



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: 10/24/22

RE: 1942 N 23rd St
(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 Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$ \$711.20 (\$355.60 * 2)

Charge relative to: Reinspection

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:

The property in question has been vacant since March 2022, and I have worked repeatedly to get repairs completed. Unfortunately, the repair market has been difficult, including contractors who decline to do agreed-upon work. Holding me to a deadline to repair a vacant property is silly to begin with, but having inspectors go to a vacant property without notifying either the owner or property manager that they are coming is unacceptable. Of course no one will be there to let them in! I have understood the expectation to schedule an inspection as soon as all work is completed all along, but nowhere did the city tell me it could drop by unannounced and charge me \$355.60 for the privilege! These fines are not appropriate.

Signature

James D Free

Name (please print)

7426 Matheson Drive, Fort Collins CO 80525

Mailing address and zip code

720-290-1110

Daytime phone number

james.free@gmail.com

E-Mail Address(es)



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

September 27, 2022
Order #: ORD-21-11852

JAMES FREE
7426 MATHESON DR
FORT COLLINS, CO 80525-8241

Re: 1942 N 23RD 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 09/27/2022, we imposed a \$355.60 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees not paid by August 31, 2023 will automatically be assessed to your 2023 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 Kurt Surdyk at 414-286-2202 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.

Violations 1 - 5 remain - No access provided

Kurt Surdyk



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

Date:	10/28/22
Received Of:	James Free
Property at:	1942 N. 23 rd St.
Received By:	LME
Check # (If Applicable):	1389
Amount:	\$25.00