



**IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN 30 DAYS OF ASSESSED CHARGES.**

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.

MILWAUKEE CITY CLERK - PCUD  
2026 APR 27 AM 11:11

**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) 286-2221

**DATE:** 4/26/2026

**RE:** 2810 W. McKinley Blvd  
(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 Dept. of Neighborhood Services  
(Name of City Department)

Amount of the charges \$ 1,016.00

Charge relative to: found to be vacant & open violations.

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:

Please see typed response attached

Email: amjleon5@gmail.com

[Signature]  
Signature

Annmaria Joyce Varona Leon  
Name (please print)

3343 W. Douglas Blvd  
Chicago, IL 60623  
Mailing address and zip code

414-339-5537  
Daytime phone number

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

March 31, 2026

ANNAMARIA VARONA LEON  
3343 W Douglas Blvd  
Chicago, IL 60623

Record ID: VAC-25-00103

Re: 2810 W MC KINLEY BL

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](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)

3/31/2026

Vacant Building Inspection Payment Stub

Taxkey: 3651308000

April 26, 2026

To: Department of Neighborhood Services

Re: 2810 W McKinley Blvd, Milwaukee, WI 53208

Record ID: VAC-25-00103

Amount of the charges \$1,016.00

Charge relative to: 2810 W McKinley Blvd was found to be vacant and subject to the Vacant Building Registration Program: Single Primary Structure.

Dear Sir/Madam:

I feel the City's procedure was improper due to the following reasons and I have attached all supporting evidence.

I purchased this house on September 16, 2025. Due to the building's condition, I have been working on the property every month traveling between my home in Chicago and my home at 2810 W McKinley Blvd. The goal is to have my primary residence at 2810 W McKinley Blvd by October 2026 and I am working diligently to achieve that goal.

I was surprised to receive the notice on March 31, 2026 that my home has open violations and since it is vacant I need to pay a fine and pay for reinspection. No one from the City contacted me prior to receiving the letter nor have I received any city orders regarding open violations. I am unsure for what violations I am being charged.

Please see the attached timeline as it shows I have been working at the property every month, I have moved in since last year. It is not vacant.

In December 2025, the bank said they could not approve my loan because it is listed as a double family but it did not have a separate entrance to the upstairs unit. As I was going to use that money to finish the repairs on the house, I had the City shut off the water to ensure the water pipes would not burst because there was no working boiler system.

Since January 2026, I was awaiting permits from the City to do reinforcements of the attic. I just recently obtained permit#RES-RPR-25-01020, a pre-inspection and approval to begin that work. The project will commence in the attic during the first week of May, followed by work on the roof.

Please see past and recent pictures of floors being sanded, kitchen being rehabbed, and my furniture. I have also included the permit for the attic, and the copy of the work to be done. My neighbors are also willing to write letters stating that the house is not vacant.

I look forward to these charges being reversed as well as the building removed from the Vacant Property List.

Thank you.

Annamaria Varona Leon, Owner  
414-339-5537

Timeline:

9/16/25 : Closed on house

9/19/25 – Met with different contractors regarding roof and boiler; WE Energies turns on electricity

9/30/25 – Met with different contractors regarding roof and boiler

10/7/25 – Met with Ehler's Pest Control to discuss pest management for the McKinley House; City turns on water

10/8/25 – Met with Neftali, roofer to discuss roof repairs; Met with Kevin from Briohn Construction to get structural engineer opinion for house foundation and general condition of house.

10/9/25: House professionally cleaned

10/16/25 – picked exterior paint colors for the house with designer

10/17 – 10/19/25 - At McKinley home in Milwaukee

10/22/25 – Met with contractors regarding materials for sanding floors on first floor.

10/25-10/28/25 – Floors sanded and varnished on first floor (see dated pic)

11/8 – 11/10 - front foyer floor replaced with new tiles (see dated pic)

11/12/25 – Kitchen walls come down

11/18/2025 – Kitchen plan created at Menard's

11/18 – 11/20/25 – Kitchen walls go up, cabinets installed and appliances moved in (see pics)

11/21/25 - Curtains hung and colors picked by designer; furniture moved in

11/23/25 – Furniture moved in

11/24/25 – Meet with bank appraiser for the house

11/26 - 11/28/25 – planted Gael's garden in the backyard, picked out wallpaper for foyer and living room

12/9 – 12/10/2025 - At McKinley home in Milwaukee – City turns off water because I did not get the loan and want to winterize the house so pipes don't burst.

12/17-12/20/25 - At McKinley home in Milwaukee

12/20 – Met with Brass Lighting company to discuss lighting

12/25-11/26/25 - At McKinley home in Milwaukee

1/11/2026 – At McKinley home in Milwaukee

1/19/26 – house blessing by Buddhist Monk – Lama Labsong (see pic)

2/3/26 – At McKinley home in Milwaukee

2/13-2/15/26 – At McKinley home in Milwaukee

2/28/26 – 3/1/26 – At McKinley home in Milwaukee and moved in more furniture

4/4/26 – Moved in more furniture (see pics)

4/18/26 – Tables for library, kitchen and office moved in from the Chicago house

Representative Pics: from earliest to recent:

9/19/25 – met with different contractors re building repairs needed; requesting quotes



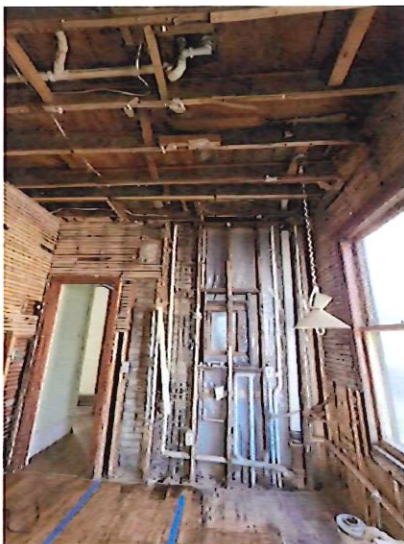
10/7/25 – City comes out to turn on the water



10/25/25 – sanding of floors:



11/12/25 – Kitchen walls come down:



11/21/25 – Met with designers to determine interior colors and hang curtains:



11/23/26 – furniture moved in





12/10/25 - Pic of kitchen with appliances





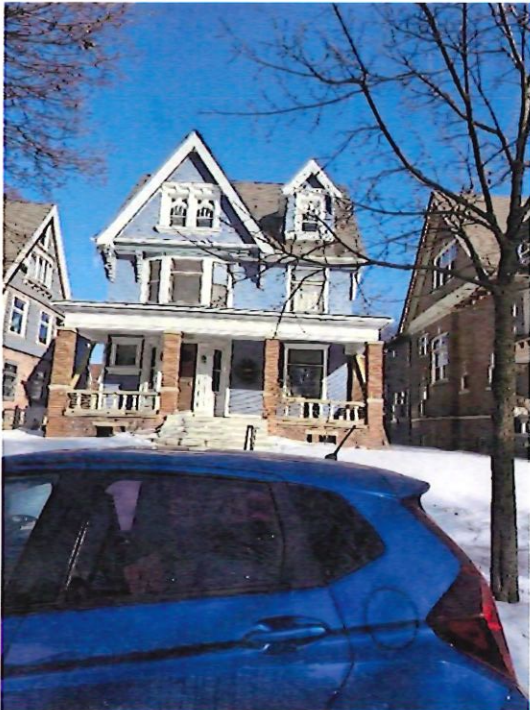
12/20/25 - Met with Brass Lighting Company to discuss appropriate lights for interior.



1/19/26 – House blessing by Lama Labsong



February 3, 2026 – removed snow from sidewalk



3/29/26 – Moving in more items



4/4/2026 – furniture is moved into first floor







# City of Milwaukee

Department of Neighborhood Services

## Residential Repair Permit

Permit Number: RES-RPR-25-01020

Issue Date: 04/07/2026

Project Location: 2810 - 2810 W MC KINLEY BL, MILWAUKEE, WI 532082927

Application Name: Roof & Attic Repairs

Description of Work: Scope of work to include the structural repairs to an existing residential home. Owner seeked professional help to reinforce an existing wood roof system. Per the engineer's report dated October 29th, 2025 plans were produce to address structural defects in the home.

Issued to:

Owner:

AnnaMaria Leon  
2810 W Mc Kinley  
Milwaukee, WI 53208

ANNAMARIA VARONA LEON  
3343 W DOUGLAS BLVD  
CHICAGO, IL 60623

Issued By: SPAGAC

No asbestos project, as defined in Ch. 66 of the Milwaukee Code of Ordinances, is included in the work performed under this permit. I understand that any falsification or misinformation may result in penalties prescribed in the Milwaukee Code of Ordinances

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.

**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](http://www.milwaukee.gov/dns)



04/07/2026

INTRODUCTION/MILWAUKEE Building Permit



**City of Milwaukee**  
**Department of Neighborhood Services**

Plan Approval Letter

Record #: RES-RPR-25-01020  
Address: 2810 W MC KINLEY BL

January 13, 2026

ANNAMARIA VARONA LEON

Roof & Attic Repairs

Scope of Work: Scope of work to include the structural repairs to an existing residential home. Owner sought professional help to reinforce an existing wood roof system. Per the engineer's report dated October 29th, 2025 plans were produce to address structural defects in the home.

Dear ANNAMARIA VARONA LEON,

The plan review for this project is complete and conditionally approved, subject to the following conditions:

- Plan approval comments are as follows:
  - No structural repairs beyond those indicated shall be performed without being supported by calculations and approval by the inspector.
  - Per MCO 240-3. New materials (meeting UDC 2021) or like materials, permitted under the code of the original construction being repaired, shall be allowed so long as the level of fire protection is maintained and an unsafe condition is not created. The repairs shall comply with the building type of construction, unless otherwise approved by inspector as "temporary".
  - The engineer of record has commented on the following:
    1. A report was provided to the owner the report states that repairs to the roof and structural members are recommended to be performed mainly due to the condition of the roofing membrane and to minimize any additional structural damage.
  - Inspector shall verify all members sizes, provide inspector with calculations as requested.
  - All work shall be performed in accordance Section 240-01 and Chapter 295, Milwaukee Code of Ordinances.
  - Call inspector in advance to schedule required inspections.
  - Call inspector line at (414) 286-2513 in advance to schedule rough-in, and final inspections. Coordinate with inspector for verification required for any items started prior to permit issuance.
- (All of the conditions of approval shall be satisfied prior to occupancy of the building.)

October 29<sup>th</sup>, 2025



**BRIOHN** DESIGN GROUP, LLC  
A DIVISION OF BRIOHN BUILDING CORPORATION

Annamaria Verona

**RE: 2810 W. McKinley Ave., Milwaukee, WI. Structural Inspection**

Dear Annamaria,

Per your request, I conducted an inspection of the residence located at 2810 W. McKinley Avenue in Milwaukee, Wisconsin on October 8<sup>th</sup> & 17<sup>th</sup>, 2025. The purpose of the inspection was to evaluate the existing structure and prescribe repairs if needed. Most of the first and second floors were finished at the time of the inspection and structure could not be verified.

The residence is a two-story wood framed structure constructed on brick basement walls. The residence is 123 years old according to public records. The basement walls were observed but not measured as most of the walls appeared to be reasonably plumb and free of cracking which would indicate active movement. Several settlement-related measurements were taken and some settlement down to the west and center basement beam was measured. Below is a Google Maps image of the property with north facing the top of the page.



Google Maps Image of Property



**BRIOHN** DESIGN GROUP, LLC  
A DIVISION OF BRIOHN BUILDING CORPORATION

Regarding the basement walls, in my opinion some re-build work is required at the NE corner of the basement. At this location, there is significant inward tip and separation of the brick wythes like due to water infiltration. For the wall re-build areas, attached is a "New Foundation Wall" section detail. Brick can be re-used as a veneer above existing grade to preserve architectural intent. The extent of wall re-build should be left up to the contractor performing the work. See photo #1 below. There is also some degree of exterior brick cracking and loose brick, however, this does not translate through the wall in many locations. In my opinion, these locations can just be repaired and/or tuckpointed.

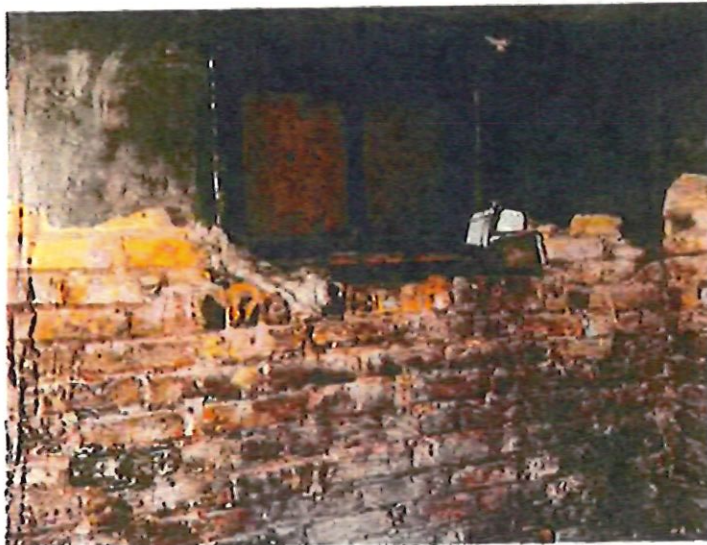


Photo #1 – Bowing of basement wall at NE corner.

Other exterior repairs include re-building of the front porch piers and possible foundation repairs. Additional investigation will be required to determine final repairs. At this time, the existing porch is temporarily shored, and repair methodology is being discussed with the contractor. According to the owner, the chimney is also being removed to below the roof line as it is noticeably tipped and cracked.

Exterior grading and maintenance of the existing gutters and downspouts is critical in the performance of the foundation walls. Any slabs that pitch toward the basement walls should be raised to pitch away a minimum of 1/4" per foot for a total of 6 feet. Grade should pitch 1" per foot. Downspouts should be extended to a minimum of 6' away from the basement walls and gutters should be cleaned of debris a minimum of twice a year. Generally, if proper grade is maintained along with the structural repairs indicated above, the likelihood of wall movement or water infiltration will be greatly reduced.



# BRIOHN DESIGN GROUP, LLC

A DIVISION OF BRIOHN BUILDING CORPORATION

On the first floor, there is noticeable slope to the floors, especially in the dining room area. The first floor is constructed with 2x12 floor joists spanning approximately 14'+ supported by a large wood beam and posts. There does not appear to be significant sagging of the structure. There are several areas, however, that show some cutting/rotting/fire damaged joists. There was also an indication of rotting of the base of a post. The concrete floor slab appears to be relatively new. In my opinion, it is likely that settlement of the perimeter walls has stabilized as the house is 120+ years old. However, any posts that show base rotting should be replaced in order to prevent the possibility of future settlement. Any floor joists that show rot, have been cut through for plumbing, or fire damaged should be reinforced with 2x12s. In my opinion, other than the relatively minor repairs indicated above, the floor is structurally sound and does not require any major repairs.



Photo #2 – Base rot on column (only 1 column was observed to have this)



Photo #3 – Joists cut for plumbing

October 29<sup>th</sup>, 2025



**BRIOHN** DESIGN GROUP, LLC  
A DIVISION OF BRIOHN BUILDING CORPORATION



Photo #4 – Rotted &/or fire damaged joists

The attic space has some significant spans for the valley rafter and headers around the dormers. See the attached plans and details for reinforcement required. The plans are indications of areas that require reinforcement. These plans indicate temporary shoring which is desired because final floor plans have not been determined. All shoring/stabilization has been sized/engineered for full snow loads so this can be left in place for years, if desired. Once a final floor plan has been developed for the attic space, the posts may be moved to a more desirable location in walls and the floor reinforced with beams under the new column locations.

If you have any questions, or would like to discuss this letter, please call me.

Sincerely,

Kevin Jankowski, P.E.  
Structural Engineer, Briohn Design Group, LLC



## Receipt of ARBA Fee

Date:	Monday, April 27, 2026
Received Of:	Annamaria Verona Leon
Property at:	2810 W McKinley BLVD
Received By:	Joanna Urtiz
Check # (If Applicable):	Ck# 4501
Amount:	\$25.00