

### Vacant Building Program

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

TK# 3491582000

Building Address: 1953-1955 N 32nd St.

Owner Name: Paul's Four LLC

Owner Address: 200 North 35th St. Milwaukee, WI 53208

How long will you need an exemption: two years; difficult to find tenants/buyer

Have you submitted a Vacant Building Registration Statement: No

Is the property registered with the City of Milwaukee's Property Registration Program: No

Detailed description of the renovation or rehabilitation: Extensive rehabilitation of commercial grocery store and four unit upstairs apartment building unit.

Name and address of the person or contractor completing the work: Completed by owner

Permit #s of Permits pulled: None needed

Projected Cost of renovation or rehabilitation: \$20,000-\$25,000

Time frame for completion of the renovation or rehabilitation: completed

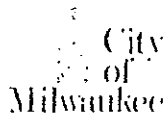
How often are you or a Representative at the property: 2-3 times/week

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

What are the future plans for the building: metal doors w/ <sup>dead</sup> bolts locks

Signed: 

Date: 01/10/24



## **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 Erica Roberts**

**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.**

## Tonelli, Michael

---

**From:** Tonelli, Michael  
**Sent:** Monday, March 25, 2024 12:47 PM  
**To:** Paul Oberer; zira013@gmail.com  
**Cc:** Cheatham, Jumaane; Wilks, Tobasha  
**Subject:** RE: Vacant Building Exemption Form

Mr. Kler and Mr. Oberer,

I am following up to confirm that we have approved the modification to the Vacant Building record to give you time to either sell or find tenants to occupy the property. I have removed the \$1,016.00 that was issued on 10/16/2023. This modification is good for 1 year until April 1<sup>st</sup>, 2025. The modification places the Vacant Building record on hold and stops fees for one year. You are still required to maintain the building and property in a secure, clean, and free of defects. Once the property has either been sold or becomes occupied, please contact me to verify, so we can close the record permanently. If you have any questions please feel free to contact me.

Sincerely,

**Michael Tonelli**

District Code Enforcement Supervisor – Commercial Code Enforcement  
Division  
841 N. Broadway, Room 105, Milwaukee, WI 53202  
P: (414) 286-3154 F: (414) 286-0437



**From:** Paul Oberer <paul.oberer@obererlawgroup.com>  
**Sent:** Wednesday, January 10, 2024 5:36 PM  
**To:** Tonelli, Michael <mtonel@milwaukee.gov>; zira013@gmail.com  
**Subject:** Re: Vacant Building Exemption Form

Mike,

Attached is the executed exemption form for processing that you asked us to complete and provide you during our telephone conference call earlier today.

Please confirm its accuracy, and please let me know if you need any other information.

Sincerely yours,  
Attorney Paul A. Oberer  
The Oberer Law Group  
Mailing Address  
106 West Seeboth Street  
No. 502  
Milwaukee, Wisconsin 53204  
Telephone: (414) 331-9239

Facsimile: (414) 755-7555  
Email: [paul.oberer@obererlawgroup.com](mailto:paul.oberer@obererlawgroup.com)

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---

**From:** Tonelli, Michael <[mtonel@milwaukee.gov](mailto:mtonel@milwaukee.gov)>  
**Date:** Wednesday, January 10, 2024 at 11:25 AM  
**To:** Paul Oberer <[paul.oberer@obererlawgroup.com](mailto:paul.oberer@obererlawgroup.com)>, [zira013@gmail.com](mailto:zira013@gmail.com) <[zira013@gmail.com](mailto:zira013@gmail.com)>  
**Subject:** Vacant Building Modification Form

Please e-mail back to me after completed.

**Michael Tonelli**  
District Code Enforcement Supervisor – Commercial Code Enforcement  
Division  
841 N. Broadway, Room 105, Milwaukee, WI 53202  
P: (414) 286-3154 F: (414) 286-0437



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## Tonelli, Michael

---

**From:** Tonelli, Michael  
**Sent:** Friday, January 12, 2024 11:37 AM  
**To:** Paul Oberer; zira013@gmail.com  
**Cc:** Cheatham, Jumaane  
**Subject:** RE: Vacant Building Exemption Form  
**Attachments:** DNS-18A\_VBR\_APPV3 (1).pdf

Good afternoon Mr. Oberer,

Per our conversation this yesterday with my Manager Jumaane Cheatham below explains what we can do to assist your client Mr. Kler.

We will accept Mr. Kler's application for modification to the vacant building program and we will remove fees issued in the October 20, 2023 invoice of \$1,016.00, this fee is for current 2024 fiscal year. All previous fees have been applied to the 2023 tax bill, and we are no longer able to remove those fees. To help clarify, The City's fiscal year runs from September 1<sup>st</sup> to August 31<sup>st</sup> of each year. As an example for the 2023 tax year all fees that were issued from any department within the City would have been issued from September 1<sup>st</sup>, 2022 to August 31<sup>st</sup>, 2023 and after August 31<sup>st</sup>, 2023 any unpaid invoices and fees for the 2023 tax year are tax rolled and at that point are in the care of the Tax Assessor's Office.

If Mr. Kler, understands and finds this acceptable, please reply and inform Mr. Cheatham and myself. However, if Mr. Kler wants to appeal all fees to the Administrative Review Board Of Appeals (ARBA) on February 8, 2024 we will attend the hearing to provide further guidance to the ARBA board.

Sincerely,

**Michael Tonelli**

District Code Enforcement Supervisor – Commercial Code Enforcement  
Division  
841 N. Broadway, Room 105, Milwaukee, WI 53202  
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Attorney Paul A. Oberer  
The Oberer Law Group

**Mailing Address**

106 West Seeboth Street  
No. 502

Milwaukee, Wisconsin 53204

Telephone: (414) 331-9239

Facsimile: (414) 755-7555

Email: [paul.oberer@obererlawgroup.com](mailto:paul.oberer@obererlawgroup.com)

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The Oberer Law Group  
**Mailing Address**  
106 West Seeboth Street  
No. 502  
Milwaukee, Wisconsin 53204  
Telephone: (414) 331-9239  
Facsimile: (414) 755-7555  
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**To:** Paul Oberer <[paul.oberer@obererlawgroup.com](mailto:paul.oberer@obererlawgroup.com)>, [zira013@gmail.com](mailto:zira013@gmail.com) <[zira013@gmail.com](mailto:zira013@gmail.com)>  
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## Tonelli, Michael

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**Attachments:** 2024\_01\_10\_17\_24\_20.pdf

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Attorney Paul A. Oberer  
The Oberer Law Group  
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No. 502  
Milwaukee, Wisconsin 53204  
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Email: [paul.oberer@obererlawgroup.com](mailto:paul.oberer@obererlawgroup.com)

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**Subject:** Vacant Building Modification Form

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## **Tonelli, Michael**

---

**From:** Paul Oberer <paul.oberer@obererlawgroup.com>  
**Sent:** Monday, December 4, 2023 12:07 PM  
**To:** Tonelli, Michael; Cheatham, Jumaane; Campbell, Brian  
**Subject:** Re: 1953 N 32nd St  
**Attachments:** iCloud Photos from Paul Oberer 2.zip

Hi Mike,

Thank you very much for your email response.

Please forward me any information required to apply for the building modification program.

My client desperately needs a City of Milwaukee advocate asap. As the attached photographs attest, Daljit has made extensive repairs to the commercial building. Those repairs include those made to the four bedroom and studio upstairs living units.

Daljit is looking to the City of Milwaukee to help him in any way possible to sell the commercial property to a minority owner. That person may well need assistance from the City of Milwaukee in the acquisition process.

Additionally, Daljit has been looking for a responsible residential tenant for the upstairs rental units.

Accordingly, could you please assist us in helping us find the right person or people to talk to in the City of Milwaukee to discuss these matter further?

Thanks much. Paul

Sincerely yours,  
Attorney Paul A. Oberer  
The Oberer Law Group  
**Mailing Address**  
106 West Seeboth Street  
No. 502  
Milwaukee, Wisconsin 53204  
Telephone: (414) 331-9239  
Facsimile: (414) 755-7555  
Email: [paul.oberer@obererlawgroup.com](mailto:paul.oberer@obererlawgroup.com)

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---

**From:** Tonelli, Michael <mtonel@milwaukee.gov>  
**Date:** Monday, November 13, 2023 at 9:18 AM  
**To:** Paul Oberer <paul.oberer@obererlawgroup.com>, Cheatham, Jumaane <jcheath@milwaukee.gov>, zira013@gmail.com <zira013@gmail.com>  
**Cc:** Campbell, Brian <bdcamp@milwaukee.gov>  
**Subject:** RE: 1953 N 32nd St

Good morning Mr. Oberer,

Is the building currently occupied? If so are we able to schedule an inspection to verify? If the building is occupied then the property does not need to be registered. However, if the building remains vacant then we do need the property to be registered. I also advised Mr. Kler, that he could have applied for a modification to the vacant building program and we could remove fees of \$2,032 issued in the 2023 fiscal year. Since he did not apply for the modification prior to the end of the 2023 fiscal year, 08/31/2023, the fees have been tax rolled and we are no longer able to remove the fees. He currently has fees of \$1,016.00 that have been issued in the 2024 fiscal year. If Mr. Kler can provide access and prove that the building is occupied or would like to apply for a modification to the vacant building program, we will be able to remove the \$1,016.00 fees and keep fees from being issued in the future. Please feel free to contact me if you have any more questions.

Sincerely,

**Michael Tonelli**

District Code Enforcement Supervisor – Commercial Code Enforcement  
Division  
841 N. Broadway, Room 105, Milwaukee, WI 53202  
P: (414) 286-3154 F: (414) 286-0437



**From:** Paul Oberer <paul.oberer@obererlawgroup.com>

**Sent:** Thursday, November 9, 2023 11:57 AM

**To:** Cheatham, Jumaane <jcheath@milwaukee.gov>; Tonelli, Michael <mtonel@milwaukee.gov>; zira013@gmail.com

**Subject:** FW: 1953 N 32nd St

---

**From:** [zira013@gmail.com](mailto:zira013@gmail.com) <[zira013@gmail.com](mailto:zira013@gmail.com)>

**Date:** Wednesday, November 8, 2023 at 1:27 PM

**To:** Paul Oberer <[paul.oberer@obererlawgroup.com](mailto:paul.oberer@obererlawgroup.com)>

**Subject:** Fwd: 1953 N 32nd St

Hello and Good Morning,

I'm general counsel for Mr. Daljit S. Kler, and counsel for Pearl's Four, LLC.

Mr. Kler has advised me that Pearl's Four, LLC has completed 95% of the commercial building's rehabilitation since June 2023, and 100% of the rehabilitation of the two upstairs living units since May 2023.

Also, Mr. Kler has advised me that the only construction that remains to be completed is the store's broken floor tiles, the replacement of the back door, and several broken ceiling tiles.

Additionally, Mr. Kler has advised me in February 2022 that Pearl's Four, LLC would receive a tax credit (\$2,032.00) for the previous vacant property assessment.

Please advise me why the commercial property must be registered as a vacant building.

Thanks much.

Sincerely yours,  
Attorney Paul A. Oberer  
The Oberer Law Group  
**Mailing Address**  
106 West Seeboth Street  
No. 502  
Milwaukee, Wisconsin 53204  
Telephone: (414) 331-9239  
Facsimile: (414) 755-7555  
Email: [paul.oberer@obererlawgroup.com](mailto:paul.oberer@obererlawgroup.com)

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Begin forwarded message:

**From:** daljit kler <[zira013@gmail.com](mailto:zira013@gmail.com)>  
**Date:** February 26, 2023 at 7:55:26 PM CST  
**To:** Gurnoor Kler <[gkler97@gmail.com](mailto:gkler97@gmail.com)>  
**Subject:** Fwd: 1953 N 32nd St

----- Forwarded message -----

**From:** Cheatham, Jumaane <[jcheath@milwaukee.gov](mailto:jcheath@milwaukee.gov)>  
**Date:** Fri, Feb 24, 2023 at 1:53 PM  
**Subject:** RE: 1953 N 32nd St  
**To:** Tonelli, Michael <[mtonel@milwaukee.gov](mailto:mtonel@milwaukee.gov)>, [zira013@gmail.com](mailto:zira013@gmail.com) <[zira013@gmail.com](mailto:zira013@gmail.com)>

Attached please find applications to register your vacant building, and an application requesting a modification due to an active renovation.

Once we receive these applications we will inform you of your status by mail. Please note that the modification can only be applied to future vacant building inspections and related fees.

Thank you,

**From:** Tonelli, Michael <[mtonel@milwaukee.gov](mailto:mtonel@milwaukee.gov)>  
**Sent:** Wednesday, February 15, 2023 1:06 PM  
**To:** [zira013@gmail.com](mailto:zira013@gmail.com)  
**Cc:** Cheatham, Jumaane <[jcheath@milwaukee.gov](mailto:jcheath@milwaukee.gov)>  
**Subject:** 1953 N 32nd St

Mr. Kler,

Per our conversation here is my Manager's contact. His name is Jumaane Cheatham and his number is 414-286-3975. You can discuss with him the possibility of getting tax rolled fees removed from the assessor's office.

Sincerely,

**Michael Tonelli**

District Code Enforcement Supervisor – Commercial Code Enforcement  
Division

841 N. Broadway, Room 105, Milwaukee, WI 53202

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