



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: 11-24-25

RE: 920 N 29<sup>th</sup> 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 Dept of Neighborhood Services  
(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:

The only outstanding code violations I am aware of were issued 9/16/25. The DNS is fining me an additional 1016.00\$ without allowing time to address these violations. This is a vacant building next door to my residence. I am aware of the 254.00\$ annual fee for being vacant but am appealing the additional fee to be delayed for a period of time to allow me to address the code issues.

Dale M. Dolence

Signature

Dale M. Dolence

Name (please print)

926 N 29<sup>th</sup> ST 53208 414.331.0007

Mailing address and zip code

Daytime phone number

daled@milw.pc.com

E-Mail Address(es)

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

October 27, 2025

DALE M DOLENCE  
926 N 29TH ST  
MILWAUKEE, WI 53208

Record ID: VAC-10-3880917000-1-H

Re: 920 N 29TH ST

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](http://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)

10/27/2025

Vacant Building Inspection Payment Stub

Taxkey: 3880917000



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

Inspection Date  
09/16/2025  
ORD-25-12837

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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DALE M DOLENCE  
926 N 29TH ST  
MILWAUKEE WI 53208

Re: 920 N 29TH ST

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THIS PROPERTY IS DESIGNATED AS A HISTORIC BUILDING UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE. PRIOR TO MAKING ANY REPAIRS YOU MUST CONTACT THE HISTORIC PRESERVATION COMMISSION AT 286-5712 TO DETERMINE WHETHER ANY SPECIAL CONDITIONS APPLY.

Taxkey #: 388-0917-000

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: East Side**

**Correct By Date: 10/16/2025**

1 ) 200-24 PERMITS REQUIRED. Obtain the proper permits for the removal of the second floor porch.

"Permits must be issued, inspections conducted, alteration approved and then closed out"

**Violation Location: NA**

**Correct By Date: 12/16/2025**

2 ) 275-32.3 Replace defective or missing shingles. Note: As required by 275-32-12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

**Violation Location: West Side**

**Correct By Date: 12/16/2025**

3 ) 275-32.3.g Provide an approved guardrail for porch. (2ND FLOOR)

**Violation Location: West Side**

**Correct By Date: 12/16/2025**

4 ) 275-32.3.h Repair or replace defective handrail on porch steps.

**Violation Location: West Side**

**Correct By Date: 12/16/2025**

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OFFICIAL NOTICE OF VIOLATION

*The City of Milwaukee - Department of Neighborhood Services*

5 ) 275-32.3.g Porch support structure has failed. Restore the porch to a safe condition. (Call 286-8211 for information regarding the required permit.)

"If a permit is required the permit must be issued, inspections conducted, alteration approved and then closed out"

**Violation Location: NA**

**Correct By Date: 12/16/2025**

6 ) 275-32.3.c-2 Paint previously painted exterior surfaces in a workmanlike manner.

**Violation Location: South Side**

**Correct By Date: 12/16/2025**

7 ) 275-32.3 Replace defective fascia boards.

**Violation Location: South Side**

**Correct By Date: 12/16/2025**

8 ) 275-32.3 Replace defective siding on exterior walls.

**Violation Location: North Side**

**Correct By Date: 12/16/2025**

9 ) 275-32.3 Replace defective trim boards on exterior walls.

**Violation Location: North Side**

**Correct By Date: 12/16/2025**

10 ) 275-32.3 Replace defective siding on exterior walls.

**Violation Location: West Side**

**Correct By Date: 12/17/2025**

11 ) 275-32.3.g Repair or replace defective porch step treads.

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/ims](http://www.milwaukee.gov/ims).

Per Commissioner of Neighborhood Services By -

*Charles Randolph*  
Inspector

**Recipients:**

DALE M DOLENCE, 926 N 29TH ST, MILWAUKEE, WI 53208

**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.

**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

**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 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 \$254.00 for the first reinspection, \$508.00 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. necesita 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 txhals cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

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#### **OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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## Receipt of ARBA Fee

Date:	11/26/25
Received Of:	Dale Dolence
Property at:	920 N. 29 <sup>th</sup> St.
Received By:	LME
Check # (If Applicable):	2210
Amount:	\$25.00

2025 NOV 26 AM 11:58  
MKE CITY CLERK - RGD0