



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: 9/6/19

5000 W National Ave.
Building 1 + 2
RE: Milwaukee, WI 53295
(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 Assessor's Office
(Name of City Department)

Amount of the charges \$ COM-ALT-18-00949 \$15,984 + COM-ALT-18-01063 \$9,940

Charge relative to: Assessment Fees

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:

Buildings on the VA campus are federal
buildings and not on the city tax roll so
there should be no assessor fees. Also
given this is a HACM project we should
not have property taxes under the new state
statute that was passed in 2018.

Samuel S Orcholski
Signature

Samuel S Orcholski
Name (please print)

104 E Pleasant Street 414-303-5284
Mailing address and zip code Daytime phone number

Milwaukee, WI 53212
ARB Form 10/1/2018

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COM-ALT-18-00949

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Record COM-ALT-18-00949:
Commercial Alteration Permit
Record Status: Fee Due

Record Info ▾

Payments ▾

Fees

Outstanding:

Date	Invoice Number	Amount	
04/01/2019	1360337	\$56,150.00	
04/01/2019	1360337	\$15,984.00	Pay Fees
04/01/2019	1360337	\$898.56	
11/09/2018	1360337	\$6.00	

Total outstanding fees: \$73,048.56

Paid:

Date	Invoice Number	Amount
12/27/2018	1335784	\$6,480.00
12/27/2018	1335784	\$103.68

Total paid fees: \$6,583.68



City of Milwaukee

Department of Neighborhood Services

Commercial Alteration Permit

Assessor Fee = \$15,984

Permit Number:

COM-ALT-18-00949

Issue Date:

Project Location:

5000 W NATIONAL AV, MILWAUKEE, WI 532950001

Application Name:

[HOLD] National Soldiers Home - Bldg 2 Old Main

Permits are non-transferrable.

There is no refund for a minimum fee permit.



Description of Work:

Convert Existing "National Soldiers Home" (Bldg 2 - Old Main) into an apartment building (R-2): (70) single bedroom apartments, (10) two bedroom apartments with office, lounges, laundry & accessory space.

This building was previously built by the federal government and not built under any code. As such is shall be constructed as a new building, except it shall be considered an existing building for purposes of accessibility.

Proposed Floor Plan -

Ground Floor - Stair (5 thus), Trash Room, Elevator, Unassigned, Storage (4 thus), Corridor, Laundry, Resident Storage, Electrical, Mech Plumbing, Fitness, Unisex (2 thus), VA History, 1 BR Unit (10 thus), 1 BR ADA Unit (4 thus), 2 BR Unit (1 thus), 2 BR ADA Unit (1 thus).

1st Floor - Stair (7 thus), Trash Room (2 thus), Elevator, Unassigned, Storage (4 thus), Corridor, Laundry, Lounge, Community, TV Lounge, Business Center, Reception, Case Mngr (2 thus), Meeting, Security, Office, Vestibule, Lobby, Women's Fitness, 1 BR Unit (14 thus), 1 BR ADA Unit (8 thus), 2 BR Unit (2 thus) .

2nd Floor - Stair (4 thus), Trash Room, Elevator, Unassigned, Storage (4 thus), Corridor, Laundry, 1 BR Unit (13 thus), 1 BR ADA Unit (6 thus), 2 BR ADA Unit (1 thus) , 2 BR Unit (2 thus)

3rd Floor - Stair (3 thus), Trash Room, Elevator, Unassigned, Storage (4 thus), Corridor, 1 BR Unit (10 thus), 1 BR ADA Unit (1 thus), 2 BR Unit (3 thus) .

4th Floor - Stair (3 thus), Trash Room, Elevator, Unassigned, Corridor, 1 BR Unit (4 thus).

Issued to:

Owner:

**SOLDIERS HOME
345 W ST PAUL AVE
MILWAUKEE, WI 53203**

Permits are non-transferrable.

There is no refund for a minimum fee permit.



Issued By:

No asbestos project, as defined in Ch. 66 of the Milwaukee Code of Ordinances, is included in the work performed under this permit. I understand that any falsification or misinformation may result in penalties prescribed in the Milwaukee Code of Ordinances

NOTE: The building owner/operator must conduct a thorough inspection for asbestos-containing material BEFORE WORK BEGINS. A State-certified asbestos inspector is required for this inspection. Check on the State of Wisconsin website for a list of certified companies. For more information, call (414) 286-3280.

**To obtain more information about this permit or to schedule a required inspection
log on to: www.Milwaukee.gov/LMS or call (414) 286-2513**

**Permits expire if work is not started within 6 months of issuance or if new
construction ceases more than 3 months.**

**Permits are non-transferrable.
There is no refund for a minimum fee permit.**



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COM-ALT-18-01063

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Record COM-ALT-18-01063:
Commercial Alteration Permit
Record Status: Fee Due

[Record Info](#) ▾[Payments](#) ▾

Fees

Outstanding:

Date	Invoice Number	Amount	
04/03/2019	1360859	\$34,924.32	
04/03/2019	1360859	\$9,940.00	Pay Fees
04/03/2019	1360859	\$558.79	
12/27/2018	1360859	\$6.00	

Total outstanding fees: \$45,429.11

Paid:

Date	Invoice Number	Amount
12/27/2018	1335887	\$1,035.00
12/27/2018	1335887	\$16.56

Total paid fees: \$1,051.56



City of Milwaukee

Department of Neighborhood Services

Commercial Alteration Permit

Permit Number:

COM-ALT-18-01063

Assessor Fee \$9,940

Issue Date:

Project Location:

5000 W NATIONAL AV, MILWAUKEE, WI 532950001

Application Name:

[HOLD] National Soldiers Home - Bldg 1

Description of Work:

[Building 1 is the smaller building] Convert existing
"National Soldiers Home" (Bldg 1) into an with 14 sleeping
units (Classified it as R-4)

Issued to:

Owner:

SOLDIERS HOME
345 W ST PAUL AVE
MILWAUKEE, WI 53203

Issued By:

No asbestos project, as defined in Ch. 66 of the Milwaukee Code of Ordinances, is included in the work performed under this permit. I understand that any falsification or misinformation may result in penalties prescribed in the Milwaukee Code of Ordinances

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Permits are non-transferrable.
There is no refund for a minimum fee permit.



Sam Orcholski

From: Sam Orcholski
Sent: Friday, September 06, 2019 10:25 AM
To: Jonathan Beck; Bronek, Peter
Cc: 'Lawrence IV, Wayman C. (WLawrence@foley.com)'; Day, Chris; Colin Cassady
Subject: RE: soldiers home exemption application

Hey Peter,

Just wanted to follow up after our phone call this morning. Below is the email chain that I was referring to from back in April.

The assessor fees we are trying to have lifted are **COM-ALT-19-01063 for \$15,984** and **COM-ALT-19-00949 for \$9,940**. HACM is involved in this job at the VA, on federal property, and there will not be any property taxes collected thus we are requesting assessors fees be lifted.

Please let me know if you have any questions.

Thanks,

Sam

SAM ORCHOLSKI

PROJECT MANAGER | **JP CULLEN**

C : 414.303.5284

new address : 104 E Pleasant Street | Milwaukee, WI 53212

janesville | madison | milwaukee | jpcullen.com

From: Beck, Jon [<mailto:jdb@alexandercompany.com>]
Sent: Tuesday, April 30, 2019 2:46 PM
To: Bronek, Peter
Cc: 'Lawrence IV, Wayman C. (WLawrence@foley.com)'; Day, Chris; Colin Cassady
Subject: RE: soldiers home exemption application

Peter,

Thank you for the quick response this afternoon and the link to the application. We'll get this turned around this week and back to you.

Thank you for looking into the permit fee issue: assessor's office is charging \$9,940 (Building 1) and \$15,984 (Building 2 "Old Main") respectively at these buildings for re-assessment fees.

I attached a copy of the permits (that have yet to be picked up as we are still working through that they have the correct fees, etc.,) for your reference.

Best Regards,



JONATHAN BECK

Development
Project Manager

2450 Rimrock Rd., Ste. 100, Madison, WI 53713
o: 608.268.8119 c: 202.246.8045 w: www.alexandercompany.com

[historic preservation](#) | [urban revitalization](#) | [adaptive reuse](#)

From: Bronek, Peter [<mailto:Peter.Bronek@milwaukee.gov>]

Sent: Tuesday, April 30, 2019 2:35 PM

To: Beck, Jon

Subject: soldiers home exemption application

Hello John;

Please find the link to where the exemption application is located:

<https://www.revenue.wi.gov/DORForms/pr-230.pdf>

Please reference the specific statute in 7b and discuss in detail at question 27.

I will look into the assessor's office permit fee issue. Give me a day or two. Thanks. PB

Peter Bronek, RES
Chief Assessor
City of Milwaukee Assessor's Office
200 E Wells Street, Room 507
Milwaukee, WI., 53202
Office: (414) 286-3125
Fax: (414) 286-8675
peter.bronek@milwaukee.gov

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

Date:	9/9/19
Received Of:	Samuel S. Orholksi (check is from J.P. Cullen & Sons)
Property at:	5000 W. National Ave.
Received By:	LME
Check # (If Applicable):	85923 \$25.00