



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: 11/5/24

RE: 2864 N. Sherman Blvd
(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 \$ 406 Reinspection fee (x2) 990.60 (LL)

Charge relative to: Occupancy Permit

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:

Ms. Walker purchased the property from the City of Milwaukee in connection with DCD Strong Homes and ACTS Housing. To qualify for the purchase through the Strong Homes program, she met, among other criteria, income guidelines. She qualifies for Legal Action of Wisconsin's service because she is low-income. The original scope of work defined by the City did not include all of the actual repairs required of her. For example, The electrical permit required her to replace all tubes and knobs, which was not contemplated by the scope of work, and which meant she needed to break down all walls throughout the property. This caused her to spend a significant portion of the scope of work fees and pay additional amounts of her own money. Furthermore, the property has been cited for lead hazards and because a poisoned child lives at the property, the City of Milwaukee Health Dept is involved. SDC completed a lead risk assessment report in March of this year. She was expected to get approved for the Lead Abatement program but the program soon shuttered. That contract is now in the hands of the Health Dept. who advised her to make no changes to the property that may affect the lead report. This is in direct conflict with DNS advice to stop fines by doing repairs to portions of the lead affected areas.

B. Schoehnick
633 W. Wisconsin Ave, 2000 Mailing address and zip code 414 274 3070 Daytime phone number
Signature
Brittany D. Schoehnick Name (please print)
bds@legalaction.org E-Mail Address(es)

form 3/21/2022

Reinspection fees notice not sent to address:
10/16/2023 ; 4/17/2024 ; 10/22/2024

EXHIBIT A TO OFFER TO PURCHASE -- CITY OF MILWAUKEE SCOPE OF WORK

Scope of Work for Property Located at: 2864 N Sherman Blvd

Property is: Single Family Duplex Other

Date: 2/27/2019 OCCUPIED VACANT

City prepared this Scope upon visual inspection only, for limited purpose. City does not warrant content or conclusions, and is not responsible for errors, omissions or discovery of conditions that are or may constitute defects or concerns.

ESSENTIAL REPAIRS. All buyers must complete Essential Repairs and obtain "Essential Repair Verification Form" and provide same to DCD within 180 days of City's deed to buyer in order to get return of performance deposit.

Location	Required Work	Note/Comments	Cost
Entire Building	Structural Violations	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Defective/Missing HVAC	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> FURNACE AND DUCT PERMITS	\$ 7,500.00
	Defective/Missing Plumbing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> SUPPLY, WASTE, FIXTURES, PERMIT REQ	\$ 12,000.00
	Defective/Missing Electrical	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> SERVICE, CIRCUITS, FIXTURES, DEVICES	\$
	Defective/Missing Egress	n/a <input type="checkbox"/> Yes <input type="checkbox"/> PERMIT REQUIRED	\$ 8,500.00
	Defective/Missing Smoke Alarm	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 150.00
	Defective/Missing CO Alarm	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 150.00
	Defective/Missing Roof (Major)	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 10,000.00
	Missing Window(s)	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 1,000.00
	Missing Exterior Door(s)	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> VENEER REPAIRS	\$ 1,000.00
Essential Repairs: Estimated Cost:*			\$ 40,300.00

*average contracted cost Actual costs may vary Self help will reduce the amount

OTHER REPAIRS (Exterior & Interior). Buyer is notified that the following are code violations that must be addressed and are subject to Department of Neighborhood Services (DNS) enforcement.

Exterior Condition Report

Location	Required Work	Note/Comments	Cost	
Site	Landscaping	n/a <input type="checkbox"/> Yes <input type="checkbox"/> Self Help	\$	
	Steps/Handrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Service walks	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Fencing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Parking	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Retaining walls	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Garage	Singles repair	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
		Shingles Roof over existing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
Shingles Tear off & re-roof		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 2,000.00	
Gutters/downspouts		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 500.00	
Flashing		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Eaves		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Siding		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> REPAIRS	\$ 250.00	
Doors		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Windows		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Slab		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Paint		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> ALL PREVIOUSLY PAINTED	\$ 700.00	
Electrical		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Other		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	

Porches

Roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Deck-upper	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Deck-lower	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Steps/handrails	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Ceiling	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Guardrails	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	800.00
Structural	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles repair	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles Roof over existing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	1,500.00
Flashing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
Siding	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,000.00
Foundation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Electrical	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Exterior: Estimated Cost:* \$ **13,000.00**

*average contracted cost Actual costs may vary Self help will reduce the amount

Interior Condition Report

Unit: Entire unit (single family) Lower unit of duplex
 Upper unit of duplex Other

Mechanical Required Work

Heating

Repair/replace boiler	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	SEE ESSENTIAL REPAIRS PERMIT REQ	\$
Repair radiation	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace furnace	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair ductwork	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Replace thermostat	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace grilles	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Tune boiler/furn. insp ht exchanger	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$

Electrical

Repair/replace receptacles	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	SEE ESSENTIAL REPAIRS PERMIT REQ	\$
Repair/replace switches	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace fixtures	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Install outlets and circuits	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Install outlets and circuits	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Install outlets and circuits	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Install outlets and circuits	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Upgrade service	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Other	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Other	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$

Plumbing

Repair/replace kitchen sink	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	SEE ESSENTIAL REPAIRS PERMIT REQ	\$
Repair/replace kitchen sink faucet	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace tub	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace tub faucet	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace toilet	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace lavatory	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace lavatory faucet	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace wash tub	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace wash tub faucet	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Unclog piping	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair drain/waste/vent piping	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair water piping	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Repair/replace water heater	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Other	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$
Other	n/a <input type="checkbox"/>	Yes <input type="checkbox"/>		\$

Windows	Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Doors	Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	REPAIRS THROUGHOUT	\$ 500.00
	Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Self Help	\$
Walls/Ceilings	Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 4,000.00
Paint	Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$ 1,000.00
Fire Safety	Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$
	Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$
	Install smoke/CO alarm 2nd flr	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$
Handrails	Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Self Help	\$
Stairs	Repair defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Floors	Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	THROUGHOUT	\$ 4,500.00
Other		n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	DEMO BASEMENT FINISHES	\$ 1,500.00
		n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	MOLD REMOVAL	\$ 2,000.00
		n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	ASBESTOS ABATEMENT	\$ 2,000.00
		n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Interior: Estimated Cost:						\$	15,500.00
Total Essential Repairs, Exterior, and Interior Cost:*						\$	68,800.00

*average contracted cost Actual costs may vary. Self help will reduce the amount

Inspected by: **ANDY YEAGER**

Date: **2/27/2019**

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start.

Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants may be eligible to do maintenance work and structural/carpentry repairs

Owner occupants may be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 841 N. Broadway, 1st Floor

Receipt of ARBA Fee

Date: 11/13/24

Received Of: Brittany Schoenick

Property at: 2864 N. Sherman Blvd.

Received By: LME

Check # (If Applicable): 1231

Amount: \$25.00