \$1,824. This cost will be the same regardless of whether you need variances or not.

[Quoted text hidden]

A yellow rectangular sticky note with handwritten text in black ink. The text reads: "Permit fee info provided by Plan Examiner".

Permit fee info
provided by
Plan Examiner



COM-RPR-24-00024; 1962 N Prospect Ave

39 messages

Williams, Rob <Rob.Williams@rasmith.com>
To: "elemm@milwaukee.gov" <elemm@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Fri, Sep 13, 2024 at 1:10 PM

Eric

Shorecrest has hired us to prepare the landscape plans necessary for screening their parking lots as part of their resurfacing project they did previously. I have attached a preliminary plan for your review and discussion as there a few what I would call non-standard things with this site.

There is significant distance between the public walk and the ROW on both Summit Avenue and Prospect Ave of about 6' on Summit and about 4' on Prospect. We would typically see about 1' and it would not come into play. In this case at some locations, we are suggesting using the option B standard of a 5' wide landscape area to minimize impacts to the current number of parking stalls. It looks like section 295-405 (e) can allow plantings within the ROW with a special permit. We are showing the required fence to be installed 12" into the property and then having the shrubs and perennials within the ROW space and before the public walk. Is the City open to allowing this and what would the owner need to do to get the required permit for these locations?

On the south side of the main entrance to the Shorecrest off Prospect, there is a fenced in patio space for use by the first floor tenant. We are suggesting to just replace the existing solid wood fence that is between this space and the parking with a decorative metal fence that would be used in the other areas. We feel the fence along with the active space would provide the visual break from the parking lot.

Along the Summit Avenue lot, they currently have moving trucks that use the paved area along their building due to limited street availability. These trucks access off Summit at the parking access drive and need a clear path to be able to use this area. We are asking that the City not require any landscape screening in this area to allow for this continued use. Summit Avenue has limited use and screening of this area would have minimal impact.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412

direct: 262-317-3270
Rob.Williams@raSmith.com
LinkedIn
raSmith.com

Communication with RA Smith and city as we work on the plans and meeting requirements. There are many more but I didn't want to print hundreds of emails.

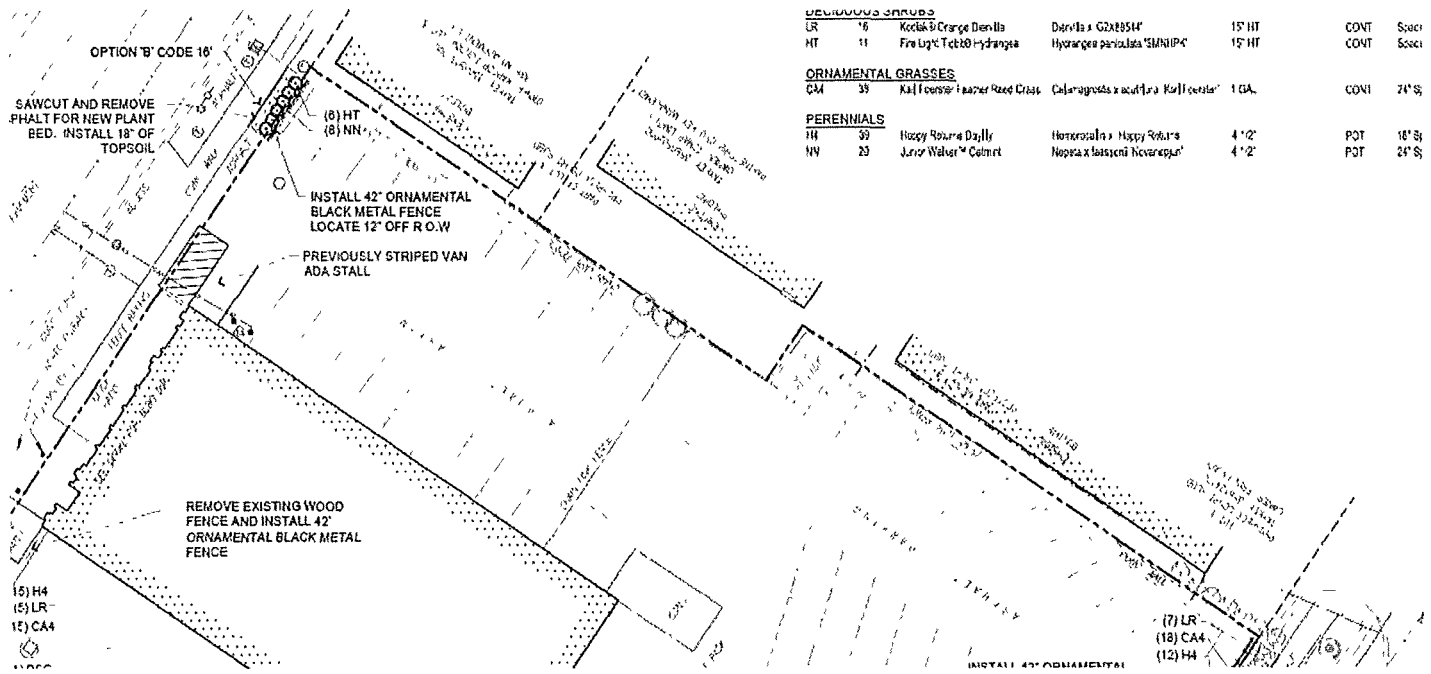
20240913-L100.pdf
731K

Williams, Rob <Rob.Williams@rasmith.com>
To: "Lemmer, Eric" <elemm@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Tue, Sep 17, 2024 at 10:55

Eric

For the screening for the residential uses to the northeast, in the image below I have highlighted two of the buildings that are close to the property line. The more northern one along Prospect is about 3.5' from the property line and the southern one near Summit is 5' from the property line. Do these qualify for the 295-405-3-b-2-c exemption? The existing asphalt is about 3.5' from the lot line, which would only leave Option C of a masonry wall. Would the City allow a solution of an opaque fence in the remaining areas due to the existing conditions such that there is 3.5' landscape area with opaque fence?



PERENNIALS						
LR	16	Kochia Orange Densita	Derivis G248514	15' HT	CONT	Speci
HT	11	Fire Light Tectio-hydrangea	Hydrangea paniculata 'SMNIP4'	15' HT	CONT	Speci
ORNAMENTAL GRASSES						
GM	39	Kal Foursse Feather Reed Grass	Calamagrostis x acutiflora 'Kall center'	1 GA.	CONI	24" S
PERENNIALS						
H4	59	Hussy Round Dazilly	Hemerocallis 'Hussy Round's	4' 12"	POT	16" S
NV	29	Junior Walker™ Celmet	Nepeta x lasioceni 'Noverjan'	4' 12"	POT	24" S

For the required interior/perimeter landscaping for the existing lots, the northern side has 67 stalls which would require 17 trees and 1700 square feet of landscaped area. That landscape area would require a loss of about 9 stalls likely if each stall is figured to be about 180 square feet. Can we assume that 295-405-3-c-7 would apply and we can use the reduced requirements? This would still require 9 trees and 900 square feet of landscaping.

For the southern parking lot we have the same situation where there are 29 stalls which would require 8 trees and 800 square feet of landscaping. That landscape area would require the loss of about 5 stalls, the reduced requirements would require 4 trees and 400 square feet of landscaping.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct 262-317-3270

From: Lemmer, Eric <elenm@milwaukee.gov>
Sent: Monday, September 16, 2024 2:23 PM
To: Williams, Rob <Rob.Williams@raSmith.com>
Subject: RE: COM-RPR-24-00024; 1962 N Prospect Ave

Good afternoon Rob,

I've sent a message to my coworker in DCD for an answer regarding the proposed ROW work. I'll let you know when I hear back.

I'd also like information about proposed screening between the parking lots and the residentially zoned lots to the Northeast (table 295-405-3-b) and the required landscaping (interior and perimeter combined; 295-405-3.c).

Regarding the screening of the area between the building and Summit street, as long as the area is not used for parking of any vehicles, no screening is necessary. If you tell me the area will be used for motor vehicle operating area, either screening or a variance will be required.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



Your opinion is important to us. Please complete our brief Permit & Development Center survey regarding your recent customer service experience.

[Quoted text hidden]

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.

Lemmer, Eric <elemm@milwaukee.gov>
To: "Williams, Rob" <Rob.Williams@rasmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Thu, Sep 19, 2024 at 8:08 AM

Good morning Rob,

I've forwarded your question regarding the Northeast screening requirements and section 295-405-3.b-2-c to our principal planner for interpretation. I'll let you know as soon as I hear back.

Regarding the landscaping requirement reductions allowed for existing parking lots, yes, those reductions can be applied here in both cases. Also keep in mind that any landscaping created for screening purposes (such as that at the NW corner) can also be applied to the landscaping area requirements.

Regarding your earlier proposal for plantings in the right of way, here is the reply:

As long as the property owner obtains a DPW permit, more specifically, a Public Way Excavation Non-Utility (PWEN) permit, there should be no issue with having the plantings in the public right-of-way. Generally, I recommend that the designer call in a Digger's Hotline ticket prior to applying for permits as DPW will not approve a permit if there are conflicts with city-owned underground facilities. If assistance to apply for the permit is needed, the applicant should contact the Development Center Tech Team, 414-286-8208.

I should note that a special privilege would be required for installations that are not plants. For example, fencing, curbing, timber ties, or other decorative edging around or in the planter would require a special privilege in addition to the DPW permit. An at-grade planting bed with plants, does not require a special privilege.

This would be applicable to the proposed plantings on the West side of both the North and South lots.

I'll let you know when I have a reply regarding the Northeast screening.

Thanks,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



[Quoted text hidden]

Lemmer, Eric <elemm@milwaukee.gov>
To: "Williams, Rob" <Rob.Williams@rasmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Fri, Sep 20, 2024 at 2:13 PM

Good afternoon Rob,

Regarding screening along the Northeast property line, our DCD Planner agreed that exception 295-405-3.b.2.c can be applied at the areas where the building on an adjacent lot is closer than 5 feet. In those areas, no screening would be required, although it would be encouraged to provide an opaque fence. In the areas where the distance from the lot line to the building on an adjacent lot is 5 feet or more, one of the screening methods from table 295-405-3-b would be required, or a BOZA variance would be required.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Tue, Sep 24, 2024 at 3:47 PM

Rheane

As you might remember I did not include screening of the neighbors in my original contract as at that time you indicated the City was not asking for it. As you can see from the emails I have sent and Eric's responses, there is no easy way to handle/meet the requirements. I think your best bet is to submit something like showing a 4' solid fence along the northeast neighboring lots with some minor landscaping in a 3.5' wide area(not getting the required 5', but willing to do the fence in more areas than you need), and applying for the BOZA variance. You also need to find other areas within the parking lots to fit the required trees that I had outlined in my email to the City. I think the best thing for that is another site meeting to walk the parking lots and try to find areas that won't lose parking. I could extend our current contract with a scope change to add another \$1,000 that I could do as T/M to try to come up with a plan that you could submit. If we need to help in filling out a BOZA application, I would probably need more, I have not been involved in that process recently and would need to look into what that all involves again.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct: 262-317-3270

From: Lemmer, Eric <elemm@milwaukee.gov>
Sent: Friday, September 20, 2024 2:14 PM
To: Williams, Rob <Rob.Williams@raSmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>
Subject: RE: COM-RPR-24-00024; 1962 N Prospect Ave

Good afternoon Rob,

Regarding screening along the Northeast property line, our DCD Planner agreed that exception 295-405-3.b.2.c can be applied at the areas where the building on an adjacent lot is closer than 5 feet. In those areas, no screening would be required, although it would be encouraged to provide an opaque fence. In the areas where the distance from the lot line to the building on an adjacent lot is 5 feet or more, one of the screening methods from table 295-405-3-b would be required, or a BOZA variance would be required.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



Your opinion is important to us. Please complete our brief Permit & Development Center survey regarding your recent customer service experience.

From: Lemmer, Eric
Sent: Thursday, September 19, 2024 8:09 AM
To: Williams, Rob <Rob.Williams@raSmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>
Subject: RE: COM-RPR-24-00024; 1962 N Prospect Ave

Good morning Rob,

I've forwarded your question regarding the Northeast screening requirements and section 295-405-3.b-2-c to our principal planner for interpretation. I'll let you know as soon as I hear back.

Regarding the landscaping requirement reductions allowed for existing parking lots, yes, those reductions can be applied here in both cases. Also keep in mind that any landscaping created for screening purposes (such as that at the NW corner) can also be applied to the landscaping area requirements.

Regarding your earlier proposal for plantings in the right of way, here is the reply:

As long as the property owner obtains a DPW permit, more specifically, a Public Way Excavation Non-Utility (PWEN) permit, there should be no issue with having the plantings in the public right-of-way. Generally, I recommend that the designer call in a Digger's Hotline ticket prior to applying for permits as DPW will not approve a permit if there are conflicts with city-owned underground facilities. If assistance to apply for the permit is needed, the applicant should contact the Development Center Tech Team, 414-286-8208.

I should note that a special privilege would be required for installations that are not plants. For example, fencing, curbing, timber ties, or other decorative edging around or in the planter would require a special privilege in addition to the DPW permit. An at-grade planting bed with plants, does not require a special privilege.

This would be applicable to the proposed plantings on the West side of both the North and South lots.

I'll let you know when I have a reply regarding the Northeast screening.

Thanks,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Tue, Sep 24, 2024 at 4:22 PM

Hi Rob,

Yes, we would like to move forward with the additional \$1,000 to continue to work with you.

If there is any way we can get this sorted out to not have to do a BOZA variance, I think that would be our first option. Please let me know if you need me to sign additional paperwork and when you're available for another site visit.

Thank you!

Rheane Banfield

Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Sep 25, 2024 at 1:34 PM

I will get you the paperwork in the next couple of days for the additional scope.

I could probably meet tomorrow afternoon.

The options if you don't want to go for the variance are to remove about 1.5' of the asphalt to get a 5' wide landscape area, or build a masonry wall which is not cheap.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct: 262-317-3270

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Wed, Sep 25, 2024 at 2:16 PM

Sounds good, Rob.

Are you available tomorrow at 3p?

Thanks!

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Sep 25, 2024 at 2:54 PM

Yes, lets plan on 3 tomorrow.

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Wed, Sep 25, 2024 at 3:19 PM

Great! You can call/text me at 262-355-5090 when you arrive.

Thanks again!

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Fri, Sep 27, 2024 at 1:04 PM

Rheane

Attached is the scope change document, please sign and send back, thanks. Please also send me the Boza items you talked about yesterday if you find them.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct: 262-317-3270

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240927 Scope Change 1.pdf
289K

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Fri, Sep 27, 2024 at 1:10 PM

Attached.

I also forward the communication I had from Eric regarding BOZA.

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000
[Quoted text hidden]

shore ra smith scope change.pdf
24K

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Tue, Oct 1, 2024 at 2:48 PM

Hey Rob,

I was reviewing some of my emails with Eric Lemmer and one thing that I asked him about was the need for parking lot elevations. His response was as follows:

"As long as the subsurface of the lot was not changed during the process, I will not need elevations for the entire lot. However, in the area where you'll be designating the accessible spots and the access aisle, I will need elevations or identification of slopes."

Is this something that you are also able to help with? If not, I can get back in touch with Chaput Land Surveys.

Thank you,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Tue, Oct 1, 2024 at 2:53 PM

This is something that Chaput would need to help on as they would need to have survey data for the area that the designated accessible stall is shown.

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Tue, Oct 1, 2024 at 2:57 PM

Sounds good. We have the elevations already, so I'll provide those to the city as soon as it's determined if we can get away with having just one or if we need to add another.

Thanks!

Rheane Banfield
Property Manager

Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Oct 2, 2024 at 2:37 PM






Attached is an updated landscape plan with the planting areas we talked about in the south lot and I added plantings on the north lot boundary to all the neighbors. The north lot plantings don't meet the requirements for screening, but they meet the requirements for the required parking lot landscaping except for trees. I think by adding these plantings, a stronger case for the variance can be made. Please review to see if you are ok with what is proposed.

Here is a link to the City website page for the BOZA applications, you would be submitting for the Variance, so there are some things on the list that you will need to provide. I have attached documents that were downloadable. I think I will have to fill most parts of the Variance form, so I will start that.

Application Requirements (milwaukee.gov)

[Quoted text hidden]

5 attachments

-  20241002-L100.pdf
927K
-  Affidavit.pdf
54K
-  ApplicationForm-.pdf
78K
-  PlanofOperation-Form2023Update.pdf
96K
-  StatementofVariance-Form1.pdf
30K

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>


Wed, Oct 2, 2024 at 3:24 PM

Attached is a draft of the variance form, I can update if you have feedback.

I am also going to create a document with pictures to show the current conditions with the neighboring buildings.

It sounded like in one of the emails from Eric that the City would provide a letter for the application also, so if plans look good, our next step would probably be to send the plans and documents to Eric and see what he says.

[Quoted text hidden]

-  Variance form.pdf
637K

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Oct 2, 2024 at 3:48 PM

Here is a document with photos of the site.

[Quoted text hidden]

-  Photos of 1962 Prospect Avenue.pdf
936K

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Fri, Oct 4, 2024 at 1:35 PM

Hey Rob,

Thank you for putting this all together. I completed the Application and Plan of Operation forms. I wasn't sure about the Affidavit. Do I just circle option C and then attach the order to correct? I can always run that by Eric too.

Your Statement of Variance and the photos look good to me.

The updated landscaping plan also looks good. I think the only question I have is in regard to the number of plantings in the beds in the south lot along Prospect Ave and the planted area along the road in the Summit lot. From the plans, it seems like there are a lot of plant material in each space. Are the number of plantings based off of the city requirements or what you think would look best? Just curious here.


Let me know if I missed anything. I really appreciate your guidance with this.

Have a great weekend!

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000
[Quoted text hidden]

2 attachments

 Application.pdf
70K

 Plan of Operation.pdf
120K

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Fri, Oct 4, 2024 at 3:59 PM

Rheane

I think you may need to talk with Eric about the affidavit.

The plant quantities are what we feel is needed to fill the space without space between the plants. The more the plants grow together, the less opportunities for weeds.

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Tue, Oct 8, 2024 at 12:50 PM

Thanks for clarifying. I think we are good to present our plan to Eric.

Best,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: "Lemmer, Eric" <elemm@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Tue, Oct 8, 2024 at 2:12 PM

Eric

The owners have decided to go ahead with applying for a variance from BOZA. I have attached the following documents and Rheane Banfield should be able to provide you with the other required documents.

1. Application
2. Plan of Operation
3. Photos of site
4. Variance form
5. L100 Landscape Plan.

On the landscaping we are asking for a variance for the required trees in the parking lots and the screening required for the northern neighbors. A 6' fence is being provided for along the 1913 E. Lafayette Building where that building is setback from the property line. Along the 1983 N. Summit Building, we are only providing plantings as this building is just over the 5' distance from the property line and we feel putting a fence along that building would not be as aesthetically pleasing to those residents to look at as the plantings. We are also showing plantings along the building at 1907 E. Lafayette even though this area would be exempt since that building is only 3 feet from the property line. In all cases we don't have the 5' total required width, so we are using taller ornamental grasses mostly instead of tall shrubs normally required. We do show the total areas of landscaping and plants on the plan sheet with the code information.

I don't know what other information you may need, so please let me know, thanks!

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct: 262-317-3270

From: Lemmer, Eric <elemm@milwaukee.gov>
Sent: Friday, September 20, 2024 2:14 PM
To: Williams, Rob <Rob.Williams@raSmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>
Subject: RE: COM-RPR-24-00024; 1962 N Prospect Ave

Good afternoon Rob,

Regarding screening along the Northeast property line, our DCD Planner agreed that exception 295-405-3.b.2.c can be applied at the areas where the building on an adjacent lot is closer than 5 feet. In those areas, no screening would be required, although it would be encouraged to provide an opaque fence. In the areas where the distance from the lot line to the building on an adjacent lot is 5 feet or more, one of the screening methods from table 295-405-3-b would be required, or a BOZA variance would be required.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-in



Your opinion is important to us. Please complete our brief Permit & Development Center survey regarding your recent customer service experience.

From: Lemmer, Eric
Sent: Thursday, September 19, 2024 8:09 AM
To: Williams, Rob <Rob.Williams@raSmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>
Subject: RE: COM-RPR-24-00024; 1962 N Prospect Ave

Good morning Rob,

I've forwarded your question regarding the Northeast screening requirements and section 295-405-3.b-2-c to our principal planner for interpretation. I'll let you know as soon as I hear back.

Regarding the landscaping requirement reductions allowed for existing parking lots, yes, those reductions can be applied here in both cases. Also keep in mind that any landscaping created for screening purposes (such as that at the NW corner) can also be applied to the landscaping area requirements.

Regarding your earlier proposal for plantings in the right of way, here is the reply:

As long as the property owner obtains a DPW permit, more specifically, a Public Way Excavation Non-Utility (PWEN) permit, there should be no issue with having the plantings in the public right-of-way. Generally, I recommend that the designer call in a Digger's Hotline ticket prior to applying for permits as DPW will not approve a permit if there are conflicts with city-owned underground facilities. If assistance to apply for the permit is needed, the applicant should contact the Development Center Tech Team, 414-286-8208.

I should note that a special privilege would be required for installations that are not plants. For example, fencing, curbing, timber ties, or other decorative edging around or in the planter would require a special privilege in addition to the DPW permit. An at-grade planting bed with plants, does not require a special privilege.

This would be applicable to the proposed plantings on the West side of both the North and South lots.

I'll let you know when I have a reply regarding the Northeast screening.






Thanks,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



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5 attachments

-  **Application.pdf**
70K
-  **Photos of 1962 Prospect Avenue.pdf**
936K
-  **Plan of Operation.pdf**
120K
-  **Variance form.pdf**
637K
-  **20241002-L100.pdf**
928K

Lemmer, Eric <elemm@milwaukee.gov>
To: "Williams, Rob" <Rob.Williams@rasmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Oct 9, 2024 at 1:05 PM

Good afternoon Rob,

Please provide 4 sets of printed plans for me to review. I'll create a referral letter for you to present to the BOZA staff that will include each of the variances you'll be requesting. Once I have that document created, I'll email you and the BOZA staff and they'll let you know if there is anything else you need. Some of the documents you attached (such as the variance form, the plan of operation, and the application) will be provided to BOZA at that time. For now, please provide the print copies and I'll get the process started.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: Kirk Emmer <KEmmer@walkerdunlop.com>

Thu, Oct 10, 2024 at 9:23 AM

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: "Lemmer, Eric" <elemm@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Thu, Oct 17, 2024 at 8:35 AM

Eric

I just wanted to follow up as I did drop off the 4 sets of plans late Friday afternoon and wanted to make sure you received those and if you had any other items you needed.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct: 262-317-3270

From: Lemmer, Eric <elemm@milwaukee.gov>
Sent: Wednesday, October 9, 2024 1:05 PM
To: Williams, Rob <Rob.Williams@raSmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>
Subject: RE: COM-RPR-24-00024; 1962 N Prospect Ave

Good afternoon Rob,

Please provide 4 sets of printed plans for me to review. I'll create a referral letter for you to present to the BOZA staff that will include each of the variances you'll be requesting. Once I have that document created, I'll email you and the BOZA staff and they'll let you know if there is anything else you need. Some of the documents you attached (such as the variance form, the plan of operation, and the application) will be provided to BOZA at that time. For now, please provide the print copies and I'll get the process started.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



[Quoted text hidden]

Lemmer, Eric <elemm@milwaukee.gov>
To: "Williams, Rob" <Rob.Williams@rasmith.com>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Thu, Oct 17, 2024 at 8:51 AM

Good morning Rob,

Yes, I have them and am just finishing up the BOZA referral letter. I should have it to you within the hour.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



[Quoted text hidden]

Lemmer, Eric <elemm@milwaukee.gov>
To: "Williams, Rob" <Rob.Williams@rasmith.com>, boza <boza@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Thu, Oct 17, 2024 at 9:47 AM

Rob,


Please see the attached BOZA referral letter. The BOZA staff will follow-up with their requirements for the variance application. Let me know if there is anything else I can help with.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



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 **BOZA Referral Letter 1962 N Prospect.docx**
58K

Williams, Rob <Rob.Williams@rasmith.com>
To: "Lemmer, Eric" <elemm@milwaukee.gov>, boza <boza@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Mon, Oct 28, 2024 at 1:18 PM

Eric

Just wondering what the typical timeline is for BOZA to reach out to us as I have not heard from them yet and didn't want to be missing something, thanks.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct 262-317-3270

From: Lemmer, Eric <elemm@milwaukee.gov>
Sent: Thursday, October 17, 2024 9:47 AM
To: Williams, Rob <Rob.Williams@rasmith.com>; boza <boza@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>
Subject: RE: COM-RPR-24-00024; 1962 N Prospect Ave

Rob,

Please see the attached BOZA referral letter. The BOZA staff will follow-up with their requirements for the variance application. Let me know if there is anything else I can help with.

Thank you,

Eric Lemmer
Plan Examiner – Development Center
809 N. Broadway, 1st floor, Milwaukee, WI 53202
P: (414) 286-5857 F: (414) 286-0232
LMS Land Management System | QLess Online Check-In



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Vang, Maly <malva@milwaukee.gov>
To: "Williams, Rob" <Rob.Williams@rasmith.com>, "Lemmer, Eric" <elemm@milwaukee.gov>, boza <boza@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>

Mon, Oct 28, 2024 at 1:24 PM

Hello,

To file your Dimensional Variance Appeal, you will need to complete and compile the items listed below and submit them to our office. I have also attached supplementary information to help explain what is needed, as well as copies of the required forms.

1. **A completed Notice of Appeal and Application for Review form-** This form just needs to be filled out, signed, and dated. Make sure that the "Petitioner" is the person or legal entity (such as a corporation or LLC) that the BOZA decision needs to be issued to legally. Usually, whoever is listed on the occupancy permit and referral letter should also be listed as the petitioner on this form. Any licenses and/or occupancy certificates will need to all be issued to the same entity so that all approvals match. Proof of interest in the property (see #4) must also be under that same petitioner name. The "primary contact" should be the person that will be handling the appeal process, so if that is you, *you can list your name and contact information on that part of the form.*
2. **Filing fee-** Fees for dimensional variances needed will be \$350 each. Only a \$100 portion of the fee is due when you first submit your materials. We will mail an invoice for the remaining balance, once staff have reviewed your case.
3. **Proof of Interest in the Property-** Please see the attached document for a list of accepted forms. Please note that we cannot accept title polices or tax bills as proof of interest.
4. **Photos-** Current photos of the front, back, and both sides of the entire property. If this is an empty lot, just one photo is needed then. All photos must be in color and should be either printed on or taped to a piece of paper with the property's address clearly labeled. Photos from Google Maps unfortunately cannot be accepted, as they are not considered current.
5. **A scaled and dimensioned site plan-** Please see attached for more information on what the Board requires.
6. **A scaled and dimensioned landscape plan-** Please see attached for more information on what the Board requires.
7. **A completed Statement of Variance-** This is the criteria that the Board reviews when making their decision. Your proposal must meet all 5 Dimensional Variance criteria in order to be approved. Please see attached for more information on what the Board requires for the statement. Your answers MUST be typed. I have attached a template that you may use, or you can type your answers in a separate Word document.

How to Submit the Appeal Application:

Before we can accept your application, please make sure that all documents are ALL submitted and complete. We do not accept incomplete applications nor do we make copies of your submittal in our office. Please note that all applications must first go through a thorough 4-6 week review process before they can be scheduled for a hearing, so the dates listed on the attached calendar are only approximate and are not guaranteed. There are no more deadlines so all applications considered for a particular hearing date will be on a first come first serve basis. To increase the chances of being scheduled on the next hearing, we usually recommend that applicants submit their applications as early as possible.

1. By dropping off the application submittal to our office at the address below.
2. By emailing a scanned copy of the application packet to boza@milwaukee.gov.
3. By mail to:

Board of Zoning Appeals
809 N Broadway, 1st Floor
Milwaukee, WI 53202

If you are mailing your application, please make sure to include a check to cover the \$100 filing fee at that time. If you elect to submit your application by email, please make sure to include an email address that we can use to contact you or another contact person for payment. We will create a record for your application as soon as possible and then email directions on how to pay the \$100 filing fee online.

Once the appeal is filed, your case will be reviewed by staff in about 8 weeks to make sure that nothing else is needed. If the application is considered complete after the review, we will mail an invoice for the remaining appeal fee balance and you will be scheduled for the next available hearing.

If you have any questions, please let me know.

Thanks,










Maly Vang
BOZA Administrative Supervisor | Board of Zoning Appeals
809 N. Broadway – 1st Floor, Milwaukee, WI 53202
P: (414) 286-2581 | F: (414) 286-2555

Board of Zoning Appeals (milwaukee.gov) | LMS Land Management System

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7 attachments

-  **Application.pdf**
78K
-  **Fees.pdf**
84K
-  **Landscape Plan.pdf**
205K
-  **Photos-Info.pdf**
254K
-  **Proof of Interest-Info.pdf**
17K
-  **Site Plan-Info.pdf**
227K
-  **Statement of Variance-Form.pdf**
29K

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Tue, Oct 29, 2024 at 4:45 PM

I think I just need the proof of ownership document and I could assemble the rest of the documents that we have prepared and email them in.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct. 262-317-3270

From: Vang, Maly <malva@milwaukee.gov>
Sent: Monday, October 28, 2024 1:24 PM
To: Williams, Rob <Rob.Williams@raSmith.com>; Lemmer, Eric <elemm@milwaukee.gov>; boza <boza@milwaukee.gov>
Cc: Rheane Banfield <rheane@watercrestinvestments.com>
Subject: RE: COM-RPR-24-00024; 1962 N Prospect Ave

You don't often get email from malva@milwaukee.gov. Learn why this is important

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Wed, Oct 30, 2024 at 8:38 AM

Hey Rob,

I'm out of the office today, but I'll look this all over and follow up with you tomorrow.

Best,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Thu, Oct 31, 2024 at 1:38 PM

Hey Rob,

I just wanted to let you know that I reached out to the property owners to request the documentation required for the Proof of Ownership. I'll follow up with you as soon as I have it.

Let me know if you need anything else in the meantime.

Thank you!

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Tue, Nov 12, 2024 at 1:36 PM


Attached is the operating agreement and documentation on our EIN.


Thanks Rob!

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

2 attachments

 1962 Prospect, LLC - Operating Agreement.DOC
165K

 EIN.pdf
9K

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Tue, Nov 12, 2024 at 1:57 PM

Rheane

I did a quick google search for City of Milwaukee Boza application and was able to find the City's website that lists the documents that they accept for proof of interest in the land. I don't think what you sent is what they are looking for.

Board of Zoning Appeals

MEMBERS FORIAMS INTRODUCTION VARIANCE APPEALS SPECIAL USE APPEALS HOW THE PROCESS WORKS AGENDAS RULES OF PROCEDURE 



Application Requirements

Fee Calculations

Proof of Interest in the Land

Photos

Floor Plans

...

In order to file an appeal, you must demonstrate that you have a legal interest in the property. The following documents are acceptable forms of proof of interest in the land.

- Land Contract, Quit Claim Deed or Warranty Deed, if you own the property
- Offer to Purchase, if you are expecting to purchase the property
- Lease, if you rent the property
- Option, if you have an option on the property

All documents must be signed by all parties. Tax bills, title policies, mortgage papers or rent receipts are not acceptable forms of interest. If you are not sure about your proof of interest in the property, please contact the Board office.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct: 262-317-3270

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Tue, Nov 12, 2024 at 2:02 PM

Shoot, you're right. I'll reach back out to the owners and say we specifically need a land contract, quit claim deed, or warranty deed.

I'll try to move this along as quickly.

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Tue, Nov 12, 2024 at 3:53 PM

Here is the warranty deed.

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

 **Warranty Deed.pdf**
178K

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Tue, Nov 12, 2024 at 3:58 PM

Thanks, I'll send the complete application in tomorrow.

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: Jim Cadd <jimcadd@gmail.com>

Wed, Jan 8, 2025 at 11:16 AM

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: Jim Cadd <jimcadd@gmail.com>

Wed, Jan 8, 2025 at 12:07 PM

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000


----- Forwarded message -----
From: Williams, Rob <Rob.Williams@rasmith.com>


[Quoted text hidden]


[Quoted text hidden]


5 attachments

 **Application.pdf**
70K

 **Photos of 1962 Prospect Avenue.pdf**
936K

 **Plan of Operation.pdf**
120K

 **Variance form.pdf**
637K

 **20241002-L100.pdf**
928K



Rheane Banfield <rheane@watercrestinvestments.com>

FW: Voice Mail (52 seconds)

3 messages

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Mon, Jan 13, 2025 at 10:59 AM

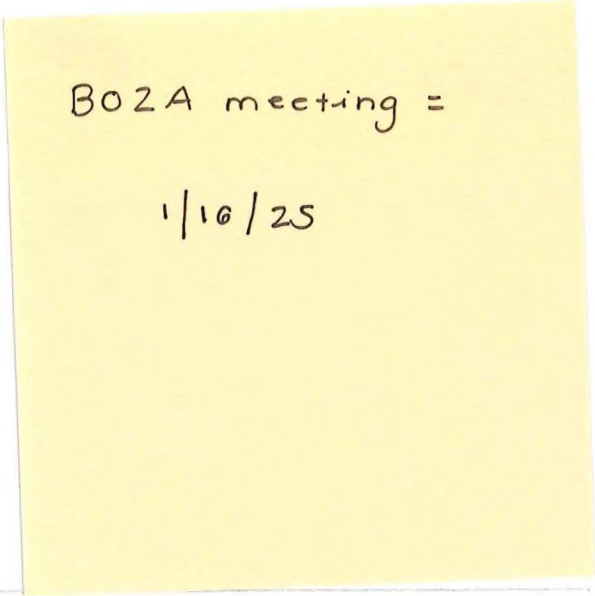
Rheane

I received the below voicemail this morning, it looks like we are on the BOZA meeting this Thursday evening. I can attend. Can you handle getting the outstanding fees paid?

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412
direct: 262-317-3270



From: +14142862919 <noreply@skype.voicemail.microsoft.com>
Sent: Monday, January 13, 2025 10:29 AM
To: Williams, Rob <Rob.Williams@raSmith.com>
Subject: Voice Mail (52 seconds)

Hi, my name is Rhea. I'm calling from the City of Milwaukee's Board of Zoning Appeals Office. This is in regards to the property address, 1962 N Prospect Ave. This item scheduled for a public hearing on January 16th at 5:15 PM. The person will need to be present to address any concerns at the board and staff may have. There's also an outstanding balance. It's in the amount of \$950, which is due prior to the hearing. So if you could get that payment to us as soon as possible, that would be great. If we do not receive the payment by Wednesday, your appeal may be adjourned and rescheduled once the payment is received. If you have any questions, please feel free to give us a call at 414-286-2919. Thank you.

You received a voice mail from +14142862919.



Rheane Banfield <rheane@watercrestinvestments.com>

PWEN-25-00020 - 1962 N Prospect Ave - Pending

9 messages

Smith, Anthony <ansmith@milwaukee.gov>

Wed, Jan 29, 2025 at 10:50 AM

To: "rheane@watercrestinvestments.com" <rheane@watercrestinvestments.com>

Cc: "Jankowski, Kathryn" <kjanko@milwaukee.gov>, DCDDEVTECHTEAM <DCDDEVTECHTEAM@milwaukee.gov>

Good morning Rheane,

Permit PWEN-25-00020 is pending due to site plan needs to be revised showing cross street, dimensions for proposed planter bed (? X ?), distance from edge of proposed planter bed to nearest cross street, area of work highlighted and public right-of-way identified.

Here is information attached on requirements for submitting permits.

Please feel free to contact us for any further questions you may have.

Thank you,

Tony

Anthony Smith

Department of Public Works

Planning and Permits

Civil Engineering Technician IV

Frank P. Zeidler Municipal Building

841 North Broadway, Room 919

Milwaukee, WI 53202

P(414) 286-2487

F (414) 286-0663

More work required
after BOZA
meeting

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements.



CITY OF MILWAUKEE PERMIT REQUIREMENTS HIGHLIGHTED PLANS.PDF.doc

34K

Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Jan 29, 2025 at 10:58 AM

To: "Williams, Rob" <Rob.Williams@rasmith.com>

Hey Rob,

Are you able to revise the plans to show what they are asking for?

Thank you!

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000
[Quoted text hidden]



CITY OF MILWAUKEE PERMIT REQUIREMENTS HIGHLIGHTED PLANS.PDF.doc

34K

Williams, Rob <Rob.Williams@rasmith.com>

Wed, Jan 29, 2025 at 11:40 AM

To: Rheane Banfield <rheane@watercrestinvestments.com>

I should be able to add this information.

Rob Williams, PLA, ASLA
Landscape Architect Project Manager



221 South 2nd Street, Suite 100, Milwaukee, WI 53204-1412

direct: 262-317-3270

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>

Wed, Jan 29, 2025 at 1:01 PM

To: "Williams, Rob" <Rob.Williams@rasmith.com>

Awesome, thank you!

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Wed, Jan 29, 2025 at 3:50 PM

Hey Rob,

Thanks for jumping on that meeting with me earlier today. I thought it through and I think we should just move the space over so that it's to the east of the meter like you suggested. That should give vehicles plenty of space to access the lot.

Thank you,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>


Wed, Jan 29, 2025 at 3:56 PM

Rheane

I have attached a revised plan that shows the stall as described. I had shifted it there as I was working on getting the other information for the ROW permit on the plan. No matter where you put it, they were going to make you remove those stalls back to past the meter for access, so this makes the most sense to me.

This plan should have the dimensions and highlighting that was requested.

[Quoted text hidden]

 **20250129 L100.pdf**
935K

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Williams, Rob" <Rob.Williams@rasmith.com>

Thu, Jan 30, 2025 at 8:50 AM

Received, thank you! I'll get this sent over to the city.

Feel free to add your time onto invoice 185658 or just send a new one and we'll get payment to you asap.

Best,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]

Williams, Rob <Rob.Williams@rasmith.com>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Thu, Jan 30, 2025 at 8:54 AM

I will likely do invoicing next week, so I will do a new one, that gives us a little time in case the City would need anything additional.

[Quoted text hidden]

Rheane Banfield <rheane@watercrestinvestments.com>

Thu, Jan 30, 2025 at 12:25 PM

To: "Smith, Anthony" <ansmith@milwaukee.gov>

Cc: "Jankowski, Kathryn" <kjanko@milwaukee.gov>, DCDDEVTECHTEAM <DCDDEVTECHTEAM@milwaukee.gov>

Hi Anthony,

The updated plans have been uploaded to the permit application.

Thank you,

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]



Rheane Banfield <rheane@watercrestinvestments.com>

1962 N Prospect - COM-RPR-24-00024

Rheane Banfield <rheane@watercrestinvestments.com>
To: "Lemmer, Eric" <elemm@milwaukee.gov>

Fri, Feb 14, 2025 at 9:55 AM

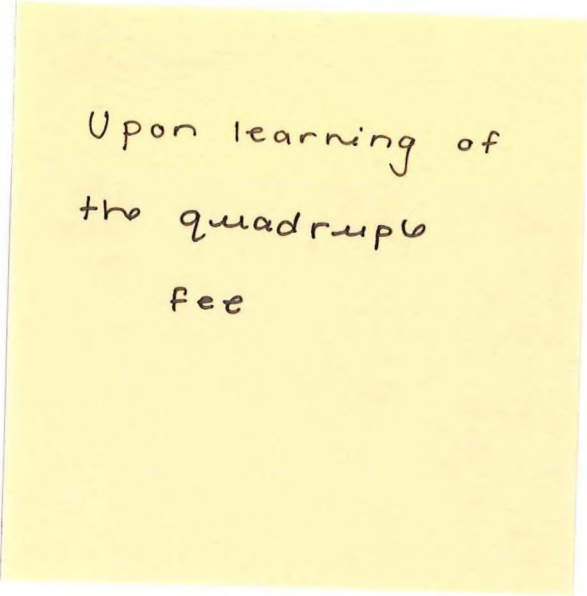
We owe \$7,412.74!? This has to be a mistake.

I received an email from you on 8/12 saying that " the cost of the project was given as \$114,000, so the permit fee would be \$1,824".

Please advise.

Rheane Banfield
Property Manager
Watercrest Investments
414-276-9000

[Quoted text hidden]



Upon learning of
the quadruple
fee



Rheane Banfield <rheane@watercrestinvestments.com>

1962 N Prospect - COM-RPR-24-00024

Lemmer, Eric <elemm@milwaukee.gov>
To: Rheane Banfield <rheane@watercrestinvestments.com>

Fri, Feb 14, 2025 at 10:43 AM

Good morning Rheane,

The permit fee was quadrupled in accordance with Milwaukee Code of Ordinances 200-32-3:

3. INCREASED FEES. a. Where construction is started, or when a premises is occupied without first obtaining a permit inspected under the jurisdiction of the department of neighborhood services, as required by this code, the fees specified in this section may be quadrupled

As the parking lot work was done prior to obtaining a permit, an order to obtain a permit was issued in 2022, that order was litigated and the defendant found non-compliant, and a new order to obtain a permit was issued in 2024, the quadrupled fee provision applies. If a permit had been properly obtained prior to work commencing, or even immediately following an order to obtain one, we would only apply the \$1,824 fee. However, it has been 2 ½ years since the initial order to obtain a permit was issued. After quadrupling the fee, the total becomes \$7,296 plus a surcharge (applied to all permits) of \$116.74 (1.6% of permit cost).

[Quoted text hidden]

NOTE: The building owner/operator must conduct a thorough inspection for asbestos-containing material BEFORE WORK BEGINS. A State-certified asbestos inspector is required for this inspection. Check on the State of Wisconsin website for a list of certified companies. For more information, call (414) 286-3280.

To obtain more information about this permit or to schedule a required inspection log on to: www.Milwaukee.gov/LMS or call (414) 286-2513

Permits expire if work is not started within 6 months of issuance or if new construction ceases more than 3 months.

**Permits are non-transferrable.
There is no refund for a minimum fee permit.**

841 N. Broadway • Milwaukee, WI 53202 • 414-286-2268 • www.milwaukee.gov/dns



Receipt of ARBA Fee

Date:	3/25/25
Received Of:	Rheane Banfield
Property at:	1962 N. Prospect Ave.
Received By:	LME
Check # (If Applicable):	Cash
Amount:	\$25.00