



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: DECEMBER 16, 2024

RE: 5202 W Roosevelt Dr.
(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 Neighborhood Services
(Name of City Department)

Amount of the charges \$ 254.00

Charge relative to: Heart Building 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:

SEE ATTACHED

Ronald L. Ragan

Signature

Sharon J. Ragan

RONALD L. RAGAN

Name (please print)

SHARON J. RAGAN

1515 TERRY RD
HARTFORD WI 53027

Mailing address and zip code

262-224-3511 RONALD
414-550-7105 SHARON

Daytime phone number

SRAGAN825@GMAIL.COM

E-Mail Address(es)

December 16, 2024

Administrative Review Board of Appeals
City Hall, Room 205
200 E Wells St
Milwaukee WI 53202

Vacant Building Program
Record ID: VAC-24-00362
RE: 5202 W ROOSEVELT DR
Notice Date: November 19, 2024

To Whom it May Concern:

We are filing an appeal to the Vacant Building Registration Program: SINGLE FAMILY STRUCTURE notice dated 11/19/2024, however, not mailed to us, (according the postmark) until 11/21/2024 by City of Milwaukee, Department of Neighborhood Services. Generally, when an issue arises with the building, we are given a period of time within which we are able to correct those issues. This was not done in this circumstance.

We contacted Department of Neighborhood Services/Advocate Adam and Supervisor Krista Malone on 11/25/2024 by telephone to discuss this letter/notice of a charge of \$254.00. Allegedly an Inspector Dutmer was walking by the building and felt it was vacant. Inspector Dutmer then contacted a neighbor who 'told him it was vacant'. We feel it is inappropriate for Inspector Dutmer's findings to be based on the 'opinion' of a third party that has no knowledge of the building. Further, we have been refused information as to who this individual may be. Secondly, why would Inspector Dutmer contact a 'neighbor' and not the building owner. This would appear to be inappropriate.

Had we been given Proper Notice of an alleged violation, we would have had the necessary opportunity to correct the violation and/or file the proper paperwork.

According to your website, <https://city.milwaukee.gov/DNSPrograms/VBR>, 'the VBR ordinance requires owner(s) of residential and commercial property left vacant for 30 days or more to register the property with the Department of Neighborhood Services (DNS) and take steps toward assuring the property is secure, properly maintained and not creating a hazard for the surrounding community.

The building is secure, maintained and not creating a hazard to the surrounding community.

According to Vacant Building FAQs;

"Q. How will the City determine if a building is vacant?

- A. Vacant building means a building which lacks habitual presence* of human beings who have a legal right to be on the premises, OR AT WHICH SUBSTANTIALLY ALL LAWFUL BUSINESS OR CONSTRUCTION OPERATION OR RESIDENTIAL OCCUPANCY IS AT A LEVEL OF AT LEAST 95% VACANT."

*"Lacks habitual presence". "Habitual presence" means a person is regularly or repeatedly present in a place.

The building is currently unoccupied because it is in the process of being refurbished. We are frequently at the property to complete this process.

"Q. Are there any exemptions from the Vacant Building Registration requirements?"

- A. Yes, there are a few exceptions to the requirements to register the vacant building. The following properties are exempt from the Vacant Building Registration requirements:
- Properties undergoing an active renovation and all required permits have been obtained.
 - Residential condominium and rental units in buildings whose vacant rate does not exceed 95%."

Since work is being done at the building, we have interpreted this to mean someone has to be present, at a minimum, 5% of the time performing 'construction operations' which is being done. The work being done is, but not limited to, removal and replacement of carpeting, cleaning, drywall repair, painting, checking fixtures (plumbing and electrical), window treatments etc. The majority of the work is being performed by the owners at this time.

We were not aware of this Ordinance to which Supervisor Krista Malone responded 'that is no excuse'. While we understand it is not an excuse, it is impossible for the public to know every Statute and Ordinance that is created.

We are asking for consideration that this fee/violation be rescinded in order for us to have a chance to rectify the situation.

Sincerely,

Trust Agreement of Ronald L Ragan & Sharon J Ragan
1515 Terry Rd
Hartford WI 53027
Phone: 262-224-3511 Ronald (cell)
414-550-7105 Sharon (cell)

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

November 19, 2024

TRUST AGREEMENT OF RONALD L
RAGAN & SHARON J RAGAN
1515 TERRY RD
HARTFORD, WI 53027

Record ID: VAC-24-00362

Re: 5202 W ROOSEVELT DR

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 \$254.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$254.00. 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, 2025 will automatically be assessed to your 2025 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)

11/19/2024

Vacant Building Inspection Payment Stub

Taxkey: 2890197000

Receipt of ARBA Fee

Date:	12/17/24
Received Of:	Ronald and Sharon Ragan
Property at:	5202 W. Roosevelt Dr.
Received By:	LME
Check # (If Applicable):	1484
Amount:	\$25.00

CITY OF MILWAUKEE
2024 DEC 17 A 11:08
CITY CLERK'S OFFICE