

#26040



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

MKE CITY CLERK - RCVD
2026 APR 8 AM 11:34

DATE: April 8th, 2020

RE: 2712 N 53rd
(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 \$ 2840

Charge relative to: Code violations of semi annual vacant building registration renewal

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:

The dwelling is not vacant one unit is occupied the other units are being rehab after prior tenants have vacated premises paving walls floor damaged

Shirley Walker
Signature

Shirley G. Walker
Name (please print)

2345 N Sherman Blvd (414) 676-4737
Mailing address and zip code Daytime phone number
53210

Chellwalker27@gmail.com
E-Mail Address(es)

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

March 12, 2026

SHIRLEY WALKER
PO BOX 100645
MILWAUKEE, WI 53210

Record ID: VAC-25-00056

Re: 2712 N 53RD ST 1

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 \$254.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$254.00. 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)

3/12/2026

Vacant Building Inspection Payment Stub

Taxkey: 3061370000

Receipt of Administrative Review Appeals Board

Date:	04/08/2026
Received Of:	Shirley Walker
Received By:	CR
Check # (If Applicable):	Cash
Amount Received	\$25.00

CASE MANAGEMENT

Tax Key: 3061370000

Record ID: VAC-25-00056

Address: 2712 - 2712 N 53RD ST 1 - 1, MILWAUKEE, WI 532102318

Record ID	File Date	Address	Complaint Text
VAC-25-00056	02/07/2025	2712 - 2712 N 53RD ST 1 - 1, MILWAUKEE, WI 532102318	VBR referral

Date		Staff Name
2025-02-07	VBR referral 1/31/25 - inspector S. Chalstrom (met with owner, rehab underway)	
2025-09-04	09/01/2025 - Mail Returned - Invoice dated 08-29-2025 - Return to sender, Box closed, unable to forward.	Damaris Pichardo
2026-02-16	SM 02/16/2026 - Property is vacant. Secured. Junk vehicles to rear of property. Referral Made on Vacant Building Referral sheet and handed in to Damaris.	Samuel Mueller
2026-02-16	02/16/2026 Inspector Mueller - Vacant Multi structure, Referral - Junk vehicles to rear of property. Property is already in VBR status -program.	Damaris Pichardo
2026-03-25	03/18/2026 - Mail Returned - Invoice dated 03-12-2026 - Return to sender, Box closed, unable to forward.	Damaris Pichardo
2026-03-25	Mailed returned Invoice to owner at 2345 N SHERMAN BLVD MILWAUKEE WI 53210	Damaris Pichardo
2026-03-30	Call from owner regarding fee - she states that the property is a 4 unit building of which one unit is occupied. Informed her that the property has to be occupied at least 50% in order for it to be deemed Occupied. Requested that she inform us as soon as the property is 50% occupied. She stated that she is fixing it and had to get rid of Roaches prior to being able to rent it out. She asked if she had to pay the \$254 fee, I informed her that yes, she does, and until it is 50% occupied, she will continue to receive a fee.	Damaris Pichardo
2026-04-10	called Michelle owners daughter from appeal, stated the property is not vacant but person who stayed there was in rehab and has not been back in 4 months. Michelle will call inspector Chalstrom for inspection to verify its occupied when tenant is out of rehab.	Mathew Rzepkowski

Record Workflow

Record Action (Task)	Record Status	Date
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Inspection		Status	Date
Residential Field Meeting	Vacant		2025-02-20
Vacant and secured / rehab ongoing / no contact at inspection: Inspector Phone: 414-286-8615 Inspector Phone: 414-286-8615 Inspector Phone: 414-286-8615 Inspector Phone: 414-286-8615 Inspector Phone: 414-286-8615 Inspector Phone: 414-286-8615 Inspector Phone: 414-286-8615			
Inspector: Steve Chalstrom			
Residential Field Meeting	Vacant		2025-03-13
Vacant and secured at inspection / no entry made :			

Inspector: Steve Chalstrom		
Residential Field Meeting	Vacant	2025-04-21
Vacant and secured - no action :		
Inspector: Steve Chalstrom		
Residential Field Meeting	Vacant	2025-05-15
Vacant and secured / no entry made :		
Inspector: Steve Chalstrom		
Residential Field Meeting	Vacant	2025-05-27
Vacant and secured / no entry made:		
Inspector: Steve Chalstrom		
Interns Monthly VAC Exteri	Vacant	2026-02-16
Property is vacant. Secured. Junk vehicles to rear of property. Referral Made on Vacant Building Referral sheet and handed in to Damaris.		
Inspector Phone: 414-286-3496		
Inspector: Samuel Mueller		
Residential Field Meeting	Complete	2026-02-26
02/26/2026: Inspected w/ owner - premises vacant and rehab ongoing - LSI done at same time :		
Inspector: Steve Chalstrom		
Residential Field Meeting	Vacant	2026-06-17
Site appears vacant / no contact at attempt / left card at site -		
Inspector: Steve Chalstrom		

City of Milwaukee

Department of Neighborhood Services

Field Inspection Report

Permit Number: VAC-25-00056 Date: 06/17/2026
Project Address: 2712 N 53RD ST 1 Inspection ID: 34862452
Project Name: VBR referral
Inspection Type: Residential Field Meeting
Division: Residential Inspectors
Inspection Result: Vacant

Site appears vacant / no contact at attempt / left card at site -

Correct by Date:

Correct by Time:

Violation Location:

Inspector: Steve Chalstrom

Phone: 414-286-8615

Please schedule a follow up inspection upon the completion of the noncompliant work. Code deficiencies must be corrected and inspected before they are concealed. You may be placed on the "No Permit to Violator List" if the noncompliant work is not corrected in 30 days.

Recipient: _____

To obtain more information about this permit log on to: milwaukee.gov/lms

Gallup, Lorie

From: Polanco (Urtiz), Joanna
Sent: Monday, June 22, 2026 9:47 AM
To: Chalstrom, Stephen
Cc: Rzepkowski, Matthew; Gallup, Lorie
Subject: RE: 2712 N 53rd Street

Good Morning Stephen,

I just spoke with Mrs. Walker; she will be calling you

From: Chalstrom, Stephen <SCHALS@milwaukee.gov>
Sent: Wednesday, June 17, 2026 8:11 AM
To: Polanco (Urtiz), Joanna <jpolan@milwaukee.gov>
Cc: Rzepkowski, Matthew <marze@milwaukee.gov>; Gallup, Lorie <lgallu@milwaukee.gov>
Subject: RE: 2712 N 53rd Street

Good morning~

Called owner # a few weeks back and she stated she would call back and schedule inspection, (she had a supposed tenant call me and I have never heard back from them again either) and to date hasn't called back. I did call We Energies this morning and verified there are no customers other than owner on file for any of 5 meters at site.

Common Meter (house) has very minimal usage and is on an estimated billing for that, no actual reading
1 and # 2 meters have zero usage and inactive / closed final(ed) out accounts
3 and # 4 have zero usage and are in owners name

I will call owner again and attempt an inspection to verify occupancy if that's the case.

Hope this helps~

From: Polanco (Urtiz), Joanna <jpolan@milwaukee.gov>
Sent: Tuesday, June 16, 2026 2:37 PM
To: Chalstrom, Stephen <SCHALS@milwaukee.gov>
Subject: FW: 2712 N 53rd Street

Hello inspector Chalstrom,

26040 - Appeal of Shirley Walker for vacant building registration fees (2712 N 53rd Street) (7th Aldermanic District)

Ms. Walker is trying to connect with you, per her phone call.

She can be reached at 414-380-0876 or chellwalker27@gmail.com

This item is been scheduled for June 24 ARBA hearing.

Joanna

From: Surdyk, Kurt <KSURDY@milwaukee.gov>

Sent: Tuesday, June 16, 2026 2:31 PM

To: Polanco (Urtiz), Joanna <jpolan@milwaukee.gov>; Cheatham, Jumaane <jcheath@milwaukee.gov>; Gallup, Lorie <lgallu@milwaukee.gov>; Laritson, Peter <plarit@milwaukee.gov>; Lyons, Kimberly <KLYONS@milwaukee.gov>; Schmidt, Lucy <luschm@milwaukee.gov>

Subject: RE: 2712 N 53rd Street

The last inspection took place on 02/26/2026 by Residential Inspector Steve Chalstrom. His phone number is 414.286.8615.

Kurt Surdyk

District Code Enforcement Supervisor

Department of Neighborhood Services

Commercial Section

841 N. Broadway - Room 105, Milwaukee, WI 53202

P: (414) 286-2558 **F:** (414) 286-0437

