



**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:** Nov. 19, 2019

**RE:** 5411 W. SPRING LA  
(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.

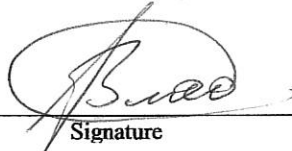
I am appealing the administrative procedure followed by DEPT. OF PUBLIC WORKS  
(Name of City Department)

Amount of the charges \$ 493.52

Charge relative to: "tall grass & weeds" bill dated Oct 21, 2019

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:

This bill (attached) refers to charges from June 11, 2018. I became the owner of this house only in Sept 2018. Title search done in Aug 2018 (attached) showed no current/pending orders/work. 2018 tax bill (attached) that came later showed no charges either. Spoke to Erik Stroel on Nov 14, 2019, who later sent email (attached) stating that the error was made in handling this. I ask to remove this charge due to the fact it was not handled in a proper timely manner (16 months it took) when I was not even the owner at that time.

  
Signature

VLADIMIR GOLOVATCHEV

Name (please print)

3819 N 78th St Milwaukee  
Mailing address and zip code 53222

414-378-78-53  
Daytime phone number



414-286-6085 E2011  
Department of Public Works - Operations Division  
Zeidler Municipal Building - 841 N. Broadway, Room 620 - Milwaukee, WI 53202  
TELEPHONE: 414-286-CITY (2489)

Make check payable to the City of Milwaukee. Check payments must be payable in U.S. dollars and be drawn on a U.S. bank. Payment receipt is only valid after check payment clears all banks.  
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.

October 21, 2019

VLADMIR V GOLOVACHEV  
4182 N 78TH ST  
MILWAUKEE, WI, 53222

Record ID: **PWCF-18-05566**  
Violation: **Tall Grass and Weeds**  
Address: **5411 W SPRING LA**  
Taxkey: **0840255000**  
Notice Date: **06/11/2018**  
Amount Due: **\$493.52**

Re: 5411 W SPRING LA

Your property has been found in violation of City of Milwaukee Ordinance No. 80-17, states that no weeds of any kind shall be permitted to grow or stand more than 7 inches on any property in the city.  
**\$493.52 is now due. Future violations of this ordinance will result in escalating fees.**

### Pay Online

(Credit /Debit Card or E-Check)  
[milwaukee.gov/dpwpayment](http://milwaukee.gov/dpwpayment)  
Enter the Record ID # found on the coupon below.

### Pay In Person

(Cash or Check only)  
Present coupon below with payment during normal working hours:  
OFFICE OF THE CITY TREASURER  
AT CITY HALL  
200 E WELLS ST

### Pay by Mail

(Check or Money Order only)  
Send coupon below with check or money order to:  
OFFICE OF THE CITY TREASURER  
200 E WELLS ST  
MILWAUKEE, WI 53202

If not paid within 30 days, an additional \$25 administrative fee will be incurred and added to your next property tax bill. If you fail to pay the full amount of your property tax bill, including the special assessments and charges, your property will be eligible for in rem tax foreclosure action by the City of Milwaukee under Section 75.521, Wisconsin State Statutes, or you may be subject to a personal civil action by the City of Milwaukee under Section 74.53, Wisconsin State Statutes.

To appeal these charges, print the appeal application available online at [milwaukee.gov/appealform](http://milwaukee.gov/appealform). You may also request an appeal application by calling (414) 286-CITY(2489). Return the appeal application along with the \$25 appeal filing fee to the Administrative Review Appeals Board, 200 E Wells St, Rm 205, **within 120 days** of the date of this letter.

By law, written notification to property owners/tenants in violation of this ordinance is not required. As a courtesy, a notice was posted on your property (unless that property is a vacant lot) for compliance. To sign up for email notifications of Forestry and Sanitation Services property violations; visit [milwaukee.gov/enotify](http://milwaukee.gov/enotify) and subscribe to location based service notifications.

If you have any questions regarding these charges, please contact the City of Milwaukee Call Center at (414) 286-CITY (2489). You can search for current charges against your property and pay online at [milwaukee.gov/lms](http://milwaukee.gov/lms).

Please detach and return with payment for City of Milwaukee DPW Tall Grass and Weeds Charge

A \$25 administrative fee will be added if not paid by: 11/20/2019

Bill To

VLADMIR V GOLOVACHEV  
4182 N 78TH ST  
MILWAUKEE, WI, 53222

Record ID PWCF-18-05566

Amount Due \$493.52

City of Milwaukee

Make Checks  
Payable To

Office of the City of Treasurer  
PO Box 514062  
Milwaukee, WI 53203-3462

Mail To

In person payments can be made at:  
Office of the City of the Treasurer  
City Hall, Room 103  
200 E Wells Street  
Milwaukee, WI 53203

4800020323000000018000000049352000050352050100055668



## Department of Neighborhood Services

841 N. Broadway, Room 105, Milwaukee, WI 53202  
Phone (414) 286-5077 | Fax (414) 286-0437 | [www.milwaukee.gov/dns](http://www.milwaukee.gov/dns)  
Email: [DNSTitleSearch@milwaukee.gov](mailto:DNSTitleSearch@milwaukee.gov)

Title Search Fee:  
**\$40.64**

### DNS TITLE SEARCH - REQUESTED BY: Fitzpatrick Select Services

DATE: 8/23

#### REQUESTOR CONTACT INFO:

RE: 5411 W Spring Ln TAXKEY NO: 0840255000  
FILE NO: 983946 SELLER NAME(S): \_\_\_\_\_

A check of our records in the Department of Neighborhood Services has disclosed the following:

#### PROPERTY REGISTRATION

- ☒ All properties in the City of Milwaukee must register with DNS (EXCEPT OWNER OCCUPIED 1- AND 2-FAMILY PROPERTIES AND CONDOS). Failure to file an application within 15 days of property transfer will result in a double fee.

#### RENT WITHHOLDING, FIRE INSPECTION, VACANT BUILDING REGISTRATION

- ☐ The tenant is currently authorized to deposit rent payments into the City's escrow account. For more information, call (414) 286-3645. This property is assessed an annual fire inspection fee, which is placed directly on the tax roll. This fee may change slightly each year.
- ☐ You may check the most recent property tax bill for an estimate. (The minimum fee is \$65.91; the maximum is \$395.46.) In addition, the property may be subject to Fire Prevention Permits and fees may be assessed.
- ☐ This property is currently in the City's Vacant Building Registration Program. If the building is vacant for more than 30 days after transfer, the owner will be subject to the requirements of the ordinance and will be responsible for fees that may occur. For information on the program, go to [www.milwaukee.gov/dns/vbr](http://www.milwaukee.gov/dns/vbr) or call (414) 286-8824.

#### CODE VIOLATIONS/WORK ORDERS

- ☒ There is no record of pending work orders on our computer system as of the receipt date.

☐ There are pending work orders in the following sections of this department. Call the section for more information.

|  |          |   |          |
|--|----------|---|----------|
| <input type="checkbox"/> Cleanup/Vehicle Nuisance      | 286-5771 | <input type="checkbox"/> Interns                      | 286-3673 |
| <input type="checkbox"/> Commercial Code Enforcement   | 286-3874 | <input type="checkbox"/> Plumbing/Sprinkler           | 286-3361 |
| <input type="checkbox"/> Condemnation                  | 286-2557 | <input type="checkbox"/> Property Registration        | 286-8569 |
| <input type="checkbox"/> Construction/Boiler/Hazardous | 286-2513 | <input type="checkbox"/> Residential Code Enforcement | 286-2268 |
| <input type="checkbox"/> Electrical/Elevator           | 286-2532 | <input type="checkbox"/> Special Enforcement          | 286-3875 |
| <input type="checkbox"/> Environmental                 | 286-3286 |   |          |

#### SPECIAL CHARGES

- ☒ There is no record of pending special charges on our computer system as of the receipt date.

☐ At this time there are pending special charges as follows:

|  |       |  |       |
|--|-------|--|-------|
| <input type="checkbox"/> Boardup         | _____ | <input type="checkbox"/> Reinspection Fees             | _____ |
| <input type="checkbox"/> Razing          | _____ | <input type="checkbox"/> Registration Enforcement Fees | _____ |
| <input type="checkbox"/> Litter Nuisance | _____ | <input type="checkbox"/> VBR Inspection Fee/No Entry   | _____ |
| <input type="checkbox"/> _____           | _____ | <input type="checkbox"/> Fire Prevention Permit        | _____ |
| <input type="checkbox"/> _____           | _____ |  |       |

#### TOTAL AMOUNT DUE TO PAY SPECIAL CHARGE \$ \_\_\_\_\_

This amount will be placed on the tax roll if not paid in full. Also, if Pending Work Orders are shown above, reinspection fees and other special charges, in addition to this amount, may be assessed against this property on a future tax roll. Most DNS fees include a 1.6% Training & Technology surcharge.

To pay pending charges, please send a check payable to City of Milwaukee, to the attention of the cashier at the address listed above.

Completed by DNS Employee: Yasha Winder



DNS-36 Title Search Form 08/1/10/17

|                                      |  |
|--------------------------------------|--|
| <input type="checkbox"/> Large Print | Alternative formats are available upon request for individuals with disabilities.<br><br>Contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or <a href="mailto:ADACoordinator@milwaukee.gov">ADACoordinator@milwaukee.gov</a> . |
|--------------------------------------|--|



## Special Assessment Letter



**Date Completed:** 08/31/2018  
**Date Ordered:** 08/22/2018  
**Owner:** TBD  
**Title File #:** 983946  
**Tax Key:** 0840255000  
**Brief Legal:** Lot 8, Block 13, Bradley Estates

**Municipality:** City of Milwaukee  
200 E. Wells Street  
Milwaukee, WI 53202  
**Property Address:** 5411 W Spring Ln  
**Property City:** Milwaukee  
**Property County:** Milwaukee

### Assessment & Taxes

**Mill Rate:**

**Year:** 2017

**Land:** \$15,100.00

**Improvement:** \$94,500.00

**Total:** \$109,600.00

**Net R.E. Tax:** \$2,788.61

**Total:** \$2,788.61

**Spec. Charges:** 0

**Amount Due:** \$0.00

**Amount Paid:** \$2,788.61

**Notes:** None

### Outstanding or Deferred Special Assessments

None

### Contemplated Special Assessments

None

### Water Billing

See Attached Document for Details

### Water & Sewer Connection/Impact Fees

n/a

### Notes

The Knight-Barry Title Group shall not be responsible or liable for the accuracy or completeness of the information contained in this letter. Further the issuance of this letter does not constitute an endorsement to any title insurance commitment or policy nor should it be construed as providing coverage to any proposed insured as to any special assessments (including but not limited to charges, taxes or impact fees) which may be assessed or charged against the Property.

For questions regarding possible special assessment, taxes, water or sewer billings, please contact the municipality listed at the top of this letter

**2018 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL**

ACCOUNT TYPE: REAL ESTATE  
 TAX KEY / ACCOUNT NO. 0840255000 BILL # 00005482  
 LOCATION OF PROPERTY: 5411 W SPRING LA  
 LEGAL DESCRIPTION: NEIGHBORHOOD 0360 PLAT PAGE 084/14  
 BRADLEY ESTATES IN NW 1/4 SEC 14-8-21 BLOCK 13 LOT  
 8

**Spencer Coggs**  
**CITY TREASURER**  
 CITY HALL, ROOM 103  
 200 EAST WELLS STREET  
 MILWAUKEE, WISCONSIN 53202  
 TELEPHONE: (414) 286-2240  
 TDD: (414) 286-2025  
 FAX: (414) 286-3186  
[www.milwaukee.gov/treasurer](http://www.milwaukee.gov/treasurer)

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.

VLADMIR V GOLOVACHEV  
 4182 N 78TH ST  
 MILWAUKEE, WI 53222

| Class  | Assessment-Land     | Assmt.-Improvements         | Total Assessment       | Detail of Special Assessments and Other Charges |
|--|---------------------|-----------------------------|------------------------|---|
| RESIDENTIAL                                    | 25,300              | 84,300                      | 109,600                |   |
| Avg. Assmt. Ratio                              | Est. Fair Mkt.-Land | Est. Fair Mkt.-Improvements | Total Est. Fair Market |   |
| 1.0010   | 25,275              | 84,216                      | 109,491                |   |
| School taxes reduced by school levy tax credit |                     |                             | 216.22                 | 0.00  |

| Tax Levy                        | 2017 Est. State Aids | 2018 Est. State Aids | 2017 Net Tax | 2018 Net Tax | % Change |
|---------------------------------|----------------------|----------------------|--------------|--------------|----------|
| State of Wis.                   |                      |                      | 0.00         | 0.00         | +0.000   |
| Sewerage Dist.                  |                      |                      | 188.90       | 185.71       | -1.689   |
| Public Schools                  | 677,761,617          | 697,837,294          | 933.92       | 818.23       | -12.388  |
| Tech. College                   | 26,259,259           | 26,562,925           | 137.65       | 134.28       | -2.448   |
| County Govt.                    | 24,344,917           | 24,835,437           | 553.09       | 537.34       | -2.848   |
| City Govt.                      | 254,421,489          | 254,674,602          | 1,178.90     | 1,160.31     | -1.577   |
| Total                           | 982,787,282          | 1,003,910,258        | 2,992.46     | 2,835.87     | -5.233   |
| First Dollar Credit             |                      |                      | -74.13       | -67.08       | -9.510   |
| Lottery and Gaming Credit       |                      |                      | -129.72      | 0.00         | -100.000 |
| Net Property Tax                |                      |                      | 2,788.61     | 2,768.79     | -0.711   |
| Special Assessments and Charges |                      |                      |              | 0.00         |          |

WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.

|  |                 |
|--|-----------------|
| <b>TOTAL DUE</b>   | <b>2,768.79</b> |
| <b>FULL PAYMENT DUE ON OR BEFORE 01/31/2019</b>              | <b>2,768.79</b> |
| <b>FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2019</b> | <b>304.86</b>   |

|  |        |  |
|--|--------|--|
| Monthly Installment Payment Due: February through July 2019          | 305.01 | Net Assessed Value Rate Before Credits |
| Monthly Installment Payment Due: August, September, and October 2019 | 211.29 | 25.875                                 |

**FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases**

| Taxing Jurisdiction | Total Additional Taxes | Total Additional Taxes Applied to Property | Year Increase Ends |
|---------------------|------------------------|--|--------------------|
|---------------------|------------------------|--|--------------------|

KEEP TOP PART OF TAX BILL FOR YOUR RECORDS. SEE REVERSE SIDE FOR MORE INFORMATION.  
 WHEN PAYING BY MAIL, CAREFULLY TEAR ON PERFORATION AND RETURN BOTTOM COUPON ONLY WITH PAYMENT IN THE ENVELOPE PROVIDED

**2018 CITY OF MILWAUKEE COMBINED PROPERTY TAX PAYMENT COUPON**

**5411 W Spring Lane - tall grass fine**

From: Stoekl, Erin (erin.stoekl@milwaukee.gov)  
To: soleskit@yahoo.com  
Date: Monday, November 18, 2019, 02:56 PM CST

Hello,

My name is Erin Stoekl and I am contacting you per our phone conversation last week.

For your records, I've attached photos taken of 5411 W Spring Lane both when the property was first inspected and when a City abatement contractor mowed the lawn. Below is a timeline of events and a breakdown of the related charges:

- 6/11/18 - 5411 W Spring Ln was inspected and cited for being in violation of Milwaukee's tall grass and weed ordinance ([Ch. 80.17](#))
- 6/25/18 - a City abatement contractor mowed the property
- Fees total \$493.52. Breakdown of fees:
  - \$50.00 posting fee
  - \$100.00 admin fee
  - \$320.00 contractor fee
  - \$23.52 tax
- 7/3/18 - City received documentation from the abatement contractor and confirmed that work had been completed.
- Due to a clerical error, the associated fees were not billed until 10/21/19.

Please let me know if you have any questions.

Thank you,  
-Erin

**Erin Stoekl**

Property Maintenance & Compliance Manager  
ISA Certified Arborist/Municipal Specialist (WI-0931AM)  
ISA Tree Risk Assessment Qualified  
(414) 286-6085

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](http://www.milwaukee.gov/email_disclaimer)



5411 W Spring Lane - inspection photos.pdf  
296kB



5411 W Spring Lane - contractor photos.pdf  
416.5kB

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

|                          |                     |
|--------------------------|---------------------|
| Date:                    | 11/20/19            |
| Received Of:             | Vladimir Golovachev |
| Property at:             | 5411 W. Spring La.  |
| Received By:             | LME                 |
| Check # (If Applicable): | 1074<br>\$25.00     |

CITY OF MILWAUKEE  
2019 NOV 20 P 3:31  
CITY CLERK'S OFFICE