



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: 11/20/2022

RE: 1334 S. 9th St. Milwaukee, WI 53204
(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 City of MKE- Dept. of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 177.80

Charge relative to: 1st Re-Inspection

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:

1. Not able to communicate with City of Milwaukee Employee. See attached detail.

2. Work requested had been completed on the building in question prior to the deadline given on the Order # ORD-22-09463 prior to October 23rd, 2022. See attached email & evidence.

Quan Li

Signature

Quan Li, Fusion Developments

Name (please print)

4375 Highfield Ct. Brookfield

Mailing address and zip code WI

262-241-8677

Daytime phone number

53045

maryli0438@gmail.com

E-Mail Address(es)

Quan Li

Fusion Developments, LLC

PO Box 161

Brookfield, WI 53008

Maryl0438@gmail.com

262-241-8677

Detail re: not able to communicate with City of Milwaukee Employee : dated this November 21, 2022

1. On all of the documents and notices from the City show on their face of the document a phone number of 414-286-3676. The employee name is : Yair Agosto. When this number is called, you get the voicemail of Diane Jorgensen. She works in the commercial inspections department.
2. After multiple attempts of calling this number during the required hours, she answered, and said Yair might be able to be reached at 414-286-2269.
3. When you call 414-286-2269, that has a voicemail for Inspector Agosto, but as soon as it gets to the part where you can leave a message, the phone automatically hangs up. We have taken multiple videos of how this works on different dates. Even to today, this is the result you get when you reach out to the inspector.
4. We have gone so far as to get Inspector Agosto's email address at the city, which is not on the notices. We sent him detailed emails regarding the work that is completed with detailed and clear photos to help make the inspection process more streamlined. We let him know his phone number is not working properly. We provided all of our contact information very clearly.
5. We have not to date (November 21, 2022) received any email or phone call back from the inspector.
6. The only communication from the Inspector is just notices saying that the City has imposed a re-inspection fees. We had questions about these orders, and we sincerely want to comply with these notices and make improvements and repairs in a timely fashion. This situation has made this process very difficult or impossible.

- I. We are asking that the matter be considered closed as we have addressed his concerns in the notice order. See photo evidence and copies of emails sent to the City.
- II. We ask that the re-inspection fee be removed of \$177 because we are not able to discuss any outstanding items and questions that we did have, and it is our position that we have addressed the concerns with professional upgrades and enhancements significantly improving the properties at our expense prior to the deadlines given.

Sincerely,

Quan Li, owner of Fusion Developments LLC



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

November 09, 2022
Order #: ORD-22-09463

FUSION DEVELOPMENTS 1334 LLC
4375 HIGHFIELD CT
BROOKFIELD, WI 53045

Re: 1334 S 9TH 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 11/08/2022, we imposed a \$177.80 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 Yair Agosto at 414-286-3676 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.

Yair Agosto

Recipients

FUSION DEVELOPMENTS 1334 LLC, 4375 HIGHFIELD CT, BROOKFIELD WI 53045
QUAN LI, 4375 HIGHFIELD CT, BROOKFIELD WI 5
FUSION DEVELOPMENTS 1334 LLC, QUAN LI (RA), 4375 HIGHFIELD CT, BROOKFIELD WI 53045





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

Inspection Date
07/19/2022
ORD-22-09463

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

QUAN LI
4375 HIGHFIELD CT
BROOKFIELD WI 5

Re: 1334 S 9TH ST

Taxkey #: 432-0103-100

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: 10/28/2022

- 1) 275-32.3 Replace defective bricks or blocks in exterior wall.
Porch on North side of building

Correct By Date: 10/28/2022

- 2) 275-32.3 Replace missing bricks or blocks in exterior wall.
Porch on North side of building

Correct By Date: 10/28/2022

- 3) 275-32.3 Replace mortar missing from exterior wall (tuckpoint).
Porch on North side of building

Correct By Date: 10/28/2022

- 4) 275-32.4.a Restore exterior basement door assembly to a rodentproof condition.
North side of building

Correct By Date: 10/28/2022

- 5) 275-32.3.h Repair or replace defective handrail on porch steps.
South side of building

Correct By Date: 10/28/2022

- 6) 275-32.6 Connect downspout to receiver and seal connection.
South side of building

Correct By Date: 10/28/2022

- 7) 275-42.4 Provide at least one window screen for all openable windows required for ventilation. In any rental dwelling unit, every openable window shall have a window screen.

Correct By Date: 10/28/2022

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

1334 S. 9th St Inspection

From: Patrick O'Connell (link2patrick@yahoo.com)

To: yagosto@milwaukee.gov

Date: Thursday, November 17, 2022 at 08:26 AM CST

re: 1334 S. 9th St, Milwaukee - ORD-22-09463

Hello Inspector Agosto,

We are in receipt of your letter dated November 9th, 2022, Re: 1334 S. 9th St, Milwaukee WI. It is our understanding that the intent of that letter was to inform about a \$177 re-inspection fee.

The Original Order # ORD-22-09463 was received on July 26th, 2022. As you know, it can be difficult to hire contractors to attend to these needs, but we got it done.

Attached are the new photos from the substantial work we have completed at 1334 S. 9th St, Milwaukee.

1. We went ahead and placed an order to replace defective bricks or blocks @ the exterior wall of the porch on the North side of building, and is complete as of 10.23.2022.
2. Same contractor replaced missing bricks or blocks @ the porch of North side of property, job is complete as of 10.23.2022
3. Contractor has replaced all mortar which was missing from exterior wall (tuckpoint) @ North side of property porch. Complete as of 10.23.2022
4. Exterior door to basement has been restored to a rodent proof condition, and has been secured. It's not pretty, but can't been seen from the street. Complete as of 10.23.2022
5. Repair (1) handrail on the South side of the property by replacing structural mount. Defective mount has been replaced with (2) new mounts. Complete on or around 10.16.2022.
6. (1) handrail(s) have been added to the North side of the property, covering all stairs, set at 34" above the nosing of the tread. Complete on or around 10.16.2022
7. The South side of the property has had a butyl rubber seal applied to the downspout, which now seals and connects the downspout and receiver and is watertight. Complete on or around 10.16.2022
8. Many of the windows of this building still have their window screens in place for the openable windows. I documented some of them with photos. Some of the window screens have been removed for winter and stored away for the season. It is our intent to have them back in service before June 1, 2023. Please see photos of some of the windows with their screens in place.

As a result of paying these contractors in a timely fashion, and completing the requested work by the deadline, we are respectfully not in agreement with paying the \$177 re-inspection fee that has been applied to this building on November 9th.

The work needed to be completed by 10.28.2022 per Original Order # ORD-22-09463 received on July 26th, 2022., which was done and we have the photo and written evidence to back up the work that has been completed, as sent to us by the contractor. We understand the workload your office sees on a daily basis and have organized this letter to assist in the process of clearing out this inspection report and order to correct conditions.


We have tried and documented our many attempts to reach your office and the phone number which is clearly shown on the face of the notices received from your office. "Please call Inspector Agosto at 414-286-3676". This number does not


connect us with you. It connects to Diane Jorgenson, or to that effect, who is in a different (Commercial Inspections) department. This has made it impossible to communicate in a simple fashion with your office regarding these notices. Later, we received information you can be reached at a different number. It results in your voicemail, but it hangs up when called.


Please see attached photos, some showing the date they were sent by the contractor from his cell phone. We would like to consider the notice cured and the matter concluded, and respectfully ask the \$177 re-inspection fee be removed. Is this agreeable? Call or text anytime. Your phone system is not working properly, thus we had to email.


Sincerely,


Patrick O'Connell
Maintenance and Repair
262-241-8677


 Juan photo 1.jpg
94kB


 Juan photo 2.jpg
91.8kB


 IMG_6815.jpg
299.3kB


 IMG_6878.jpg
284.9kB


 IMG_6883.jpg
316kB


 IMG_6885.jpg
270.2kB

 IMG_6880 (1).jpg
251.4kB

 IMG_6886.jpg
353.4kB

 IMG_6889.jpg
292.6kB

 IMG_6891.jpg
237.4kB

 IMG_6893.jpg
321.1kB



Repaired
biscuit door.



New
Wall.

Concrete
wall installed.





New
rail installed.



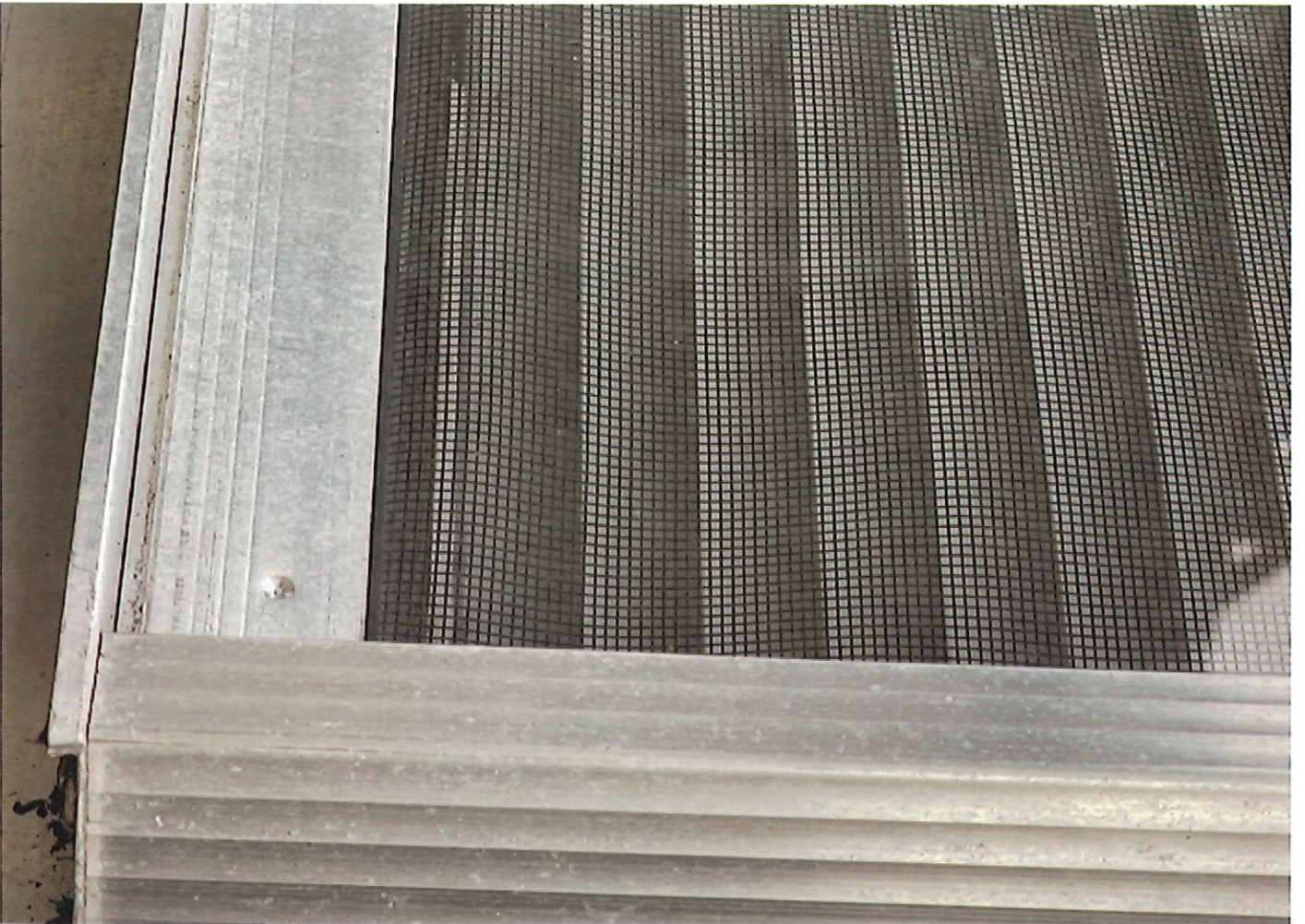
Restore
connection
for handrail



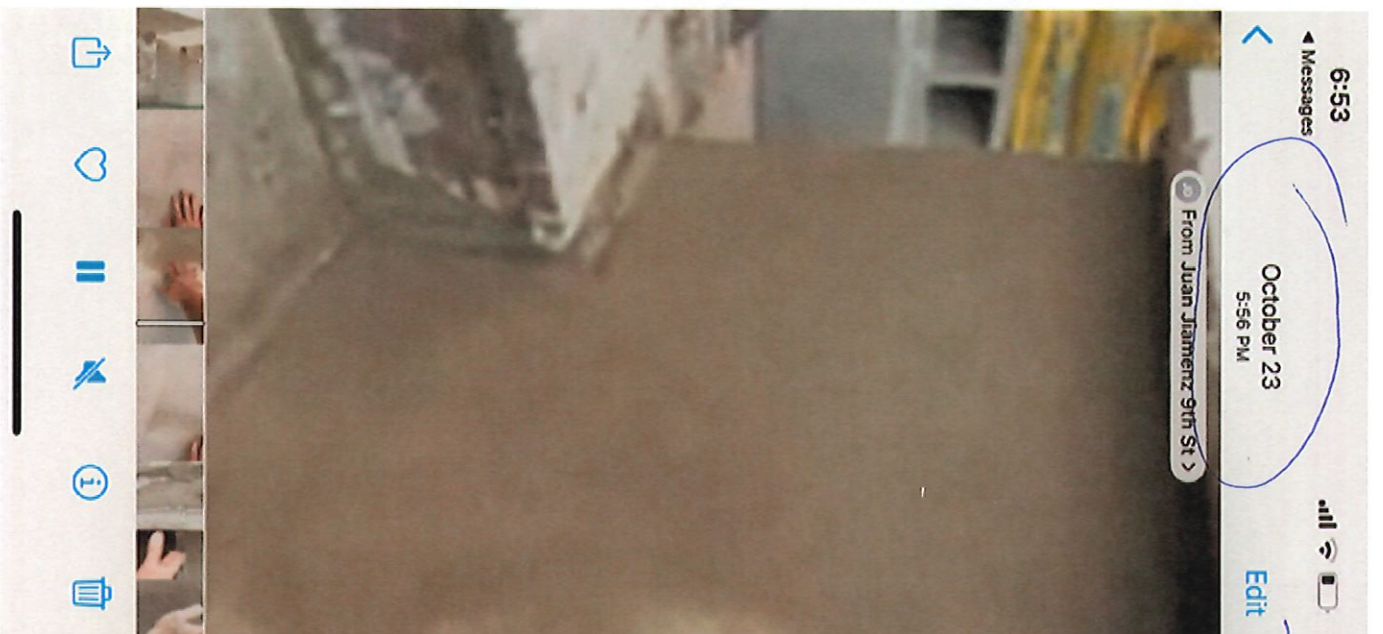
Seal the
down spout
connector with
waterproof
rubber Seal.



Screens on
Windows.



Screens on
most of
windows,
Some are in
Storage for
winter



Cell Phone image
from Contractors
on Oct. 23rd Showing
concrete work
being completed.



— work
completed
on Oct. 23rd
2022

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

Date:	11/21/22
Received Of:	Quan Li
Property at:	1515 S. 8 th St. and 1334 S. 9 th St.
Received By:	LME
Check # (If Applicable):	Cash
Amount:	2 @ \$25.00