



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: September 9, 2025

RE: 5360 N. 51st
(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 \$ 254.00

Charge relative to: _____

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 received the notice on December 2024. I called Inspector Lindsey on Dec 4, 2024. Exterior work especially painting would be difficult during the specified time line. She agreed. I also stated that as a full time 71 year old employee that doing the physical work of painting will take time. Also the financial out put for the roof would take time. I have a contract signed for the roof. I have been working on the painting. The window is repaired. I do not own the fence, yet I remove the broken portion.

Michael S. Manske
Signature

Michael S. Manske
Name (please print)

5360 N. 51st 53218
Mailing address and zip code

(414) 639-8361
Daytime phone number

manske8166@gmail.com
E-Mail Address(es)



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

August 14, 2025
Order #: ORD-24-15599

MICHAEL S MANSKE
5360 N 51ST BL
MILWAUKEE, WI 53218

Re: 5360 N 51ST BL

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

First reinspection \$254.00
Second reinspection \$508.00
All subsequent reinspections \$508.00

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 08/07/2025, we imposed a \$254.00 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 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 Latanya Lindsey at 414-286-3367 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.

FAILURE TO CORRECT EXTERIOR VIOLATIONS AT PROPERTY.

Latanya Lindsey

Recipients

MICHAEL S MANSKE, 5360 N 51ST BL, MILWAUKEE WI 53218





Jezamil Arroyo-Vega
Commissioner

Michael Mazmanian
Deputy Commissioner

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

July 22, 2025

MICHAEL S MANSKE
5360 N 51ST BL
MILWAUKEE, WI 53218

Re: 5360 N 51ST BL

The property you own at the above address has outstanding code violations. Order #ORD-24-15599 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of \$254.00 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection as well as all subsequent reinspections are \$508.00 each. These fees include a 1.6% training and technology surcharge. 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.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

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. Please get the corrections made as soon as possible.

Please contact me so that this Work Order is not referred to the Court Section. Please call Inspector Latanya Lindsey at 414-286-3367 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.

Latanya Lindsey

Recipients:

MICHAEL S MANSKE, 5360 N 51ST BL, MILWAUKEE, WI 53218

I called 12-4-2024 Had conversation
I called 5-28- left message
I called June 15. Left Message
I called 7-30-25 left message
I called 8-5-25 Re/call. Back



DATE: 9-7-25

L.A. CONTRACTORS LLC
3325 W. Lynndale Ave.
Greenfield WI, 53221
Phone: (414) 397-4504

TO:
5360 N 51 ST
MILWAUKEE WI

FROM: L.A. CONTRACTORS LLC

LETTER CONTRACT

BID FOR: Roof estimate

We will remove existing layers of asphalt roofing shingles over the entire roof surface of the house and garage. Then heavy duty ice and water shield will be applied along all the eaves. Heavy duty synthetic underlayment will then be installed over the remaining exposed roof boards, aluminum d-edge and gutter apron will then be applied along all the roof edges. Limited lifetime dimensional shingles will then be installed over the entire roof surface of the house and garage. The shingles will be secured down using 1 1/4 roofing nails.

Replace flat rubber roof

All debris to be hauled away by L.A. CONTRACTORS LLC, tarps and plywood will be used to protect the house and landscape as the roofing project is being done. Once one of our crews starts a job the same crew will show up every day until the job is complete depending upon the weather.

There is a ten year labor warranty given by L.A. CONTRACTORS LLC and a 30yr manufacturer's warranty given.

L.A. CONTRACTORS LLC TERMS: 1/2 down payment, balance upon completion

TOTAL: 14000.00

Submitted by: Isidoro Lopez

Accepted by

Michael D. Thompson

9-7-25

8000.00
DOWN PAYMENT
Check # 2

Receipt of ARBA Fee

Date:	9/18/25
Received Of:	Michael Manske
Property at:	5360 N. 51 st St.
Received By:	LME
Check # (If Applicable):	2470
Amount:	\$25.00