

**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: 11/6/2025

RE: 2245-47 N 16th ST, Milwaukee WI
(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 Vacant Building Program

Amount of the charges \$ 1,016.00 (Name of City Department)

Charge relative to: Code violations vacant building.

I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

I attached the document explaining the disagreement about this charge, and

extra fotos.



Maria D Lopez

Signature

MAria D Lopez

Name (please print)

823 Motor ave, Waukesha WI, 53188 262-510-1309

Mailing address and zip code

Daytime phone number

ltovias000@gmail.com

E-Mail Address(es)

form 3/21/2022



I feel the city's procedure was improper due to the following reasons and I attached any support evidence.

I bought this property in March 2025. This property is not an investment. My son and I are going to live here. Our plan was to move here in November. Our contractor mentioned, the house would not be ready in 3 or 6 months, maybe 9 months because there are a lot of factors.

1.- This house is not vacant as it sounds like "abandon", this property is under remodeling and needs everything new inside and outside. Nobody was living here for more than 8 years or more. And since it was a foreclosure, we had to put in a lot of money and time just to clean.

2.- We got an electrical license immediately and he did the first job then he started asking for more money even though we signed a contract before he started working. Then I had to look for a new electrician, after weeks I found another and I found a plumber.

3.- Summer came and electrical, plumber and carpenter had other jobs to do not only my property. Then it will take more time to finish the house.

4.- Some windows are being replaced but still some other windows are ready for replacement, drywall, paint, boxes of floor, material are ready waiting for the carpenter. Doors entrances are being stalled by somebody mentioning us letting the wood cover the door because someone could possibly have stolen the doors. That's why if inspectors visit the house, the woods still cover the entrance, which looks like it is still abandoned.

5.- The furnace is working soon, inspection for plumber and electrician coming soon, then the carpenter needs to be there after the plumber and electric guys finish it. My hope is to move in January or February 2026 .

- I will attach pictures of how they are working.

I am asking to understand why it is not ready and remove the amount that you are charging me with out notice , must I am new in a milwaukee city area. I just asking for more time before you charge me money. 6 months is not enough time for a house of this complex to be ready. Time is money for me. I have been spending a lot of money already, and If the house is not being done, it is not because I do not care, it is because the professionals are busy and there is a lot of work to do in this property. But that soon everything is ready and after the occupancy permit allows us to live here we will move immediately.

I would like to work with an inspector of this area. To come in see the progress and the job that will be done soon.

I really appreciated your understanding .

Mis regards.

Maria D Lopez (lolita)
262-510-1309 any questions.

Hi

Monday, November 10, 2025 4:39 PM

Subject	Hi
Link to Outlook Item	Click here
From	Lolita Tovias
To	Lopez, Lolita
Sent	11/10/2025, 2:42:25 PM



Sent from my iPhone

Monday, November 10, 2025 4:40 PM

Link to Outlook Item	Click here
From	Lolita Tovias
To	Lopez, Lolita
Sent	11/10/2025, 2:41:17 PM

Pictures showing the progress of the work on this property, with the goal of completion, are expected to be done in January.



Sent from my iPhone

Hi

Monday, November 10, 2025 4:35 PM

Subject	Hi
Link to Outlook Item	Click here
From	Lolita Tovias
To	Lopez, Lolita
Sent	11/10/2025, 2:44:52 PM



New boxes passed inspection.

Now, the electrician is working on the rewiring.



Installed some windows.



Keep clean most when we can.

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

30 Dec 15

October 27, 2025

MARIA DOLORES LOPEZ
823 Motor Ave
Waukesha, WI 53188

Record ID: VAC-20-00147

Re: 2245 N 16TH ST

The buildings at the above address were found to be vacant and subject to the Vacant Building Registration Program: SINGLE PRIMARY STRUCTURE. Because the building(s) remained vacant for a period of 6 months you are required to pay a vacant building inspection renewal fee of \$254.00 per building.

You are being charged \$1,016.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$1,016.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at milwaukee.gov/lmspay

Checks should be made payable to City of Milwaukee and sent to:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Rm 105
Milwaukee, WI 53202

Any outstanding fees not paid by August 31, 2026 will automatically be assessed to your 2026 tax bill. For questions regarding this fee, call 414-286-2268. More information on this program is available at <http://www.city.milwaukee.gov/dns/vbr>

If you wish to appeal these charges you must file that appeal within 30 days of the date of this letter. It must be filed with: The Administrative Review Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee, Wisconsin 53202. 414-286-2231. Please contact them to obtain the proper application form. There is a \$25.00 fee required when filing the appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

bottom portion and return along with check
10/27/2025
Taxkey: 3512111000

(Please write taxkey on check)

Inspection
14/14.

Receipt of ARBA Fee

Date:	11/19/25
Received Of:	Maria Lopez
Property at:	2245-47 N. 16th St.
Received By:	LME
Check # (If Applicable):	178
Amount:	\$25.00