



**City
of
Milwaukee**

**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 \$ 5,1016.00

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/lmsp

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:33
MKE CITY CLERK - PO40