



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

PLEASE READ CAREFULLY:

This Board may only determine if the City Department followed proper administrative procedures. It cannot hear appeals as to whether a Building Order is valid or not (those must be appealed to the Standards and Appeals Commission).

TO: Administrative Review Appeals Board
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 2/22/2021

RE: 5824 W. Villard Ave., Milwaukee
(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 \$ 177.80

Charge relative to: Sign's Permit

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 had mailed on 12/3/20 and drop-off on 2/11/21 the architecture's survey needed to issue the sign permit. Until now, I have no response from the BOZA dept. I can't go any further with permit's application without their approval. Spoke with the inspector Michael Tonelli @ 414-286-5449 few times in regard to this issue, and he is aware of my situation and how far I'm going with the process.



Signature

Haytham Hammad/Ritz Real Estate LLC
Name (please print)

1721 W. Aspen St. Milwaukee

Mailing address and zip code 53221

(414) 828-8076

Daytime phone number

ARAB form 10/1/2018

e-mail: haytham8679@yahoo.com



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

February 01, 2021
Order #: ORD-19-04589

RITZ REAL ESTATE LLC
1721 W ASPEN ST
MILWAUKEE, WI 53221

Re: 5824 W VILLARD AV

When a property is reinspected and violations remain uncorrected, the Milwaukee Code of Ordinances provides for these reinspection fees:

First reinspection \$177.80
Second reinspection \$355.60
All subsequent reinspections \$355.60

There is no charge for the reinspection that shows compliance with all violations.

All reinspections which show noncompliance with the order will be charged at the above rate. These fees will be assessed against the property as a special charge and will appear on the tax bill for this property. **On 01/29/2021, we imposed a \$177.80 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2021 tax bill.**

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations and not into paying reinspection fees. Please contact me as soon as the violations have been corrected. If I do not hear from you, we will continue to reinspect until the property has been brought into compliance with the code. Please do not put us in that situation.

If you wish to appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended as to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Michael Tonelli at 414-286-5449 during the hours of **8:00 a.m. to 10:00 a.m.** Monday through Friday for information on which violations remain uncorrected or if you have any questions.

Violations can also be viewed on our website at www.milwaukee.gov/lms.

Michael Tonelli

A handwritten signature of Michael Tonelli.

Recipients

RITZ REAL ESTATE LLC, 1721 W ASPEN ST, MILWAUKEE WI 53221
ATC FINANCIAL, LLC, AKBEROM GHEREZGHER, 19020 ASHFORD LN, BROOKFIELD WI 53045
ATC FINANCIAL, LLC, AKBEROM GHEREZGHER, 6222 W CAPITOL DR, SUITE 100, MILWAUKEE WI 53216
ATC FINANCIAL, LLC, AKBEROM GHEREZGHER, 5824 W VILLARD AV, MILWAUKEE WI 53218
RITZ REAL ESTATE, LLC, SARIE HASHASH (RA), 1721 W ASPEN ST, MILWAUKEE WI 53221

Receipt of A.R.A.B. Appeal Fee

| | |
|--------------------------|----------------------|
| Date: | 2/24/21 |
| Received Of: | Haytham Hammad |
| Property at: | 5824 W. Villard Ave. |
| Received By: | LME |
| Check # (If Applicable): | 1482 \$25.00 |