



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

PLEASE READ CAREFULLY:

This Board may only determine if the City Department followed proper administrative procedures. It cannot hear appeals as to whether a Building Order is valid or not (those must be appealed to the Standards and Appeals Commission).

TO: Administrative Review Appeals Board
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: February 26, 2025

RE: 5751 N 38th Street
(Address of property in question)

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 254.00

Charge relative to: ORD-24-14577

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:

Per City of Milwaukee LMS on 1/31/2025: "Order dismissed, Previous owner on monthly inspection. Please reinspect and reissue orders to new owner."

Based on the above, we were expecting to receive an updated notice.

Work on the property began 2/25/25

David Lange

Signature

David Lange, Agent for AHA LLC

Name (please print)

1850 W Fond du Lac Ave

Mailing address and zip code
Milwaukee, WI

53205

414-208-0798

Daytime phone number



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

February 19, 2025
Order #: ORD-24-14577

AHA 1 LLC
MICHAEL GOSSMAN (RA)
2414 W VLIET ST
MILWAUKEE, WI 53205

Re: 5751 N 38TH ST

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$254.00
Second reinspection \$508.00
All subsequent reinspections \$508.00

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. On 02/18/2025, we imposed a \$254.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 tax bill.

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

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

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Timothy Twaddle at 414-286-5438 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

This order has been referred to the court section for enforcement. .

Timothy Twaddle

Recipients

DESIREE D HARRIS, 5751 N 38TH ST, MILWAUKEE WI 53209
DESIREE D HARRIS, 5751 N 38TH ST, MILWAUKEE WI 53209
AHA 1 LLC, 2414 W Vliet St, Milwaukee WI 53205
DAVID LANGE, 1850 W FON DU LAC AV UNIT 2G, MILWAUKEE WI 53205
AHA 1 LLC, 2414 W VLIET ST, MICHAEL GOSSMAN (RA), MILWAUKEE WI 53205



Receipt of ARBA Fee

Date:	2/28/25
Received Of:	David Lange
Property at:	5751 N. 38 th St.
Received By:	LME
Check # (If Applicable):	1689
Amount:	\$25.00