

1315 W Finn Pl

Brief Narrative

01/24/2025	Building placarded- uninhabitable- must obtain an occupancy permit to re-occupy
01/24/2025	Vacant building record opened
09/18/2025	Vacant building registration submitted
01/26/2026	VBR fee letter generated - \$1016.00

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

January 26, 2026

POHAKUVENTURES LLC
8023 208TH PL SW
EDMONDS, WA 98026

Record VAC-25-00039

Re: 1315 W FINN PL

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 \$762.00 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, 2026 will automatically be assessed to your 2026tax 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)

01/26/2026

Vacant Building Inspection Payment Stub

Taxkey: 2710739000

Re: 1315 W FINN PL

VAC-25-00039

Amount Due: 1,016.00

1315 W Finn Pl 1-24-25 J.C.



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04/27/2026



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City of Milwaukee



04/27/2026



Department of Neighborhood Services
Inspectional Services for health, safety and neighborhood improvement

Jezamil Arroyo-Vega
Commissioner
Michael Mazmanian
Deputy Commissioner

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

POHAKUVENTURES LLC, BIG BOY
INVESTMENTS LLC (RA)
8641 N SERVITE DR #208
MILWAUKEE, WI 53223

Inspection Date: 01/24/2025
Record ID: PLAC-25-00007

Re: 1315 A W FINN PL
Taxkey #: 2710739000

Emergency order. The Commissioner of the Department of Neighborhood Services finds that an emergency exists which requires immediate action to be taken as necessary to meet the emergency under 200-12.5.

Inspection of the above premises revealed conditions that violate the Milwaukee Code of Ordinances which cause this premises to be considered a hazard to the safety and welfare of the occupants or the public and is hereby placarded as unfit for human habitation, occupancy and use as is regulated by Section 200-11(5) and 218.01 (S.S.66.0413).

You are hereby ordered to vacate the premises by 1/24/2025 at 08:00 AM and to keep the premises vacated until such time as the following conditions have been corrected and approved in writing by this Department.

Note: Pursuant to 200-42-2-d, any building, structure or premise placarded and found unfit for human habitation or use under any order issued in accordance with this code **shall not be occupied unless and until a certificate of occupancy has been obtained.**

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

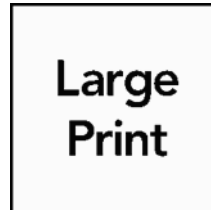
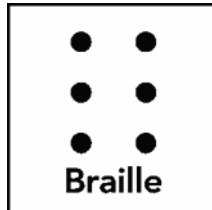
REINSPECTION FEES

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) 286-2231. 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.

This material is available in alternative formats for individuals with disabilities upon request. Please contact ADA Coordinator, ADACoordinator@milwaukee.gov, 414-286-3475, TTY: 711. Provide a 72 hour advance notice, 7 days for Braille, to ensure accommodation of request.



OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



Vacant Building Program

Request for Exemption Application due to an Active Renovation or Property Preservation Plan

Building Address: _____

Owner Name: _____

Owner Address: _____

How long will you need an exemption: _____

Have you submitted a Vacant Building Registration Statement: _____

Is the property registered with the City of Milwaukee's Property Registration Program: _____

Detailed description of the renovation or rehabilitation: _____

Name and address of the person or contractor completing the work: _____

Permit #s of Permits pulled: _____

Projected Cost of renovation or rehabilitation: _____

Time frame for completion of the renovation or rehabilitation: _____

How often are you or a Representative at the property: _____

What measures are being taken to maintain and secure the building: _____

What are the future plans for the building: _____

Signed: _____

Date: _____



Vacant Building Program

Request for Exemption Application due to an Active Renovation or Property Preservation Plan

An owner may submit a written exemption request due to an active renovation or property preservation plan to the Commissioner of The Department of Neighborhood Services. The decision of the Commissioner shall be made in writing, and may approve an exemption of any provision of this section, including the requirement for inspections and fees, provided the spirit and functional intent of the section will be observed and the public health, welfare and safety will be assured.

All plans submitted for approval must include:

Address of the property in which an exemption is requested

Name and address of the premise owner

Name and address of the person or contractor completing the work (including permit #s)

Detail description of the renovation or rehabilitation

Timeframe for completion of the renovation or rehabilitation

You may complete this application on the reverse (answer all applicable) or submit a separate request in writing to:

Commissioner Jezamil Arroyo-Vega

841 N Broadway, Room 104

Milwaukee, WI 53202

Please note: All owners of vacant buildings must file a Vacant Building Registration Statement within 30 days of the building becoming vacant. If you have questions concerning this application or would like to request a Vacant Building Registration Statement, please call (414)286-8824.

Any non-owner occupied property in the City of Milwaukee must be registered with Property Registration. If you have questions concerning Property Registration or would like to request an application, please call 414-286-8569.