

Milwaukee City Clerk,
200 East Wells Street, Room 205
Milwaukee, WI 53202

4/27/03

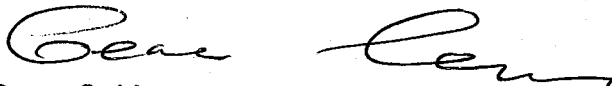
Re: C.I. File # 03-S-145

CITY OF MILWAUKEE
2003 APR 29 PM 2:58
RONALD D. LEONHARDT
CITY CLERK

This letter is a request for hearing regarding charges against property at 323-325 E. Garfield Street, Milwaukee, WI 53212.

Cc. Letters from City of Milwaukee (2), dated 2/28/03 and 4/14/03
Gene Gokhman response (1), dated 3/20/03

Sincerely,



Gene Gokhman

11505 N. River Rd.
Mequon, WI 53092
(262) 238-1158



Department of Neighborhood Services- Property Recording Program
Inspectional services for health, safety and neighborhood improvement

Martin G. Collins
Commissioner
Tracy Williams
Chief Operations Officer

February 28, 2003

Mr. Gene Gokhman
11505 N. River Road
Mequon, WI 53092

Re: 323-325 E. Garfield

Dear Mr. Gokhman,

We received a reinspection fee appeal regarding fees charged against the above-mentioned property. You stated that you purchased this property on March 19, 2002 and were unaware of these pending reinspection charges.

In October of 2000, an order (#3064173 and #3064174) was issued to the previous owner, Frank Awadallah to correct exterior code violations. The inspector did contact Mr. Awadallah in February 2001 to discuss the violations. The owner stated that he intended to make the repairs. The first reinspection of the property did not occur until June 2001. At that reinspection, it was noted that the violations remained. A letter was sent to Mr. Awadallah informing him that a reinspection had occurred and the violation remained, therefore, a reinspection fee charge would apply. Five more chargeable reinspections occurred with the last one in March 2002. A letter informing the owner of the escalating charges was sent after each reinspection with the last letter sent on March 11, 2002 informing the owner that \$1,175 in reinspection fee charges had accrued at that time. Reinspections of the property did occur after March 11, 2002 but we did not charge any additional fees because we were aware that the property had been sold.

When a title company investigates a property for pending charges, they typically will contact our department and request this information. Chicago Title did this type of request on March 8, 2002. Often, the charges pending on an order for a property are not updated on our computer system until the order is abated or sent to court. The notice we submitted to the title company will indicate whether there are pending work orders. It also states that if an order is currently pending, reinspection fees and other special charges may not be listed on the report and may be assessed against the property on a future taxroll. The charges for this property were not put on the computer system until July 2002.

Because the past owner was fully aware of these pending charges, he was responsible to inform any future buyer of these fees. Therefore, we are denying your appeal for these charges. Should you wish to appeal this decision, please complete the enclosed application for the Administrative Review Appeals Board and submit it as directed on the form. If you have any questions, please call me at 286-2548.

Sincerely,



Tracy Williams
Chief Operations Officer

C: file

Administration Review – Appeals Board
Room 205, City Hall
200 East Wells Street
Milwaukee, WI 53202

3/20/02

Re: 323-325 E. Garfield Street, Milwaukee, WI 53212

Chairperson

Pursuant to Chapter 68 of the Wisconsin Statutes, and the section 320-11 of the Code of ordinance of the City of Milwaukee, this is a written petition for appeal and hearing

I am appealing the decision of Department of neighborhood Services – Property recording program.

Relative to: Re-inspection fee of the property at 323-325 E. Garfield Street, Milwaukee, WI 53212.

I feel the City's action was improper for the following reasons:

By the time of purchase, City did not inform the Title Company of any pending charges, re-inspection fee(s), or other special charges. City did not bother to inform the Title Company about 5 chargeable re-inspections against that property as well. In the letter that we received (see copy of the letter) it says that first order was issued in October of 2000. **According to the same letter the charges were not put in a computer until July 2002 or 22 months after the order was issued (!)**. Based on "City logic" the person who is buying real estate is responsible for not previous owner negligence only but also for the manner that City is conducting business by not booking information into computer or properly inform interesting parties.

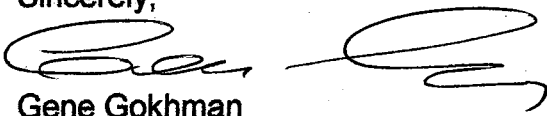
It is important to say that I represent the company Handyman Network that is doing an extensive rehabilitation work in Brewer Hills and surrounding areas. We restored and gave a new life for quite a few properties such as 2035 N. Holton Street, 2043 N. Holton Street, 2360-2362 N. Buffum Street, 632 W. Garfield Street, etc.

On 323-325 E. Garfield all past violation have corrected and much has been done. All these have been accomplished by using our own funds. We are willing to continue our work, but we do not feel as a source of income that must cover everybody else mistakes.

I found this situation extremely unfair for us and ask for your help.

Cc: letter to the City, City response.

Sincerely,


Gene Gokhman