



**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.

MIKE CITY CLERK - RCUD  
2026 JUN 22 AM 11:28

**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 Board of Appeals  
City Hall, Rm. 205  
200 E. Wells St.  
Milwaukee, WI 53202  
(414) 286-2221

**DATE:** 06/22/2026

**RE:** 3457 N. 46th St.  
(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 DNS/VBP  
(Name of City Department)

Amount of the charges \$ 1270.00

Charge relative to: Recent Building Registration Program

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:

Property was never recent and I have e  
bills from WE Energy to prove it, also  
all of the violations were fixed in a timely  
manner.

[Signature]  
Signature

MICHAEL CHELMINSKI  
Name (please print)

1428 Leeward Ct Greystoke IL 60030  
Mailing address and zip code

(847) 668-7640  
Daytime phone number

teamassetsLLC@gmail.com  
Email Address

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

May 21, 2026

TEAM ASSETS LLC  
1428 Leeward Ct  
Grays Lake, IL 60030

Record ID: VAC-21-00201

Re: 3457 N 46TH 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 \$1,270.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$1,270.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at [milwaukee.gov/lmspay](http://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.

Detach

bottom portion and return along with check

(Please write taxkey on check)

5/21/2026

Vacant Building Inspection Payment Stub

Taxkey: 2880196000

## Receipt of ARBA Fee

|                          |                                          |
|--------------------------|------------------------------------------|
| Date:                    | Monday, June 22, 2026                    |
| Received Of:             | Michael Chelminsui – TEAM<br>ASSETS, LLC |
| Reason                   | Vacant Bldg                              |
| Property at:             | 3457 N 46th Street                       |
| Received By:             | Joanna Urtiz                             |
| Check # (If Applicable): | Ck#cash                                  |
| Amount:                  | \$25.00                                  |