

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.

22104	
TO: Administrative Review Board of Appeals	
City Hall, Rm. 205 200 E. Wells St. 2907-2904	W Walnutcha I
Milwaukee, WI 53202 Milwaukw W (414) 286-2231	W Walnut street F 53208
DATE: 7/22/25  RE: M: Wauha (Address of property in quest)	NS lon)
Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and	l hearing.
I am appealing the administrative procedure followed by BNS Milwaylow	
Amount of the charges \$ 1270.00 (Name of City Department)	
Charge relative to: Vacant Bailding Registration	
I feel the City's procedure was improper due to the following reasons and I have attached any supporting c including city employee's names/dates which I spoke to regarding this issue and copies of any city orders re	vidence, :ceived:
Hello I feel the City's Procedure to Change for a Vacan	1
building is not valid I Purchased ProPerty in Mar	ch 0x
2024. Nothing brad been Indicated to me thys buil	
Was registered as a vacant building. Both Units we	J
at the time of Parchase. I Rented Both Units 3,	
Post Purchage Starting in June 2014 with Parer work	<del>-</del>
My Claim therefore building was not Vacant when	. •
Occurrid.	
Signature	_
James Robin Son Jr Name (please print)	
8129 W Kensington Dr Mequon W 53097 44-619 - Mailing address and zip code Daytime phone number	<u> </u>
genessypperclub@yahoo.co	m
E Mail Address(as)	

form 3/21/2022

Dec 16th 2024 tospection Renewal \$ 250 Training + Tech Surchase \$4 Vacant Building Program June 18 2029 4001 S. 6th Street Pagrection Penenge \$250 Milwaukee, WI 53221-1704 Violations \$250

June 23, 2025

MILWAUKEE ESTATES LLC

8129 W Kensington Dr Mequon, WI 53097

Continuing Violations + Grecord ID: VAC-23-00869 Trains + Tech Sarchare Alle

Re: 3902 W WALNUT 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 \$1,270.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$1,270.00. 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, 2025 will automatically be assessed to your 2025 tax bill. For questions regarding this fee, call 414-286-2268. More information on this program is available at <a href="http://www.city.milwaukee.gov/dns/vbr">http://www.city.milwaukee.gov/dns/vbr</a>

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)

6/23/2025

Vacant Building Inspection Payment Stub

Taxkey: 3661009000

From: Francalanci, Luiggi Luiggi.Francalanci@milwaukeecountywi.gov

Subject: Re: 3904 W Walnut W9

Date: Jun 11, 2024 at 2:32:58 PM

To: James Robinson genessupperclub@yahoo.com

Hi,

Attached is the direct deposit form. Please return it with a picture of a voided check.

Thanks,

Luiggi Paolo Francalanci, MA Lead Community Intervention Specialist Milwaukee County Housing Division 600 W. Walnut St, suite 100 Milwaukee, WI 53212

Cell: 414-299-8005

Email: luiggi.francalanci@milwaukeecountywi.gov

From: James Robinson <genessupperclub@yahoo.com>

Sent: Tuesday, June 11, 2024 1:48 PM

To: Francalanci, Luiggi <Luiggi.Francalanci@milwaukeecountywi.gov>

Subject: Re: 3904 W Walnut W9

**Caution:** This email originated from outside of Milwaukee County. Use the Phish Alert Report button to have IMSD review this message if you think it is suspicious.

Ok thank you also, can you send me over the form to fill out where it can get direct deposited?

Sent from my iPhone

On Jun 11, 2024, at 1:28 PM, Francalanci, Luiggi <a href="mailto:Luiggi.Francalanci@milwaukeecountywi.gov">Luiggi.Francalanci@milwaukeecountywi.gov</a> wrote:

Hello,

That sounds good. I will request the payment this afternoon for the security deposit and one month's worth or rent (total of \$2400). Ms. Goodwin plans to cover the remaining \$600 for July 2024 rent.

Thanks,

From: James Robinson genessupperclub@yahoo.com

Subject: Re: 3904 W Walnut W9
Date: Jun 11, 2024 at 1:48:44 PM

To: Francalanci, Luiggi Luiggi.Francalanci@milwaukeecountywi.gov

Ok thank you also, can you send me over the form to fill out where it can get direct deposited?

Sent from my iPhone

On Jun 11, 2024, at 1:28 PM, Francalanci, Luiggi < <u>Luiggi.Francalanci@milwaukeecountywi.gov</u>> wrote:

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Thanks,

Luiggi Paolo Francalanci, MA
Lead Community Intervention Specialist
Milwaukee County Housing Division
600 W. Walnut St, suite 100
Milwaukee, WI 53212

Cell: 414-299-8005

Email: luiggi.francalanci@milwaukeecountywi.gov

From: James Robinson < genessupperclub@yahoo.com>

Sent: Tuesday, June 11, 2024 12:46 PM

To: Francalanci, Luiggi < Luiggi. Francalanci@milwaukeecountywi.gov>

Subject: Re: 3904 W Walnut W9

**Caution:** This email originated from outside of Milwaukee County. Use the Phish Alert Report button to have IMSD review this message if you think it is suspicious.

Hello, yes I'm going to prorate the rent for the 15th of June so if you like you can pay the full \$1200 and I can credit her half of July's rent.

On Jun 11, 2024, at 11:58 AM, Francalance, Edick (

Luiggi.Francalanci@milwaukeecountywi.gov - waster

.

Halle,

thank you for sending the paperwork. Is the real proreted for Julee? Otherwise, I can request the rull amount and ask for you to credit Ms. Coodwin for July's real

Thatik you

Limite

# Ont Outlook for iOS

From: James Robinson <genessupperclub@yahoo.com>

Sent: Tuesday, June 11, 2024 11:07:22 AM

To: Francalanci, Luiggi < Luiggi.Francalanci@milwaukeecountywi.gov>

Subject: 3904 W Walnut W9

Caumon, this email originated from outside of Milwaukee County. Use the Phish Alect Report buffor to have IMSD review this message if you think it is suspictous.

Three, my WO, Fetime know if you need zavihing else I ranck you.

#### South town on hydre

This message is intended for the sole use of the individual and entity to which it is addressed, and may contain information that is privileged, confidential and exercit iron disclosure under applicable law, if you are not the intended addressee, not authorized to receive for the intended addressee, you are hereby notified that you may not use, copy, disclose or distribute to anyone the message or any information contained in the message. If you have received this message in error, please immediately advise the sender by reply chart and doteto the message.

# **Receipt of ARBA Fee**

Date: 7/22/25

Received Of: James Robinson, Jr.

Property at: 3902-04 W. Walnut St.

Received By: LME

Check # (If Applicable): 4002

Amount: \$25.00

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	as well a	esidential Rental Ag urity deposit. Se in writing.	s given Tenant a copy of the Re ing any earnest money or secued unless indicated otherwise	NTAL DOCUMENTS: Landlord hat this Agreement and prior to accept the and water beds are not permitted.	66 Per 68 Per 69
severable. If any provision of this rental agreement is found to be void sen effect without the invalid provisions.	al agreement are severatens that can be given effe	wisions of this rent	MENT PROVISIONS: The provision does not affect	VERABILITY OF RENTAL AGREE  January OF RENTAL	9 2 2 9 2 2 9 2 2 2
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D 2	completion of repairs promised in writing in	to Tenant, comp	e addenourn to this Agreement e of any delay to Tenant. Avery of possession of Promise	AC IS OF THE COSCINCE: As to do	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
i g	or this Agreement, to repair, clean, or improve the Premises, include the control of this Agreement.	Agreement, to repo	of a calendar month.  d. made before execution of this	endar month through the last day of <b>PAIRS</b> : Any promise by Landlord, if	355 385 385 385 385 385 385 385 385 385
if they wish to continue the tenancy beyond the original lease be received by the other party at least twenty-eight (28) days to a rental period. A rental period rurs from the first day of a	ease term whether or no	nd of the original le to-Month Tenano tenancy may only i	enant should discuss prior to the e ntal agreement accordingly. <u>Month</u> nonth tenancy. A month-to-month	netheless, both Landlord and Tenan in and if so, enter into a new rental or to the ending of a month-to-mont	55 48 No.
the lease automatically ends on the last day of the term.	lease for term because	Agreement.	n the time of the signing of this n - No written notice is requ	plicable, have been given to Tenant a	45 65 NO 25 NO NO 25 NO
ions will be a breach of this Agreement. Landlord may amend sadversely affecting the Premises or rental property. No such of which it is a part A conv of the Rules and Regulations. If	h the Rules and Régulati xumstances or condition	antially comply with meet changed circles of the Premiser of t	erty"). Any failure by Tenant to substantially co ride for newly added amenities or to meet cha design with Tenant's use and pringment of the	rounding grounds ("rental property") Rules and Regulations to provide to	24 £
bened to have accepted the Prenises without any exceptions. So or the building in which it is located, common areas, and the	ncy, Tenant will be considered to company of the Premise	ning the use and o	d within seven (7) days after the Rules and Regulations gover	uscusse previous (en entre sucernity) ould Tenant fail to return it to Landior LES: Landiord may make reasonab	8 4 5 8 5 8 5 8 5 8 5 8 5 8 5 8 5 8 5 8
Said list will be provided to Tenant within thirty (30) days from ty deposit deductions, whichever occurs later. Landlord need forther will provide Tenant with a Chark-LNChark-Cut sheat	ts have been repaired. So ous tenant of the security	damages or defects d notifies the previo	dless of whether or not those in seven (7) days after Landlor	vious tenant's security deposit regarent the request was received or with	38 pre
to any of the following within seven (7) days after the start of a list of physical darnages or defects, if any, charged against the stall physical damages and/or defects charged against the	otified that Tenant may o lefects; land (b) request a ll supply Tenant with a lis	lenant is hereby no ting damages or di enant, Landlord wil	NT'S SECURITY DEPOSIT:  notify Landlord of any pre-exis  If such a request is made by T	DUCTIONS FROM PRIOR TENAL in tenancy; (a) inspect the unit and I previous Tenant's security deposit.	36 the
set forth in Wis. Stat. § 704.28(1). Tenant may not use the	ounting. The reasonable s well as any amounts andlord.	in the written according to the written according deposit as an permission of La	may use a good faith estimate be deducted from Tenant's a month's rent without the written without the write.	in twenty-one (21) days, Landlord mal wear and tear excluded, may urify deposit as payment for the last	28 28 28 28 29 28 29 28 28
[21] days after any event set forth in Wis. Stat. § 704.28(4). If grounds withheld. The statement shall describe each item of claim. If repair costs are not known	idress within twenty-one ( tement accounting for ar held as reasonable comp	ant's last known ac with a written sta d the amount with	ithheld, will be returned to Tenar Lengtord must provide Tenant to gainst the security deposit, and	deposit, less any amounts legally w portion of the deposit is withheld, sical damage or other claim made a	의 당 등 등 등 등
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andlord and Tenant (referred to in the singular whether	into by and between Landlord and Tenant	xelow is entered i	for the Premises identified to	This Residential Rental Agreement for the Premises identified one or more) on the following terms and coaditions:	3 글 글

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on the last day of the term.	lease automatically ends (	se for term because the	greement. d to terminate a lead of the original leads	he signing of this An notice is require	ant at the time of the comment of th	been given to Ten ACATE: Lease for oth Landlord and Ti	applicable, have NOTICE TO V
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Check-in/Check-Out sheet, ises without any exceptions.	I will provide Terrant with a to have accepted the Prem	security deposit. Landlord Tenant will be considered to Sancy of the Premises or the	he previous tenant's start of the tenancy, on the use and occur.	It deducted from 1 I (7) days after the legulations governi	nuly nor me amour Indiord within sever onable Rules and F	all to return it to La ord may make reaso	Should Tenant I
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en (7) days after the start or ects, if any, charged against	of the following within sex of physical damages or def	d that Tenant may do any ts; and (b) request a list o	nant is heraby notified damages or defect will such that the control of the contr	ITY DEPOSIT: Teld of any pre-existing the fact is marken by Terminate in the control of the cont	ENANT'S SECUR and notify Landlord ost. If such a requi	<ul> <li>FROM PRIOR TI</li> <li>a) inspect the unit analt's security deport</li> </ul>	their tenancy; { the previous Te
, or neglect of the premises, (1). Tenant may not use the	for tenant damage, waste with in Wis. Stat. § 704.28	ing. The reasonable cost all as any amounts set foord.	the written account curity deposit as we permission of Landk	od faith estimate in from Tenant's se without the writter	flord may use a go may be deducted le last month's rent	ne (21) days, Land nd tear excluded, t as payment for the	mithin twenty-c normal wear a security deposi
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		Phone:					Address:
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TOTAL SUM OF \$ 1,200	for t	עללין	t is received after the	ach month. If rev	the 1st day of e	forfor	Other \$
s for this in advance of the expiration.	uid make anangements for th Storage \$	Parking (2) \$	Parking (1) \$	Rent \$	tice to Vacate". wing amounts: F	e section labeled "No es to pay the follo	Senant agree
at 12 noon; or on).	inated (at 12 no	and continuing until term	at 12 noon	ning on 6	th tenancy begin	Month-to-mont	MOTE: A
				recipoire co	n (a) or (b)	Choose either option (a) For a term of	TERM: Cho
		40. INT 5270%	<u> </u>	wen (18) residing in the	ne age of eighte	ccupants under the Building Addres	Additional o
eus Dichanan	Buchanan	Tenant 2 /14dia	The Call of	Terman ()	, Collins	Chevondh	5 Tenant 3
•	3-		C.IIV., LANE	children)	Suits and	ac	3 TENANT:
referred to in the singular wheth	llord and Tenant (	to by and between Lan	below is entered in	mises identified ditions:	ement for the Pre	ntial Rental Agree e) on the following	1 This Reside 2 one or more
		AL AGRE	AL BEN	SIDENTIAL	RES		