



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: 6/27/2025

RE: 3878 N Port Washington ave
(Address of property in question) Milwaukee

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 VACANT BUILDING PROGRAM
(Name of City Department)

Amount of the charges \$ 1016.00

Charge relative to: code 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:

I purchased the above property in March 2025. In May 2025 I received an inspection report (attached) and I started working on the first violation. For the 2nd violation, I spoke with inspector Joshua Carroll and he dismissed it because it was already corrected before I purchased the house. I received in 6/20/25 a garbage violation for 2 shopping carts, debris, but the carts are not there anymore. I would like to know why and for what I received a \$1016.00 fee. Thank you, FELIX


Signature

FELIX VARLAM
Name (please print)

523 SW 43rd Ln 773-822-1039
Mailing address and zip code Daytime phone number
Cape Coral, FL 33914

adivarlam@yahoo.com
E-Mail Address(es)



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

Inspection Date
04/30/2025
ORD-25-05618

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

FELIX VARLAM
523 SW 43RD LN
CAPE CORAL FL 33914

Re: 3878 N PORT WASHINGTON AV

Taxkey #: 273-1565-000

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.

Correct By Date: 08/04/2025

→ I started working on this

1) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.

>ALL SIDES OF HOUSE WHERE APPLICABLE<

Correct By Date: 08/04/2025

→ The inspector dismissed this one because it was already corrected.

2) 200-24 Permit required. Obtain proper permits for all alterations. "Permits must be issued, inspections conducted, alteration approved and then closed out"

>A PERMIT MUST BE OBTAINED FOR THE WEST FACING FRONT PORCH. PORCH WAS RE-BUILT WITHOUT PERMIT. CONTACT THE PERMIT OFFICE 414-286-8210 FOR INFORMATION<

For any additional information, please phone Inspector Joshua Carroll at 414-286-2004 or jcarrol@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 -

Joshua Carroll
Inspector

Recipients:

FELIX VARLAM, 523 SW 43RD LN, CAPE CORAL, FL 33914
FEDERAL HOME LOAN MORTGAGE CORPORATION, 8200 JONES BRANCH DR, MCLEAN, VA 22102

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 appellate 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

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Department of Neighborhood Services
Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

GBGCO-25-02721

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

There is not fee
on this report

Re: 3878 N PORT WASHINGTON AV

Taxkey #: 273-1565-000

SOLID WASTE VIOLATION
IMPORTANT NOTICE - READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. A copy of this order will be mailed for the first offense in a one-year period. If you have circumstances that may warrant an extension, please call the number listed below. You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

You are directed to remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79). Do not simply restack items and assume the city will remove them; the condition of the property is **your responsibility**. **You have 24 hours** after the date of this posting to completely clean the property and inform us that it has been cleaned or a contractor may be dispatched to clean it **at your cost**.

I can't
correct it
in 24 h

For information about this order please call (414) 286-2268.

Inspector: JCARROL

Posted: 05/27/2025

(x) Handwork () SKID

Mailed:

Call to learn how subscribing for an e-notify account (milwaukee.gov/e-notify) and providing your e-mail will help make you aware of orders against your property.

Large
Print

- • This material is available in alternative formats for individuals with disabilities upon request.
- • Please contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or
- • ADACoordinator@milwaukee.gov

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

I already sent the form for Vacant Building Registration

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

June 23, 2025

FELIX VARLAM
523 SW 43rd Ln
Cape Coral, FL 33914

Record ID: VAC-24-00332

Re: 3878 N PORT WASHINGTON 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, 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)

6/23/2025

Vacant Building Inspection Payment Stub

Taxkey: 2731565000

This amount is
for what?? There is
no report online on
the city website for
this amount.

I would like to
know why I have
to pay this fee!

Thank you
Felix V.

Receipt of ARBA Fee

Date:	7/8/25
Received Of:	Felix Varlam
Property at:	3878 N. Port Washington Ave.
Received By:	LME
Check # (If Applicable):	6043
Amount:	\$25.00