

## CITY OF WEST ALLIS

RECEIVED

OCT 27 2016

CITY OF WEST ALLIS  
CITY CLERKNOTICE OF CLAIM

Name: Leo and Karen Gilpin Incident/Accident Information  
Address: 2859 S. 95<sup>th</sup> St. Date: \_\_\_\_\_  
West Allis WI 53227 Time: \_\_\_\_\_  
Phone: 414-545-7668 Place: \_\_\_\_\_

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WEST ALLIS  
CITY ATTORNEYCIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary). Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

See attached

Signed: \_\_\_\_\_

Date: 9-2-16CLAIM

**NOTE:** You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the City of West Allis at any time consistent with the applicable statute of limitations. However, no action will be taken by the City of West Allis to formally accept or deny your claim until the following information is provided:

The undersigned hereby makes a claim against the City of West Allis of arising out of the circumstances described above.

The amount sought is: \$ 5,109.81 (Please attach an itemized statement of damages sought including at least 2 estimates for repairs.)

Signed: \_\_\_\_\_

Date: 9-2-16Address: 2859 S. 95<sup>th</sup> St.

September 15, 2016

Leo and Karen Gilpin  
2859 S. 95<sup>th</sup> St.  
West Allis WI. 53227

West Allis City Hall  
City Attorney's Office  
Attn: Jenna Merten Assistant City Attorney  
7525 W. Greenfield Ave.  
West Allis WI. 53214

Dear Attorney Merten,

I'm responding to your letter of September 6, 2016 to my attorney William Rettko. I would like to thank you for your response to our inquiry.

The following is the sequence of events leading up to my request for reimbursement of my overpayment of property taxes.

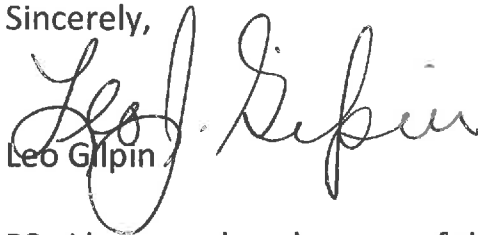
Approximately the middle of last year (2015) I checked the assessor's site as there were several properties around my home that were up for sale. While I was doing that I checked my own property and found that there was an inaccurate statement pertaining to my assessment. The inaccuracy stated that my property had an enclosed breezeway. My breezeway has never been enclosed. I called and was asked when I had torn it down. I explained that I never had an enclosed breezeway and in fact we've lived in the property for over 40 years and I could prove we never had an enclosed breezeway with signed affidavits from neighbors stating we never had an enclosed breezeway. I asked to speak to the assessor and he too asked when I had taken the enclosed breezeway down. I told him he could come and look for himself and I believe that is what was done. After

approximately 6 weeks I received a letter stating that my assessment had been lowered due to "breeze way removed".

I called and asked to speak to the assessor to find out about the over assessment all these years. I told him I know what happened, someone in their department mistakenly put down enclosed breezeway. A mistake was made and I've been paying for that mistake all these years. He stated he would have to get back to me. That never happened.

All I'm asking for is a fair resolution to this issue. No one likes to pay more than they should, especially property taxes.

Sincerely,

  
Leo Gilpin

PS. I have enclosed a copy of the original "Application for Permit" form that was taken out to add the breezeway and garage. It clearly states "breezeway" in several places. It does not say enclosed breezeway.

PPS. I have also enclosed what I feel is the document that caused someone to put enclosed breezeway on the assessment for my property. If you look at page 2 of document labeled 1 you will see (at the bottom) where (enc) was entered. Then an addendum was added (document 2) and at the bottom you can see brzwy (enc) has been whited out. It shows Inspected by as L.N.M. and he or she appears on both documents. This was done on 9-20-1976, as was the addendum. This was shortly after we purchased the dwelling in 1975. Someone saw the first document and not the second one or the white out was done recently with the change in assessment. If it was done recently why wasn't the change dated?

I will be out of town Sept. 16, 2016 to Sept. 27, 2016, should you need to contact me.

# Application for Permit

No. 93730

APR 19 1985

TO THE BUILDING INSPECTOR:

WEST ALLIS, WIS.

19\_\_

The undersigned hereby applies for a permit to build, construct, remodel and occupy or to install according to the following statement:

1. Owner Nick J. Morano Address \_\_\_\_\_
2. Location of Structure 2859 S 95 Street
3. Lot 1 Block 4 Subdivision Wildwood Ward #5
4. District Use 70.66 Area \_\_\_\_\_ Height Heights
5. Size of Lot 71.45 Alley \_\_\_\_\_ Corner or Inner Lot corner
6. No. part of the structure shall project beyond the lot line.
7. Permit for Brwy & Att. Gar Class of Const. Frame
8. Cost 1000.00 Permit Fees \$4.00 Occupancy Fees \$1.00 Total Fees \$5.00
9. Name of Architect \_\_\_\_\_ Address \_\_\_\_\_
10. Names of Contractors Owner

11. Size of Studding 2x4-16oe Length 7' Yds. of Plaster \_\_\_\_\_
12. Size of Building—No. of feet Front 30' No. of feet Rear 30' No. of feet Deep 22'  
No. of Stories in Height 1 No. of feet in height from grade level to highest point of roof beams 15max Cubic Contents \_\_\_\_\_
13. Will the roof be flat, peaked or mansard? Hip Roof Material Comp
14. Foundation Material C.B. Depth below grade \_\_\_\_\_
15. Foundation wall laid on earth, sand, rock, or piles? 20" x 6" concrete

	Thickness of Walls	Materials in Walls	Size of Joists	Distance from Center	Span of Joists	Size of Girders	Span of Girders	Material of Girders	Size of Columns	Length of Columns	Material of Columns	If old party wall is used give thickness	Floor Loads
Basement	<u>8"</u>	<u>C.B.</u>											
1st Floor			<u>4"</u>										
2nd Floor													
3rd Floor													
4th to Floor													
Ceiling			<u>2/6</u>	<u>16"</u>	<u>12'</u>								
Roof			<u>2/6</u>	<u>16"</u>	<u>13'</u>								

16. No. of Rooms \_\_\_\_\_ 1st floor 1 brwy 2nd floor \_\_\_\_\_
17. No. of Stairs \_\_\_\_\_ Material of enclosure \_\_\_\_\_
18. No. of Elevators \_\_\_\_\_ Material of enclosure, including Pent House \_\_\_\_\_
19. Fire Escape \_\_\_\_\_ Location \_\_\_\_\_
20. Class of Heating \_\_\_\_\_

21. Building to be used for \_\_\_\_\_
22. Accessory Buildings. Size and use 10' x 12' Brwy. and attached garage 20' x 22'

23. Remarks located in line with North side of dwelling  
Extending 30' west attached to west side of existing dwelling  
Provide the fire separation between brwy and garage DPW per #1819

It is Hereby agreed between the undersigned, as owner, his agent or servant, and the City of West Allis, that for and in consideration of the premises and of the permit to construct, erect, alter or install and the occupancy of building as above described, to be issued and granted by the Building Inspector, that the work thereon will be done in accordance with the descriptions herein set forth in this statement, and as more fully described in the specifications and plans herewith filed; and it is further agreed to construct, erect, alter or install and occupy in strict compliance with the ordinances of the City of West Allis; and to obey any and all lawful orders of the Building Inspector of the City of West Allis, and all State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment.

NAME

Nick J. Morano

Address

2859 S 95 St

CITY OF WEST ALLIS, WISCONSIN  
RESIDENTIAL APPRAISAL CARD

Key No. 518-0043

Address of Property : 2859 S 95

27

OWNER

DESCRIPTION

GILPIN LEO J + W 10/75

Rite Realty Co.

R-R-CO-WILDWOOD HEIGHTS LOT 1 BLK 4

SALES INFORMATION

Date	Reel	Image	Consideration	Remarks

PHOTOGRAPH

DATE

SOURCE

BUILDING PERMIT RECORD

Date	Number	Amount	Purpose
3/29/94	167673	5,000	Addition
7/31/06	191532	3,500	Furnace & CAC N/C 9-5-DL JMK

LAND VALUE FACTORS

Zoning	Improvements	Street	Topography
Residential	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Curbs	<input checked="" type="checkbox"/> Level
Commercial	<input type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Blacktop	<input type="checkbox"/> Slope
Industrial	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> High
	<input type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Gravel	<input type="checkbox"/> Low

Alley \_\_\_\_\_ Landscaping \_\_\_\_\_  
 Distance from: Grade School \_\_\_\_\_ High School \_\_\_\_\_ Bus Line \_\_\_\_\_  
 Shopping \_\_\_\_\_ City Center \_\_\_\_\_ Church \_\_\_\_\_  
 Neighborhood Age \_\_\_\_\_ Exc ☐ Good ☐ Ave ☐ Poor ☐ Improving ☐ Declining ☐

GENERAL INFORMATION

Original Cost : Date \_\_\_\_\_ Land \_\_\_\_\_ Bldgs. \_\_\_\_\_ Total \_\_\_\_\_  
 Appraisal : Date 8/92 Land 28 Bldgs. \_\_\_\_\_ Total \_\_\_\_\_  
 Asking Price : Date 2/90 Am't. 10 Offer: \_\_\_\_\_ Am't. \_\_\_\_\_  
 Mortgage : Date 4-87 Am't. 40 Fire Insurance : \_\_\_\_\_

RENTAL DATA

No. of Apts. \_\_\_\_\_ Gross Rent \_\_\_\_\_  
 Rooms per Apt. \_\_\_\_\_ Expenses \_\_\_\_\_  
 Other Units \_\_\_\_\_ Net Income \_\_\_\_\_

COMPUTATION OF LAND VALUE

Width	Front Foot Value	Value Full Depth	Depth Factor	Adjusted Value	Acres	Total Land Value

REMARKS: 6/20/88 DESIA  
 Review. N/C BTK.  
 7/20/88 - OWNER CALLED  
 ? Review. OK. BTK.

ASSESSMENT SUMMARY

Assessed by	1976	1976	1976	1987	1992	1992	1995	1998	2002
Year	1976	1976	77 52	1987	1992	1992	1995	1998	2002
Land	2,950	5,900	6100	23,600	25,000	25,000	25,000	28,900	28,900
Improvements	4,850	9,700	11,300	40,200	52,700	53,700	55,000	72,400	96,300
Total	7,800	15,600	17,400	63,800	77,700	78,700	80,000	101,300	125,200

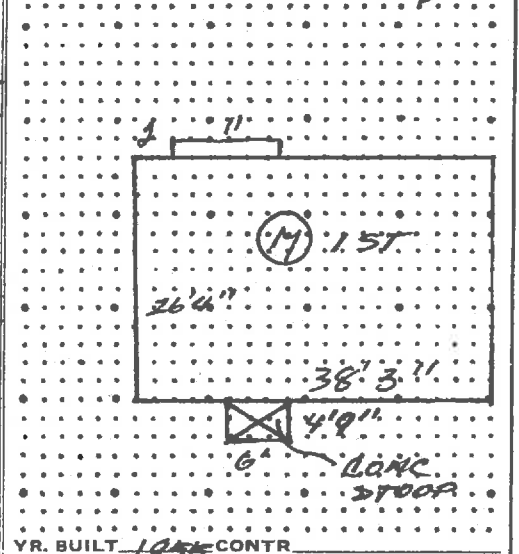
## RESIDENTIAL APPRAISAL CARD - BUILDING DATA

Address 2859 S 95ST Key No. 518-0043

OCCUPANCY: Single family ☒; Duplex ☐; Family; Other ☐  
 BUILDING QUALITY: CLASS 6 INSPECTED BY: L.N.M.  
 BUILDING DESIGN: RANCH DATE: 9-20-76

EXTERIOR DETAILS					INTERIOR DETAILS																
NO. OF STORIES	FOUNDATION	BASEMENT	EXTERIOR WALLS	ROOF TYPE	ROOF MATERIAL	WINDOWS	STORM SASH AND SCREENS	HEATING	OTHER FEATURES	INTERIOR DETAILS											
										BSMT.	1ST FLOOR				2ND FLOOR				ATTIC		
1	conc. blk. <input checked="" type="checkbox"/> concrete	whole <input checked="" type="checkbox"/> part none	siding (AL) 1/2 <input checked="" type="checkbox"/> stucco insulbrick asbestos-asphalt face brick stone SPLT BK 1/2 <input checked="" type="checkbox"/> insulation	gable hip <input checked="" type="checkbox"/> gambrel	asphalt shingle <input checked="" type="checkbox"/> wood shingle insulation	double hung <input checked="" type="checkbox"/> thermopane <input type="checkbox"/> old <input type="checkbox"/> mod <input type="checkbox"/> wood <input checked="" type="checkbox"/> metal <input type="checkbox"/>	old <input type="checkbox"/> mod <input type="checkbox"/> wood <input type="checkbox"/> metal <input checked="" type="checkbox"/>	hot air <input checked="" type="checkbox"/> hot water steam electric radiant forced system <input checked="" type="checkbox"/> gravity system air cond. <input checked="" type="checkbox"/>	bath exhaust <input type="checkbox"/> clothes chute <input type="checkbox"/> incinerator <input type="checkbox"/> HUMIDIFIER	BSMT. 6 Rms. 4 CLOSET	Liv. Rm. Din. Rm. Kitchen Bath Bedrooms Family Rm. Utility Rm.	Bedrooms Bath Kitchen Liv. Rm. Bedrooms	Bedrooms	NO. OF ROOMS 11 no. of closets 3	FLOORS oak maple fir or pine carpet-physc. linoleum tile ( ) tile ( ) concrete	WALLS drywall plaster panel ( ) tile ( C-LT ) painted papered	CEILINGS drywall plaster tile ( )	TRIM oak birch pine varnish paint	DOORS mat. (LUM) type ( ) fin. ( )	PLUMBING water closet lavatory bathtub shower O.T. shower stall colored fixtures kitchen sink 2C disposal dishwasher laundry tub 2C water heater 30 GAL G. sump pump	water softener

PLAN OF HOUSE ONE DIV. = 2 FT.



sty.	proj.	width	depth	sq. ft.	ht.	cu. ft.
1	M	26'4"	38'3"	1007		
1	A	5	11	22		
	B					
	C					
	D					

CONDITION	exc.	good	b.t.n.	norm.	fair	poor
exterior	50	X				
interior	50	X				
AGE ADJM'T.	M	A	B	C	D	Adj'd. Age
year built	1955					1955
year remod.						
% remod.	0					21

PHYSICAL DEPREC.		FUNCTIONAL DEPREC.	
normal	14	poor plan	
less than normal	1	bus. encroachment	
more than normal			
Total	13	Total	

ADDITIONAL AND SPECIAL FEATURES				
driveway				
patio				
fence				

ADDITIONS AND DEDUCTIONS TO BASE PRICE				
description	quant.	cost	add.	ded.
VANITY	51			
HUMIDIFIER	1			
VENT PANE	1			
REC RM (F)	260			
CAC				
Totals				
Net Add or Deduct				

COMPUTATION				
area	price	cost	cost	cost
add'n or deduct'n.				
total cost new				
% condition				
sound value				
add other bldgs.				
sound value				
deduct obsol.				
market value				

REMARKS:

S 95ST Key No. 518 - 0043

PLAN OF HOUSE ONE DIV. = 2 FT.

Hand-drawn diagram of a rectangular structure on a grid background. The structure is a rectangle with dimensions 38' 3" by 26' 6". A small circle with "1.5" inside is located near the top center. A small square with an "X" inside is located near the bottom center, with a dimension of 4' 9" written next to it. The text "CANC" and "3700A" are written at the bottom right.

YR. BUILT <u>1955</u> CONTR <u>          </u>						
sty.	proj.	width	depth	sq. ft.	ht.	cu. ft.
1	M	26 4 x 38 3/4"		1007		
1	A	3	X 11	22		
	B		X			
	C		X			
	D		X			

CONDITION	exc.	good	b.t.n.	norm.	fair	poor
exterior	3.5	X				
interior	3.0	X				
AGE ADJM'T.	M	A	B	C	D	Adj'd. Age
year built	1955					1955
year remod.						
% remod.	0					2

PHYSICAL DEPREC.	FUNCTIONAL DEPREC.
normal	14 poor plan
less than normal	7 bus. encroachment
more than normal	
Total	13 Total

ADDITIONAL AND SPECIAL FEATURES	
driveway	
patio	
fence	

ADDITIONS AND DEDUCTIONS TO BASE PRICE				
description	quant.	cost	add.	ded.
VANITY	51			
HUMIDIFIER	1			
VENT FAN (R)	1			
CEC RM (F)	264			
CAC	1			

	Totals		
	Net Add or Deduct		

COMPUTATION				
area	price	cost _____	cost _____	cost _____

add'n or deduct'n.				
total cost new				
% condition		.87		
sound value				
add other bldgs.				

sound value			
deduct obsol.			
market value			
<b>REMARKS:</b>			

OTHER FEATURES					KITCHEN CABINETS			FIREPLACE			
bath exhaust	<input type="checkbox"/>	built in range & oven	<input type="checkbox"/>		BASE-MAT.	15	width				
clothes chute	<input type="checkbox"/>	kitchen exhaust & hood	<input type="checkbox"/>		CAB. 18"	3	height				
incinerator	<input type="checkbox"/>	VANITY, S.	<input type="checkbox"/>		CAB. 30"	8	stone				
HUMIDIFIER					tops		brick				
ELECTRIC:	conduit	<input type="checkbox"/> BX	<input type="checkbox"/> RX	<input type="checkbox"/> K&T	paint	<input type="checkbox"/>	varnish	<input checked="" type="checkbox"/>			
fixtures:	excell	<input type="checkbox"/> good	<input type="checkbox"/> ave	<input type="checkbox"/> L.C.	old	<input type="checkbox"/>	modern	<input type="checkbox"/>			
					stack: ins.			<input type="checkbox"/>	outs. <input type="checkbox"/>		
GARAGE, PORCHES, BREEZEWAY AND ACCESSORY BUILDINGS											
desc.	year	size	foundation	floor	walls	roof	doors	elec.	area	cost	net
garage		20' 5" X 22'			ALUM.	HIP	OH		449		
porch											
stoop		1' 4' 9" X 6'							28		

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



City Assessor's Office  
414.302.8230  
assessor@westalliswi.gov

April 25, 2016

Leo J. Gilpin  
2859 S 95 St  
West Allis, WI 53227

**Notice of Assessment  
(this is not a tax bill)**

Dear West Allis Property Owner:

This letter is to explain the assessment process and serve as your 2016 property assessment notice. The assessment represents the assessable value of the property rather than its full market value.

In accordance with Section 70.365 of the Wisconsin Statutes, you are hereby notified of your assessment for the current year 2016 on the property described.

Tax key number: 518-0043-000  
Property Address: 2859 S 95 St

2015 Assessment	\$142,000
2016 Assessment	\$137,300

**Reasons for assessment Change:**

*Improvements:* Breezeway removed  
*Land:* No change

Should you have any questions regarding this change in assessed value, please feel free to call the Assessor's Office @ 414-302-8230 prior to **Wednesday, May 11, 2016**.

If after speaking with a member of the assessment staff, you still do not agree with your assessment, you can file an "Intent to Object" form with the City Clerk's office to appear before the Board of Review. This form needs to be filed at least 48 hours prior to the first meeting of the Board of Review. Also, a formal objection form must be filed with the City Clerk within the first 2 hours of the first meeting of the Board of Review. The Board of Review will meet at City Hall on **Tuesday, May 17 at 10:00 A.M.**

The Board of Review operates similarly to a court of law. Its function is not one of valuation, but of determining the validity of the facts presented before it. You or your representative may provide testimony to the Board in objection to your assessment. You must be able to prove that your assessment is inequitable, or is too high compared to the general level of assessment in West Allis.