



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: 8/21/2024

RE: 3229 W Vliet 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 Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 355.60

Charge relative to: reinspections

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:

There was an old address on file for me
so the letters were not getting to me

Mesteshia Coleman
Signature

Mesteshia Coleman
Name (please print)

505 N 31 St Milwaukee (414) 897-4493
Mailing address and zip code 53208 Daytime phone number

M.Coleman0928@yahoo.com
E-Mail Address(es)



Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704

August 15, 2024
Record #: MPR-23-10134

MESTESHIA COLEMAN
505 N 31ST STREET
MILWAUKEE WI 53208

Re: 3229 W VLIET ST
ORD-22-13228

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

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Second reinspection \$355.60
All subsequent reinspections \$355.60

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As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

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. However, you may incur additional charges during the bankruptcy as long as the violations remain uncorrected.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Matthew Jenrich at 414-286-5459 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Matthew Jenrich

Recipients

MESTESHIA COLEMAN, 505 N 31ST STREET, MILWAUKEE WI 53208
ANDRE BROWN, 505 N 31ST STREET, MILWAUKEE WI 53208

Receipt of ARBA Fee

Date:	8/21/24
Received Of:	Mesteshia Coleman
Property at:	3229 W. Vliet St.
Received By:	LME
Check # (If Applicable):	Cash
Amount:	\$25.00

CITY OF MILWAUKEE
2024 AUG 21 P 12:08
CITY CLERK'S OFFICE



Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202

Inspection Date
09/23/2022
ORD-22-13228

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

Re: 3229 W VLIET ST

Taxkey #: 365-0065-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Violation Location: NA

Correct By Date:

1) NOTICE: Some or all of the violations in this letter have been reissued from a previously litigated order.

Violation Location: East Side

Correct By Date: 10/23/2022

2) 275-32.4.a Replace broken window panes. (2ND FLOOR)

Violation Location: North Side

Correct By Date: 10/23/2022

3) 275-32.4.a Repair or replace defective window screens. (1ST FLOOR)

Violation Location: West Side

Correct By Date: 10/23/2022

4) 275-32.4.a Repair or replace defective storm windows. (1ST FLOOR)

Violation Location: West Side

Correct By Date: 10/23/2022

5) 275-32.4.a Replace missing window panes. (1ST FLOOR)

Violation Location: South Side

Correct By Date: 10/23/2022

6) 275-32.3 Replace defective siding on exterior walls.

Violation Location: North Side

Correct By Date: 10/23/2022

7) 275-32.6 Replace missing downspout and connect to gutter system.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Violation Location: North Side

Correct By Date: 10/23/2022

8) 275-32.4.a Replace broken attic window pane(s).

Violation Location: North Side

Correct By Date: 10/23/2022

9) 275-32.4.a Repair or replace defective storm windows. (2ND FLOOR)

For any additional information, please phone Inspector **Charles Randolph** at **414-286-8617** or

CRANDO@milwaukee.gov between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.**

Violations can also be viewed on our website at www.milwaukee.gov/lms.

Per Commissioner of Neighborhood Services By -

Charles Randolph
Inspector

Recipients:

MESTESHIA COLEMAN, 4139 N 50TH STREET, MILWAUKEE, WI 53216

ANDRE BROWN, 4139 N 50TH STREET, MILWAUKEE, WI 53216

MESTESHIA COLEMAN, 4139 N 50TH ST ANDRE BROWN, MILWAUKEE, WI 53216-6131

FAILURE TO COMPLY

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

RIGHT TO APPEAL

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.

TENANT RENT WITHHOLDING

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

REINSPECTION FEES

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$177.80 for the first reinspection, \$355.60 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

3229 W Vliet Timeline

09/01/2022 DNS Court section generated a referral to conduct a survey of 3229 W Vliet because of a previously litigated order

09/23/2022 Inspection conducted and exterior repair order issued. Due date 10/23/2022

11/08/2022 1st reinspection – noncompliance fee charged

03/24/2023 Inspector Randolph phoned and spoke with Andre Brown-emailed copy of order to Mr. Brown

07/13/2023 2nd charged reinspection, order referred to the monthly reinspection program

Property reinspected monthly and fee letters sent to owners' address of record.

08/20/2024 Inspector Jenrich spoke with Mesteshia Coleman, copy of order emailed to Ms. Coleman.

Fees eligible for appeal: \$1066.80

August 2024 reinspection fee of \$355.60 on 2024 tax bill.

September 2024 reinspection fee of \$355.60 pending on the 2025 tax bill.

October 2024 reinspection fee of \$355.60 pending on the 2025 tax bill.

Original order and subsequent reinspection fee letters mailed to the owners' address of record at the time of issuance. Address of record originates from County Register of Deeds Real Estate Master File (REMAST). As the mailing address changed in REMAST, the mailing address on the reinspection fee letters changed.



Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704

August 15, 2024
Record #: MPR-23-10134

Department Copy

Re: 3229 W VLIET ST
ORD-22-13228

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Matthew Jenrich

Recipients

MESTESHIA COLEMAN, 505 N 31ST STREET, MILWAUKEE WI 53208
ANDRE BROWN, 505 N 31ST STREET, MILWAUKEE WI 53208



Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704

October 08, 2024
Record #: MPR-23-10134

Department Copy

Re: 3229 W VLIET ST
ORD-22-13228

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Matthew Jenrich

Recipients

MESTESHIA COLEMAN, 505 N 31ST STREET, MILWAUKEE WI 53208
ANDRE BROWN, 505 N 31ST STREET, MILWAUKEE WI 53208



**Department of Neighborhood Services
Special Enforcement Section
4001 S. 6th Street
Milwaukee, WI 53221-1704**

September 24, 2024
Record #: MPR-23-10134

Department Copy

Re: 3229 W VLIET ST
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Please call Inspector Willis Neal at 414-286-2804 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at www.milwaukee.gov/lms.

Willis Neal

Recipients

MESTESHIA COLEMAN, 505 N 31ST STREET, MILWAUKEE WI 53208
ANDRE BROWN, 505 N 31ST STREET, MILWAUKEE WI 53208

















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