

From: Ware, Gloria gware@milwaukee.gov
Subject: Appeal Form
Date: Dec 17, 2021 at 9:46:13 AM
To: lonnie5144@att.net

Gloria J. Ware
City Clerk's Office
City Hall-200 East Wells Street
Milwaukee, WI 53202

414 286-2221

The City of Milwaukee is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of Milwaukee e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements. See City of Milwaukee full e-mail disclaimer at www.milwaukee.gov/email_disclaimer



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: _____

RE: _____
(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 _____
(Name of City Department)

Amount of the charges \$ _____

Charge relative to: *Violation relative to R/D/Passport*

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:

See enclosed attachments

Janie Patten
Signature

LONNIE PATTERSON
Name (please print)

1025 Hyde Park Dr. 75069
Mailing address and zip code

414-698-3838
Daytime phone number

I am appealing the reinspection fee imposed on 11/10/2021 for following reasons:

1. The property has three floors plus a basement and attic. The second and third floor have been vacant for at least 10 years due to delayed upgrades. The first level has been the only level that has had occupants. However, I have always adhered to Milwaukee Code Ordinances for the commercial property. Every year I allow a fire inspection and make any upgrades required. This year I was ill (surgery and therapy out of town) but had a property manager. Normally, I am notified by mail to arrange for an inspection at mutual agreed time. My first contact with inspector, Nastacia Smith was a week before 11/10/2021. I explained to her I was out of town, A new tenant moved in on 11/1/2021, I had not inspected home for several months but before I left replaced all CO and CO2 detectors with new 10yr detectors and that fire extinguishers were due to be checked when I returned. I return 11/9/2021 and gained access to home on 11/10/21. In fact, inspector Smith was present when I gained access and we inspected the home together.
2. Several items were brought to my attention: The CO and CO2 detectors were located in the same location they were at for years of previous inspection. The CO and CO2 detectors were located in each kitchen on every floor. The kitchens has an exit to the common stairway between the levels. Ms Smith informed me that CO detectors are required on all levels of stairway now. I added the additional three detectors in two days. The second item brought to my attention were the fire extinguishers that were due for servicing. I anticipated that and had it done in two days. The third item was a dryer the tenant installed and used flexible venting. I normally install their venting for them but I was out of town. That was taken care of that day. The fourth item was railing I temporarily removed on third floor landing to facilitate moving appliances up to third floor. I am providing all appliances on third floor to avoid having the tenant attempting do it. I will reinstall railings when moves are complete. The fifth item was the inspection log. Due to all the upgrade and repair activity the log was knocked on the floor. I found it the next day. Enclosed is a copy of it.

Hopefully, my action will satisfy your requirements. I only met with inspector once and addressed issues promptly. If there are other concerns please let me know.

Sincerely,


Lonnie Patterson

DRD

ORA-21-14702

SMOKE ALARMS AND FIRE EXTINGLISHERS

YEAR 2021

MONTH	STATUS	COMMENTS
1. JANUARY	OK	
2. FEBRUARY	OK	
3. MARCH	OK	
4. APRIL	OK	
5. MAY	VAC	
6. JUNE	VAC	
7. JULY	VAC	
8. AUGUST	OK	
9. SEPTEMBER	OK	
10. OCTOBER	OK	
11. NOVEMBER	OK	
12. DECEMBER		

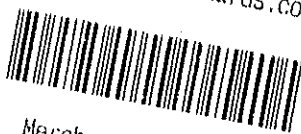
Use Your  2%
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MENARDS®

MENARDS - W. MILWAUKEE
2101 Miller Park Way
W. Milwaukee WI 53219

If you have questions regarding the
charges on your receipt, please
email us at:

WMTL.frontend@menards.com



Merchandise Return

CO ALARM-WF-BATT 36.99-
3582071
ORIG STORE: 3029 1 9182 11/12/2021 C

TOTAL 36.99-
TAX MILWAUKEE-WI 5.5% 2.03-
TOTAL SALE 39.02-
US DEBIT 5546 39.02-
EFT Debit 11/19/21 13:54:39
Ref# 135411191042 PRIMARY ACCT
Chip Inserted
a0000000980840
TC - caafabce37cf1c08

TOTAL NUMBER OF ITEMS = 1

THANK YOU, YOUR CASHIER, Karen
29845 22 2131 11/19/21 01:54PM 3226

MENARDS®

MILWAUKEE
8110 W BROWN DEER RD
MILWAUKEE, WI 53223



Not valid for rebate

Allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after

2/10/2022

1280Z MOLDARMOR	
REMEDIANFG591	
6472308 1624.99	24.99
CO ALARM-WF-BAWT	
21027153	
3582071 2036.99	73.98
Subtotal	98.97
Taxes and Fees	5.44
Total	104.41

Payment Method(s) Used:

Debit 104.41

75527 1 9182 11/12/21 05:37 PM 3029

11/10/21 1:53:00
MILWAUKEE RECHARGE
MILWAUKEE, WI 53212

HAVE A NICE DAY
MILWAUKEE RECHARGE

DEBIT CARD
PRINT SALE

XXXXXXXXXXXX5556

VISA

US DEBIT

A0000000980804

36

408

848844

022314

Chip Rea

Issuer PIN Bypassed

\$0.00

#021325 11/10/2021 1:25:34PM
02 Jim 000000

3@ 7.00 1/2 \$21.00
Annual

1@ 31.00 1/2 \$31.00

5# abc hydrotest

HDSE ST \$52.00

TAXI \$2.86

ITEMS 40
CHARGE \$54.86

SALE AMOUNT

\$28.25

CUSTOMER COPY



COMPANY, INC.

2016 NORTH KING DRIVE
(3rd STREET)
MILWAUKEE, WI 53212
PHONE 374-5100 • FAX 374-5169

DATE

(Signature)

ARTICLE	PRICE	AMOUNT
4" Alarm Bell	26	12 78
3/4 x 6		
		26 78
		7 47
		34 35

Use Your  2%
BIG CARD REBATE

MENARDS

MENARDS - MILWAUKEE
8110 W. Brown Deer
Road
Milwaukee, WI 53223

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 02/10/22

If you have questions regarding the
charges on your receipt, please
email us at:

MILWfrontend@menards.com



Sale Transaction

1280Z MOLDARMOR REMEDIAT	
6472308	24.99
CO ALARM-WF-BATT	
3582071 2 @36.99	73.98
TOTAL	98.97
TAX MILWAUKEE-WI 5.5%	5.44
TOTAL SALE	104.41
US DEBIT 5546	104.41
EFT Debit	
Ref# 163611121042	11/12/21 16:36:52
Chip Inserted	PRIMARY ACCT
a0000000980840	
TC - 7fb4985d5cb68fd3	

TOTAL NUMBER OF ITEMS = 3

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
818

Use Original



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

November 18, 2021
Order #: ORD-21-14702

LONNIE P PATTERSON
1005 HYDE PARK DR
MCKINNEY, TX 75069-9534

Re: 2322 N 6TH ST

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 11/10/2021, 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 2022 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 Nastacia Smith at 414-286-8520 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.

Nastacia Smith

Recipients

LONNIE P PATTERSON, 1005 HYDE PARK DR, MCKINNEY TX 75069-9534





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

Inspection Date
11/10/2021
ORD-21-16167

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

LONNIE P PATTERSON
1005 HYDE PARK DR
MCKINNEY TX 75069-9534

Re: 2322 N 6TH ST

Taxkey #: 323-0687-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

Correct By Date: 01/05/2022

1) 214-3 IFC 906.2 Service fire extinguisher(s) and note date on tag in accordance with IFC and NFPA 10-4-4.1 (1998).

Correct By Date: 01/05/2022

2) 262-01262-01 SPS 362.0915(2)(a)(1) Listed and labeled carbon monoxide alarms shall be installed at locations specified in s.101.149(2), Stats., and maintained in accordance with s. 101.149 (3), Stats., in buildings which are residential buildings or include residential buildings, and contain fuel burning appliances, except as provided in subd. 4. PROVIDE REQUIRED CARBON MONOXIDE ALARMS.

Correct By Date: 01/05/2022

3) 262-01 SPS 362.0915(2)a Installation Requirements. Listed and labeled carbon monoxide alarms or detectors shall be installed at specified locations:

1. In the basement of the building if the basement has a fuel-burning appliance.
2. Within 15 feet of each sleeping area of a unit that has a fuel-burning appliance.
3. Within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance.
4. In each room that has a fuel-burning appliance and that is not used as a sleeping area. A carbon monoxide detector shall be installed under this subdivision not more than 75 feet from the fuel-burning appliance.
5. In each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit.

Correct By Date: 01/05/2022

Lost 2nd page

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

From: Ware, Gloria gware@milwaukee.gov
Subject: Appeal Form
Date: Dec 17, 2021 at 9:46:13 AM
To: lonnie5144@att.net

Gloria J. Ware
City Clerk's Office
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Milwaukee, WI 53202

414 286-2221

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

DATE: 12-17-2021

RE: 2322 24 W. 12th St
(Address of property in question)

Under ch. 68, Wis. Stats., s. 120.11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 177.80

Charge relative to: Violation relative to R/O jurisdiction

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:

See enclosed attachment

Jennie Patten
Signature

Lonnie Patterson
Name (please print)

1025 Hyde Park Dr 75069
Mailing address and zip code

471-698-3838
Daytime phone number

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Hopefully, my action will satisfy your requirements. I only met with inspector once and addressed issues promptly. If there are other concerns please let me know.

Sincerely,


Lonnie Patterson

DRBERT#

ORD - 21-14702

SMOKE ALARMS AND FIRE EXTINGUISHERS
YEAR

MONTH	STATUS	COMMENTS
1. JANUARY		
2. FEBRUARY		
3. MARCH		
4. APRIL		
5. MAY		
6. JUNE		
7. JULY		
8. AUGUST		
9. SEPTEMBER		
10. OCTOBER		
11. NOVEMBER		
12. DECEMBER		

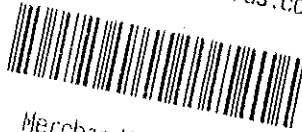
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2101 Miller Park Way
W. Milwaukee WI 53219

If you have questions regarding the
charges on your receipt, please
email us at:

WMILfrontend@menards.com



Merchandise Return

CO ALARM-WF-BATT

3582071

ORIG STORE: 3029 1 9182 11/12/2021 C 36.99-

TOTAL

TAX MILWAUKEE-WI 5.5%

TOTAL SALE

US DEBIT 5546

EFT Debit

Ref# 135411191042

Chip Inserted

a0000000980840

TC - caafabce37cf1c08

36.99-

2.03-

39.02-

39.02-

11/19/21 13:54:39
PRIMARY ACCT

TOTAL NUMBER OF ITEMS = 1

THANK YOU, YOUR CASHIER, Karen

29845 22 2131 11/19/21 01:54PM 3226



COMPANY, INC.

2016 NORTH KING DRIVE
(3rd STREET)
MILWAUKEE, WI 53212
PHONE 374-5100 • FAX 374-5169

DATE

ARTICLE	PRICE	AMOUNT
4" Alarm BATT	12.99	12.99
3/4" x 6" Alarm BATT	14.99	14.99
		10.79
		10.79

Use Your  2%
BIG CARD REBATE
MENARDS

MENARDS - MILWAUKEE
8110 W. Brown Deer
Road
Milwaukee, WI 53223

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for
items on this receipt will be in the form
of an in store credit voucher if the
return is done after 02/10/22

If you have questions regarding the
charges on your receipt, please
email us at:
MTLWfrontend@menards.com



Sale Transaction

1280Z MOLDARMOR REMEDIAT	
6472308	24.99
CO ALARM-WF-BATT	
3582071 2 @36.99	73.98

TOTAL	98.97
TAX MILWAUKEE-WI 5.5%	5.44
TOTAL SALE	104.41
US DEBIT 5546	104.41

EFT Debit 11/12/21 16:36:52
Ref# 163611121042 PRIMARY ACCT
Chip Inserted
a0000000980840
TC - 7fb4985d5cb68fd3

TOTAL NUMBER OF ITEMS = 3

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
818

Use Original

MENARDS®

MILWAUKEE
8110 W BROWN DEER RD
MILWAUKEE, WI 53223



Not valid for rebate

Allowable returns for items
on this receipt will be in
the form of an in store
credit voucher if the return
is done after

2/10/2022

1280Z MOLDARMOR	
REMEDIAINFG591	
6472308 1024.99	24.99
CO ALARM-WF-BATT	
21027153	
3582071 2036.99	73.98
Subtotal	98.97
Taxes and Fees	5.44
Total	104.41

Payment Method(s) Used:

Debit 104.41

75527 1 9182 11/12/21 05:37 PM 3029

HAVE A NICE DAY
MILWAUKEE RECHARGE

#021325 11/10/2021 1:25:34PM
02 Jim 000000
3@ 7.00 1/2 \$21.00
Annual
1@ 31.00 1/2 \$31.00
5# abc hydrotect
NDSE ST \$52.00
TAX1 \$2.86
ITEMS 40
CHARGE \$54.86

DEBIT CARD
DEBIT SALE

XXXXXXXXXXXX5546
VISA
US DEBIT
A00000009808H
38
498
8488H
022314
Chip Read
Issuer - PIN Bypassed
\$0.00

\$28.25

SALE AMOUNT

CUSTOMER COPY

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

Date:	12/28/21
Received Of:	Lonnie Patterson
Property at:	2322 N. 6 th St.
Received By:	LME
Check # (If Applicable):	127 \$25.00