



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: 11/26/2025

1312-1314 West
RE: Juneau Ave, 53233
(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 \$ \$1,016.00

Charge relative to: 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 purchased this property 9/8/2025. I'm currently renovating the entire building. Renovations will be complete by 12/30/2025. Once renovations are complete, the entire building will be rented out. Renovations need to be finished prior to renting it out.

Cody Kmetz
Signature

Cody Kmetz
Name (please print)

2204 E park pl.
MILWAUKEE, 53211.

Mailing address and zip code

916-598-6978

Daytime phone number

mil.reinvestments@gmail.com

E-Mail Address(es)

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

October 27, 2025

1310 W JUNEAU AV LLC
C/O MICHAEL SALINAS
5032 W STATE ST
MILWAUKEE, WI 53208

Record ID: VAC-11-3631524100-1-H

Re: 1310 W JUNEAU AV

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.

Detach

bottom portion and return along with check

(Please write taxkey on check)

10/27/2025

Vacant Building Inspection Payment Stub

Taxkey: 3631524100

Receipt of ARBA Fee

Date:	11/26/25
Received Of:	Cody Kmetz
Property at:	1310 W. Juneau Ave and 2958 N. 27 th St.
Received By:	LME
Check # (If Applicable):	Cash
Amount:	\$50.00

2025 NOV 26 PM 1:39
MKE CITY CLERK - ROND