

8458



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: 5/5/2021

RE: 2422 N. 45th St.
(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 DNS
(Name of City Department)

Amount of the charges \$ 508.00

Charge relative to: Vacant Building

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:

Please see attached paper work. This building was not vacant. My company reached out to an inspector and they should have been taken care of.

Kristin Dixon
Signature

Kristin Dixon
Name (please print)

7120 W good hope Rd.

53223

Mailing address and zip code

414-699-1398

Daytime phone numbers

Kristin.anchor@gmail.com
E-Mail Address(s)



Department of Neighborhood Services

Vacant Building Program
4001 S. 6th Street
Milwaukee, WI 53221-1704

April 29, 2021

Erica R. Roberts
Commissioner

Thomas Mishefske
Operations Director

Michael Mazmanian
Operations Director

ACTION PROP I LLC
7120 W GOOD HOPE RD
MILWAUKEE, WI, 53223

Record ID: VAC-19-00475

Re: 2422 N 45TH ST

The buildings at the above address were found to be vacant and subject to the Vacant Building Registration Program: SINGLE PRIMARY STRUCTURE. Because the building(s) remained vacant for a period of 6 months you are required to pay a vacant building inspection renewal fee of \$254.00 per building.

You are being charged \$254.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$508.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at milwaukee.gov/lmspay

Checks should be made payable to City of Milwaukee and sent to:

Department of Neighborhood Services

Attn: Cashier
841 N. Broadway, Rm 105
Milwaukee, WI 53202

For your convenience, any balance remaining 30 days from the date of this letter will be added to your property tax bill. For questions regarding this fee, call 414-286-2268. More information on this program is available at <http://www.city.milwaukee.gov/dns/vbr>

If you wish to appeal these charges 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 \$25.00 fee required when filing the appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Detach

bottom portion and return along with check

(Please write taxkey on check)

4/29/2021

Vacant Building Inspection Payment Stub

Taxkey: 3281428000

Re: 2422 N 45TH ST

VAC-19-00475

Amount Due: \$508.00



Fwd: Vacant building report

From: Sara Barron (sarab.anchor@gmail.com)
To: alottaproperties@yahoo.com
Date: Tuesday, December 29, 2020, 01:57 PM CST

----- Forwarded message -----

From: **Wallace, Kit** <kwalla@milwaukee.gov>
Date: Tue, Oct 29, 2019 at 10:58 AM
Subject: RE: Vacant building report
To: Sara Barron <sarab.anchor@gmail.com>

Good morning,

No, for now, all we do is wait on the verification to be completed by the Inspector... ☺

Thanks,

Kit

From: Sara Barron [mailto:sarab.anchor@gmail.com]
Sent: Friday, October 25, 2019 4:10 PM
To: Wallace, Kit
Subject: Re: Vacant building report

Ok, So after 10/31, Inspector Randolph will inspect the property. Do we as a company need to do anything more to resolve this?

Thank you,

Sara Barron

Action Property Management

On Fri, Oct 25, 2019 at 2:54 PM Wallace, Kit <kwalla@milwaukee.gov> wrote:

Usually water bill, or electric bill is, but since tenancy will be new, the inspector will verify occupancy.

From: Sara Barron [mailto:sarab.anchor@gmail.com]
Sent: Friday, October 25, 2019 2:15 PM

To: Wallace, Kit
Subject: Re: Vacant building report

That is ok, mistakes happen. What would be an acceptable form of documentation?

Thanks,

Sara Barron

Action Property Management

On Fri, Oct 25, 2019 at 2:12 PM Wallace, Kit <kwalla@milwaukee.gov> wrote:

I apologize, leases are not acceptable documentation but I did already put in the request with the Inspector for occupancy verification. Sorry for the mix up, I thought I put "not" in my first email.

Thanks in advance,

Kit

From: Sara Barron [mailto:sarab.anchor@gmail.com]
Sent: Friday, October 25, 2019 2:09 PM
To: Wallace, Kit
Subject: Re: Vacant building report

Good Afternoon,

I have attached a copy of the lease for the new tenant.

Please let me know if you have any questions or concerns.

Thank you,

Sara Barron

Action Property Management

On Fri, Oct 25, 2019 at 8:04 AM Wallace, Kit <kwalla@milwaukee.gov> wrote:

Good morning,

Leases are acceptable documentation, but I have informed Inspector Randolph of the occupancy date and requested an inspection.

Thanks in advance,



Kristin D <kristin.anchor@gmail.com>

Tax Bill

2 messages

Kristin D <kristin.anchor@gmail.com>

Tue, Dec 29, 2020 at 2:27 PM

To: Nlewis@milwaukee.gov

Cc: Alotta Properties <alottaproperties@yahoo.com>

Tax Key 3281428000
2422 N 45th St

Hello,

We received the tax bill for this property and there is a charge on it that should not be. DNS Misc. for \$254. This fee is for a vacant building, this building has not been vacant. I have emails with Inspector Kit Wallace and one of our employees Sara Barron regarding this. How can we go about getting this removed off the tax bill so i can proceed with paying.

Thank You

--

Kristin D

Controller/Maintenance Manager

P 414-699-1398 F 414-763-4703

<https://anchorpropertyrental.com/index.php>

Lewis, Norma C <nlewis@milwaukee.gov>

Tue, Dec 29, 2020 at 3:01 PM

To: Kristin D <kristin.anchor@gmail.com>

Cc: Alotta Properties <alottaproperties@yahoo.com>, "Wallace, Kit" <kwalla@milwaukee.gov>, "Bonds, Christa" <cbonds@milwaukee.gov>

Hello all,

The charge invoiced on 10/16/2020 is currently due and is considered a 2021 fee because it was invoiced after September 1st, which is the beginning of our new fiscal year.

The charge you see on the 2020 property tax bill was invoiced 04/16/2020 so we will not be able to remove the fee.

Thank you,

Norma Lewis

Administrative Services Supervisor

841 N. Broadway, Room 105, Milwaukee, WI 53202

P: (414) 286-2566



Our office is currently closed to the public. Many Department of Neighborhood Services' employees are working remotely due to recommendations regarding COVID-19 and social distancing. You may experience a slower response time to your call than typical. Thank you for your patience.

[Quoted text hidden]

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

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

Date:	5/11/21
Received Of:	Kristin Dixon
Property at:	2422 N. 45 th St.
Received By:	LME
Check # (If Applicable):	8458 \$25.00