



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: 02/08/2021

RE: 4933 W. Medford Ave
(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 _____
(Name of City Department)

Amount of the charges \$ 177.80

Charge relative to: reinspection fee

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:

We have completed the interior work orders with the exception of the carpet removal at tenant's request to wait until Spring warmer weather. There have been several communications to inspector requesting clarification of work orders and request for extension on exterior work orders due to cold weather.
Please refer to attached documents for more details. Thank you.

Signature

Prestige Property Management Services

Name (please print)

11414 W. Park Place, Suite 202
Mailing address and zip code

414-716-6270
Daytime phone numbers

Admin@PrestigeMilwaukee.com

E-Mail Address(s)



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

January 12, 2021
Order #: ORD-20-13143

GOLDEN TREE PROPERTIES
WISCONSIN LLC
2526 RICHERT AVE
CLOVIS, CA 93611-0111

Re: 4933 W MEDFORD AV

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 01/07/2021, we imposed a \$177.80 reinspection fee, which includes a 1.6% training and technology surcharge. Any outstanding fees will automatically be assessed to your 2021 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.

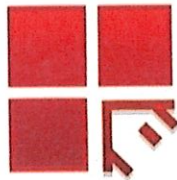
To discuss the violations, please contact the inspector listed below. Please contact your attorney with any legal questions as this office cannot give legal advice

Please call Inspector Nastacia Smith at 414-286-3882 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.

Nastacia Smith

Recipients

GOLDEN TREE PROPERTIES, 2526 RICHERT AVE, WISCONSIN LLC, CLOVIS CA 93611-0111
GOLDEN TREE PROPERTIES WISCONSIN, LLC (RA), NORTHWEST REGISTERED AGENT, LLC, 2800 E ENTERPRISE AVE, STE 333, APPLETON WI 54



PRESTIGE PROPERTY MANAGEMENT SERVICES

02/10/21

Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202
ATTN: Inspector Nastacia Smith

Re: 4933 W. Medford Ave

Dear Inspector Smith:

This is a follow up to previous correspondence and phone calls regarding the above referenced property.

We are seeking clarification on the orders with regards to defective siding, defective carpeting and exterior work. We are also requesting an extension on the exterior work due to the extremely cold weather and lack of funding.

Per the maintenance technician who completed the repairs, the tenants have indicated that the carpet is not an issue at this time and do not wish anyone to come inside to do this extensive work right now due to winter season and covid-19 pandemic. They would prefer interior work to be completed after March or April when the weather warms up and there is no more snow on the ground to track inside the house.

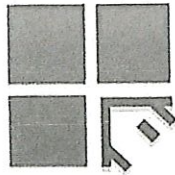
Please note, we had attempted to schedule carpet work last Fall 2019 but they declined and told us to wait until Spring 2020 because they didn't want anyone coming inside during the winter months tracking snow inside, and of course the Covid-19 pandemic hit in March 2020, so nothing was scheduled in March 2020.

Due to the high spike in Covid-19 cases and Coronavirus deaths, we wish to keep everyone safe and limit contact while practicing social distancing and other CDC guidelines.

Please let us know when you are available for clarification and questions concerning this property report so we can complete and close out as soon as possible.

Respectfully Submitted,

Prestige Property Management Services



PRESTIGE PROPERTY MANAGEMENT SERVICES

01/07/21

Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202
ATTN: Inspector Nastacia Smith

Re: 4933 W. Medford Ave

Dear Inspector Smith:

This is a follow up regarding the above referenced property.

We are seeking clarification on the orders with regards to defective siding and defective carpeting.

Due to limited funds, unavailable resources and the winter season, we are requesting an extension on garage roof replacement.

Per the maintenance technician who completed the repairs, the tenants have indicated that the carpet is not an issue at this time and do not wish anyone to come inside to do this extensive work right now due to winter season and covid-19 pandemic.

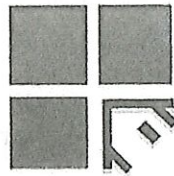
Please note, we had attempted to schedule carpet work last Fall 2019 but they declined and told us to wait until Spring 2020 because they didn't want anyone coming inside during the winter months tracking snow inside, and of course the Covid-19 pandemic hit, so nothing was scheduled in March 2020.

Due to the high spike in Covid-19 cases and Coronavirus deaths, we wish to keep everyone safe and limit contact while practicing social distancing and other CDC guidelines.

Please let us know when you are available for clarification and questions concerning this property report so we can complete and close out as soon as possible.

Respectfully Submitted,

Sonya Mays
Broker/Owner, Prestige Property Management Services



PRESTIGE PROPERTY MANAGEMENT SERVICES

12/03/20

Department of Neighborhood Services
Enforcement Section
841 N. Broadway
Milwaukee, WI 53202
ATTN: Inspector Nastacia Smith

Re: 4933 W. Medford Ave

Dear Inspector Smith:

This is a follow up to the voice mail messages left for you on 12/3/20 regarding the above referenced property.

The property owners have forwarded the inspection report and order to us. We are the property management firm for the owners.

We are seeking clarification on the orders, particularly item #2-defective siding correct date 2/9/21 and item #2-defective carpeting correct date 12/9/20.

Due to limited funds and unavailable resources, we are requesting an extension on item #1-replace garage roof correct date 2/9/21.

Per the maintenance technician, he reached out to the tenants and completed the exterior rear security door replacement; however, they have indicated that the carpet is not an issue and do not wish anyone to come inside to do work right now due to covid-19.

The oven has been repaired and is working.

Please note, we had attempted to schedule carpet work last Fall 2019 but they declined and told us to wait until Spring 2020 because they didn't want anyone coming inside during the winter months, and of course the Covid-19 pandemic hit this year so nothing was scheduled in March.

Due to the high spike in Covid-19 cases and Coronavirus deaths, we wish to keep everyone safe and limit contact while practicing social distancing and other CDC guidelines.

Please let us know when you are available for clarification and questions concerning this report.

Respectfully,

Sonya Mays
Broker/Owner, Prestige Property Management Services

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

Date:	2/17/21
Received Of:	Sonya Mays
Property at:	4933 W. Medford Ave.
Received By:	LME
Check # (If Applicable):	2562 \$25.00