



**IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN 30 DAYS OF ASSESSED CHARGES.**

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.

MKE CITY CLERK - RCVD  
2026 JAN 14 PM 12:58  
MKE CITY CLERK - RCVD  
2026 JAN 14 PM 12:58

**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) 286-2221

**DATE:** 01/12/2026

**RE:** 1547 N Astor St Milwaukee, WI 53202  
(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 Milwaukee DPW Snow Removal  
(Name of City Department)

Amount of the charges \$ 280.05

Charge relative to: Sidewalk snow/ice

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:

The lease in force on the subject property (a copy of which is attached ) *line 161*  
places responsibility upon the tenant for sidewalk snow removal.  
On the date of the notice, the tenant was out of town and did not notify  
landlord of inability to manage sidewalk.  
Landlord has sent tenant notice reinforcing snow removal requirement.  
We are appealing this fine due to failed communication  
and pledge to monitor and manage process going forward.  
We have also registered for email notifications of property violations and  
warnings going forward.

Signature

Joseph A Rice, Shaggy Dog I, LLC  
Name (please print)

1005 E Circle Drive, Whitefish Bay WI 53217      414-737-2883  
Mailing address and zip code      Daytime phone number



Department of Public Works - Operations Division  
Zedler Municipal Building - -  
TELEPHONE

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.

January 07, 2026

SHAGGY DOG I LLC  
1005 E CIRCLE DR  
WHITEFISH BAY, WI 53217

Record ID: PWCF-25-10744  
Violation: Sidewalk Snow/Ice  
Address: 1547 N ASTOR ST A  
Taxkey: 3600548000  
Notice Date: 12/17/2025  
Amount Due: \$280.05

Your property has been found in violation of City of Milwaukee Ordinance No. 116-8, sidewalks to be kept clean. \$280.05 is now due. Future violations of this ordinance will result in escalating fees.  
Please take action now to pay this special assessment.

**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

**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

If not paid within 30 days, an additional \$10 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

Please detach and return with payment for City of Milwaukee DPW Snow Removal Charge

A \$10 late fee will be added if not paid by: 02/06/2026

Bill To

SHAGGY DOG I LLC  
1005 E CIRCLE DR  
WHITEFISH BAY, WI 53217

Record ID PWCF-25-10744

Make Checks

City of Milwaukee

Amount Due \$280.05

Payable To

Mail To

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

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

4800026036000000025000000028005000029005050100107443

\*\*To maximize space usage most of the fillable fields use the auto font size. TAKE NOTE, once the field box is filled the text gets smaller to accommodate more characters.

Print Record

# RESIDENTIAL RENTAL AGREEMENT

Clear Data

1 This Residential Rental Agreement for the Premises identified below is entered into by and between Landlord and Tenant (referred to in the singular 2 whether one or more) on the following terms and conditions:

3 **TENANT:** ( 1 adults and \_\_\_\_\_ children) **LANDLORD:** Shaggy Dog I, LLC

4 Tenant 1 Caden Christ Tenant 2 \_\_\_\_\_

5 Tenant 3 \_\_\_\_\_ Tenant 4 \_\_\_\_\_

6 Additional occupants under the age of eighteen (18) residing in the Premises: \_\_\_\_\_

7 **PREMISES:** Building Address: 1547 N Astor Street Lower Milwaukee WI 53202

8 **TERM:** Choose either option (a) or (b)

9  (a) For a term of 12 months beginning on 11/01/25 at 12 noon and ending on 10/31/26 at 12 noon; or

10  (b) Month-to-month tenancy beginning on \_\_\_\_\_ at 12 noon and continuing until terminated (at 12 noon).

11 **NOTE:** An Agreement for a fixed term expires without further notice. If tenancy is to be continued beyond this term, parties should make arrangements for this in advance of the expiration. 12 See section labeled "Notice to Vacate".

13 Tenant agrees to pay the following amounts: Rent \$ 1,175 Parking (1) \$ \_\_\_\_\_ Parking (2) \$ \_\_\_\_\_ Storage \$ \_\_\_\_\_

14 Pet Rent \$ \_\_\_\_\_ Other \$ \_\_\_\_\_ for \_\_\_\_\_ for the

15 **TOTAL SUM OF \$** 1,175 **per month** to be received by the 1st day of each month. If rent is received after the 5th day, Tenant shall

16 pay a late fee of \$ 50

17 **RENT:** made payable to Shaggy Dog I, LLC at Apartments.com

18 **AGENT** for collection of rents: \_\_\_\_\_ Phone: \_\_\_\_\_

19 Address: \_\_\_\_\_ Email: \_\_\_\_\_

20 **AGENT** for service of process: \_\_\_\_\_ Phone: \_\_\_\_\_

21 Address: \_\_\_\_\_ Email: \_\_\_\_\_

22 **AGENT** for management and maintenance: Elizabeth Rice Phone: 414-737-2883

23 Address: \_\_\_\_\_ Email: \_\_\_\_\_

24 Rent may be paid by the following methods:  Personal Check  Money Order  Certified or Cashier's Check  Direct Withdrawal  ACH  Other

25 Charges incurred by Landlord for Tenant's returned checks are payable by Tenant. Landlord shall provide a receipt for cash payments of rent.

26 **All tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Agreement.** Acceptance of 27 a delinquent payment does not constitute a waiver of that default or any other default under this Agreement.

28 UTILITY CHARGES	Electric	Gas	Heat	Hot Water	Water & Sewer	Trash/Recycling
Landlord	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tenant(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

29 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ 1,175 to be held by 30 Landlord or Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one 31 (21) days after any event set forth in Wis. Stat. § 704.28(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written 32 statement accounting for amounts withheld. The statement shall describe each item of physical damage or other claim made against the security 33 deposit, and the amount withheld as reasonable compensation for each item or claim. If repair costs are not known within twenty-one (21) days, 34 Landlord may use a good faith estimate in the written accounting. The reasonable cost for tenant damage, waste, or neglect of the premises, 35 normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set forth in Wis. Stat. § 704.28(1). 36 Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

37 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following within seven 38 (7) days after the start of their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects; and (b) request a list of 39 physical damages or defects, if any, charged against the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will 40 supply Tenant with a list of all physical damages and/or defects charged against the previous tenant's security deposit regardless of whether 41 or not those damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from when the request was 42 received or within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord 43 need not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant 44 with a Check-In/Check-Out sheet. Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be 45 considered to have accepted the Premises without any exceptions.

46 **RULES:** Landlord may make reasonable Rules and Regulations governing the use and occupancy of the Premises or the building in which it 47 is located, common areas, and the surrounding grounds ("rental property"). Any failure by Tenant to substantially comply with the Rules and 48 Regulations will be a breach of this Agreement. Landlord may amend the Rules and Regulations to provide for newly added amenities or to meet 49 changed circumstances or conditions adversely affecting the Premises or rental property. No such amendments may unreasonably interfere with 50 Tenant's use and enjoyment of the Premises or the rental property of which it is a part. A copy of the Rules and Regulations, if applicable, have 51 been given to Tenant at the time of the signing of this Agreement.

52 **NOTICE TO VACATE: Lease for Term** – No written notice is required to terminate a lease for term because the lease automatically ends on the last  
53 day of the term. Nonetheless, both Landlord and Tenant should discuss prior to the end of the original lease term whether or not they wish to continue  
54 the tenancy beyond the original lease term and if so, enter into a new rental agreement accordingly. **Month-to-Month Tenancy** – Written notice must be  
55 received by the other party at least twenty-eight (28) days prior to the ending of a month-to-month tenancy. A month-to-month tenancy may only be  
56 terminated at the end of a rental period. A rental period runs from the first day of a calendar month through the last day of a calendar month.

57 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of  
58 Wisconsin, including Wis. Stat. ch. 704 and ch. 799, Wis. Admin. Code § ATCP 134, and applicable local ordinances. Both parties shall obey all  
59 governmental orders, rules, and regulations related to the Premises, including local housing codes.

60 **CONDITION OF PREMISES:** Tenant has had the opportunity to inspect the Premises and has determined that it will fulfill Tenant's needs and  
61 acknowledges that the Premises is in good and satisfactory condition, except as noted in the Check-In/Check-Out form provided to Tenant, prior  
62 to taking occupancy. Tenant agrees to maintain the Premises during Tenant's tenancy and return it to Landlord in the same condition as it was  
63 received less normal wear and tear. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages  
64 based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in  
65 Wis. Stat. § 950.02(4), of that crime.

66 **POSSESSION AND ABANDONMENT:** Landlord shall give Tenant possession of the Premises as provided. Tenant shall vacate the Premises and return  
67 all of Landlord's property promptly upon the expiration of this Agreement, including any extension or renewal, or its termination, in accordance with its  
68 terms and the law. A Tenant will be considered to have surrendered the Premises on the last day of the tenancy provided under this Agreement, except  
69 that, if Tenant vacates before the last day of the tenancy, and gives Landlord written notice that Tenant has vacated, surrender occurs when Landlord  
70 receives the written notice that Tenant has vacated. If the Tenant mails the notice to Landlord, Landlord is deemed to have received the notice on the  
71 second day after mailing. If Tenant vacates the Premises after the last day of the tenancy, surrender occurs when Landlord learns that Tenant has vacated.  
72 If Tenant abandons the Premises before expiration or termination of this Agreement or its extension or renewal, or if the tenancy is terminated for Tenant's  
73 breach of this Agreement, Landlord shall make reasonable efforts to re-rent the Premises and apply any rent received, less actual costs of re-rental, toward  
74 Tenant's obligations under this Agreement. Tenant shall remain liable for any deficiency as allowed by law.

75 **ABANDONED PROPERTY:** If Tenant vacates or is evicted from the Premises and leaves personal property, Landlord may presume, in the absence of a  
76 written agreement between Landlord and Tenant to the contrary, that Tenant has abandoned the personal property and Landlord may dispose of it in any  
77 manner that Landlord, in Landlord's sole discretion, determines is appropriate. Landlord will not store any items of personal property that Tenant leaves  
78 behind when Tenant vacates or is evicted from the Premises, except for prescription medicine or prescription medical equipment, which will be held for  
79 seven (7) days from the date of discovery. If Tenant abandons a manufactured or mobile home or a titled vehicle, Landlord will give Tenant and any other  
80 secured party that Landlord is aware of, written notice of intent to dispose of said property by personal service, regular mail, or certified mail to Tenant's  
81 last known address, prior to disposal.

82 **USE OF PREMISES:** Tenant shall use the Premises or rental property for residential purposes only. Operating a business, including but not limited to,  
83 providing childcare for children not listed as occupants in this Agreement is prohibited. Neither party may: (1) make or knowingly permit use of the Premises  
84 or rental property for any unlawful purpose; (2) engage in activities which unduly disturb neighbors or tenants; and/or (3) do, use, or keep in or about the  
85 Premises or rental property anything which would adversely affect coverage under a standard fire and extended insurance policy. Nothing in this section  
86 authorizes Landlord to terminate the tenancy of a Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or  
87 someone who lawfully resides with Tenant, is the victim, as defined by Wis. Stat. § 950.02(4), of that crime.

88 **GUESTS:** Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet use and enjoyment of other  
89 tenants and if the number of guests is not excessive for the size of the facilities of the Premises. Unless prior written consent is given by Landlord, Tenant  
90 may not have any person who is not listed on this Agreement reside in the Premises for more than fourteen (14) non-consecutive days within any one (1)  
91 year period or for more than three (3) consecutive days within any one (1) month period. Tenant shall be liable for any property damage, waste, or neglect  
92 of the Premises or rental property, that is caused by the negligence or improper use by Tenant, Tenant's household members, guests, and/or invitees.  
93 Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission  
94 of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4),  
95 of that crime.

96 **NON-LIABILITY OF LANDLORD:** Landlord, except for its intentional or negligent acts or omissions, shall not be liable for injury, loss, or damage which  
97 Tenant may sustain from any of the following: (a) theft, burglary, or other criminal acts committed by a third-party in or about the Premises or rental property;  
98 (b) delay or interruption in any service from any cause whatsoever; (c) fire, water, rain, frost, snow, gas, odors, or fumes from any source whatsoever;  
99 (d) injury or damages caused by bursting or leaking pipes or the back up of sewer drains or pipes; (e) disrepair or malfunction of the Premises or rental  
100 property, appliances, or other equipment unless Landlord was provided with prior written notice of the problem by Tenant. Tenant holds Landlord harmless  
101 from any claims or damages resulting from any intentional or negligent acts or omissions of Tenant, Tenant's household members, guests, invitees, and/  
102 or other third-parties, including other tenants. Nothing in this Agreement should be construed to relieve Landlord from any liability for property damage or  
103 personal injury caused by the intentional or negligent acts or omissions of Landlord, or to impose liability on Tenant for personal injury arising from causes  
104 clearly beyond Tenant's control, or for property damage caused by natural disasters or by persons other than Tenant or Tenant's guests or invitees.

105 **CRIMINAL ACTIVITY PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not engage in or allow others to engage in any  
106 criminal activity, including drug-related criminal activity, in the Premises or on the property. Pursuant to Wis. Stat. § 704.17(3m), Landlord may terminate  
107 the tenancy of Tenant, without giving Tenant an opportunity to remedy the default, upon notice requiring Tenant to vacate on or before a date at least five  
108 (5) days after the giving of the notice, if Tenant, a member of Tenant's household, or a guest or other invitee of Tenant or a member of Tenant's household  
109 engages in any of the following: (a) criminal activity that threatens the health and safety of, or right to peaceful enjoyment of the Premises by, other tenants;  
110 (b) criminal activity that threatens the health or safety of, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity  
111 of the Premises; (c) criminal activity that threatens the health or safety of Landlord or an agent or employee of Landlord; (d) drug-related criminal activity,  
112 which includes the manufacture or distribution of a controlled substance, on or near the Premises. Nothing in this section authorizes Landlord to terminate  
113 the tenancy of Tenant based solely on the commission of a crime in or on the rental property if Tenant, or someone who lawfully resides with Tenant, is  
114 a victim, as defined in Wis. Stat. § 950.02(4), of that crime. It is not necessary that there has been an arrest or conviction for the criminal activity or  
115 drug-related criminal activity.

116 **CRIME VICTIM PROTECTIONS:** Nothing in this Agreement authorizes Landlord to terminate the tenancy of Tenant based solely on the commission of  
117 a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4),  
118 of that crime.

119 **RENTERS INSURANCE RECOMMENDED:** Landlord recommends that Tenant purchase Renter's Insurance to protect Tenant's personal  
120 property and to protect Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renter's Insurance  
121 that Tenant may not have any insurance coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party  
122 and/or Landlord.

Tenant 1 Initials

Tenant 2 Initials

Tenant 3 Initials

Tenant 4 Initials

123 **NOTICE OF DOMESTIC ABUSE PROTECTIONS:**

124 1. As provided in Wis. Stat. § 106.50 (5m) (dm), a tenant has a defense to an eviction action if the tenant can prove that the landlord knew, or  
125 should have known, the tenant is a victim of domestic abuse, sexual assault, or stalking and that the eviction action is based on conduct related  
126 to domestic abuse, sexual assault, or stalking committed by either of the following: (a) A person who was not the tenant's invited guest, (b) A  
127 person who was the tenant's invited guest, but the tenant has done either of the following: (1) Sought an injunction barring the person from the  
128 premises, (2) Provided a written statement to the landlord stating that the person will no longer be an invited guest of the tenant and the tenant  
129 has not subsequently invited the person to be the tenant's guest.

130 2. A tenant who is a victim of domestic abuse, sexual assault, or stalking may have the right to terminate the rental agreement in certain limited  
131 situations, as provided in Wis. Stat. § 704.16. If the tenant has safety concerns, the tenant should contact a local victim service provider or law  
132 enforcement agency.

133 3. A tenant is advised that this notice is only a summary of the tenant's rights and the specific language of the statutes governs in all instances.  
134 **REPAIRS:** Any promise by Landlord, made before execution of this Agreement, to repair, clean, or improve the Premises, including the promised  
135 date of completion, will be listed in this Agreement or in a separate addendum to this Agreement. Time being of the essence as to completion of  
136 repairs does not apply to any delay beyond Landlord's control. Landlord shall give timely notice of any delay to Tenant.

137 **COMPLIANCE WITH WIS. STAT. § 704.44:** Nothing in this Agreement authorizes Landlord to do anything that would be a violation of  
138 Wis. Stat. § 704.44 or ATCP § 134.08.

139 **RESPONSIBILITY FOR UTILITIES:** Tenant must maintain, and will be responsible for the cost of, all utilities for the Premises until the end of the  
140 lease term or until the last day that Tenant is responsible for rent.

141 **ELECTRONIC DELIVERY OF CERTAIN INFORMATION/DOCUMENTATION:** Landlord may, but is not required to, provide the following  
142 information and/or documentation to Tenant via electronic means: (a) a copy of the rental agreement and any documents related to the rental  
143 agreement; (b) a security deposit and any documents related to the accounting and disposition of the security deposit and security deposit  
144 refund; (c) any promise to clean, repair, or otherwise improve any portion of the Premises made by Landlord prior to entering into the rental/  
145 agreement with Tenant, (d) advance notice of entry to inspect, make repairs, or show the Premises to prospective tenants or purchasers.

146 **ASSIGNMENT OR SUBLEASE:** Tenant shall not assign this Agreement or sublet the Premises, or any part of the Premises, without the prior  
147 written consent of Landlord. This prohibition includes, but is not limited to, short-term rentals and/or vacation rentals through websites like Airbnb,  
148 HomeAway, or VRBO.

149 **MODIFICATIONS AND TERMINATION:** This Agreement may be terminated or modified by written agreement of Landlord and Tenant. The  
150 parties may terminate this Agreement and enter into a new Agreement instead of renewing it, assigning it, or subleasing the Premises.

151 **SEVERABILITY OF RENTAL AGREEMENT PROVISIONS:** The provisions of this rental agreement are severable. If any provision of this rental  
152 agreement is found to be void or unenforceable, the unenforceability of that provision does not affect the other provisions that can be given effect  
153 without the invalid provisions.

154 **NON-WAIVER:** Any failure to act by Landlord with regard to any specific violation or breach of any term of this Agreement by Tenant shall be  
155 considered temporary and does not waive Landlord's right to act on any future violation or breach by Tenant. Landlord, by accepting payment  
156 from Tenant for rent or any other amount owed, is not waiving its right to enforce a violation or breach of any term of this Agreement by Tenant.

157 **TIME IS OF THE ESSENCE:** As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement  
158 or before; vacating of the Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this  
159 Agreement or by law.

160 *Time is of the essence* means that a deadline must be strictly followed.

161 **SPECIAL PROVISIONS:** Tenant is responsible for snow removal of the driveway and driveway apron space. If any pet nger thanvisits for longer than 5 days on  
162 the property, the landlord should be notified. Landlord should be notified of any pet added and addendums to the lease will be adjusted accordingly.

163 \_\_\_\_\_  
164 \_\_\_\_\_  
165 \_\_\_\_\_  
166 \_\_\_\_\_  
167 \_\_\_\_\_  
168 \_\_\_\_\_  
169 \_\_\_\_\_  
170 \_\_\_\_\_  
171 \_\_\_\_\_  
172 \_\_\_\_\_

173 **RENTAL DOCUMENTS:** Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if  
174 applicable, for review prior to entering into this Agreement and prior to accepting any earnest money or security deposit.

175 **Pets and water beds are not permitted unless indicated otherwise in writing.**

176 **A Check-In/Check-Out sheet or similar must be provided by the Landlord and filled out by Tenant to be returned to Landlord within  
177 seven (7) days. This verifies the condition of the Premises upon occupancy as required by Wis. Stat. § 704.08.**

178 **Emergency Contact:** Name \_\_\_\_\_ Phone \_\_\_\_\_ Relationship \_\_\_\_\_

179 **NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS WHEN SIGNED BY BOTH PARTIES.**

**OWNER / AGENT OF OWNER**  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
**TENANT(S)**  
Signature: \_\_\_\_\_  
Print Name: **Caden Christ** (date) \_\_\_\_\_

See page 4 for additional provisions. →

**E-Sign Instructions**

Signature:  **SIGNED VIA ILOVEPDF**  
Print Name: **A175338C-3843-4F48-8555-D2B1DFD59E53** (date) \_\_\_\_\_

Signature \_\_\_\_\_  
Print Name: \_\_\_\_\_ (date) \_\_\_\_\_

**DANGEROUS ITEMS AND ACTIVITIES PROHIBITED:** Tenant, any member of Tenant's household, guest, or invitee shall not possess or use on the Premises or rental property the following items including, but not limited to, swimming or wading pools, trampolines, slip 'n slides or any other water recreation devices, air, pellet or BB guns/rifles, explosives, fireworks, sparklers, candles, space heaters or any other items that, in the opinion of Landlord, create an unreasonable risk of injury or damage, without the prior written consent of Landlord.

**MAINTENANCE:** Pursuant to Wis. Stat. § 704.07, Landlord shall keep the structure of the building in which the Premises are located and those portions of the building and equipment under Landlord's control in a reasonable state of repair. Tenant shall maintain the Premises under Tenant's control in a clean manner and in as good of a general condition as it was at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excepted. Tenant shall not physically alter or redecorate the Premises, cause any contractor's lien to attach to the Premises, commit waste to the Premises or the property of which it is a part, or attach or display anything which substantially affects the exterior appearance of the Premises or the property in which it is located, unless otherwise allowed under the rules or unless Landlord has granted prior written approval. Landlord shall keep the heating equipment in a safe and operable condition. Whichever party is obligated to provide heat for the Premises shall maintain a reasonable level of heat to prevent damage to the Premises and the building in which it is located. Nothing in this Agreement should be construed to relieve Landlord from liability for property damage or personal injury caused by the intentional or negligent acts or omissions of Landlord, or to impose liability on Tenant for personal injuries arising from causes clearly beyond Tenant's control, or for property damage caused by natural disasters, or by persons other than Tenant or Tenant's guests or invitees. In addition, nothing in this Agreement should be construed to authorize Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined by § 950.02(4), of that crime. Nothing in this Agreement should be construed to allow Landlord to evict or exclude Tenant from the Premises other than by the judicial eviction procedures as set forth in Chapter 799 of the Wisconsin Statutes.

**PAYMENT FOR DAMAGE:** Tenant is responsible for any damage, waste, or neglect caused by Tenant, Tenant's household members, guests, or invitees including, but not limited to, damage, waste, or neglect to the Premises or rental property. Tenant must pay Landlord for any costs to repair or replace any damage, waste, or neglect within ten (10) days of demand. Tenant may be required to pay estimated repair costs before work will begin. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for causing the damage, waste, or neglect. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

**REIMBURSEMENT TO LANDLORD:** If Tenant fails to pay any amounts that Tenant is responsible for under this Agreement, Landlord has the option, but is not required to, pay said amounts on behalf of Tenant and demand reimbursement. Reimbursement must be made within ten (10) days of demand. Reimbursement after Landlord's demand does not waive Landlord's right to terminate Tenant's tenancy for failing to pay said amounts initially. Nothing in this section authorizes Landlord to terminate the tenancy of Tenant or hold Tenant responsible for damages based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is a victim, as defined in Wis. Stat. § 950.02(4), of that crime.

**NO MODIFICATIONS TO PREMISES:** Tenant may not make any modifications to the Premises or rental property without the prior written consent of Landlord. Modifications include, but are not limited to, removal of any fixtures, painting of any rooms, installation of blinds or other window coverings, drilling of holes, mounting of flat-screen televisions to the wall, building of any additions, installation of any satellite dishes, or any modifications that would be attached to the ceiling, floor, or walls of the Premises. This restriction does not apply to the hanging of photographs, paintings, or related items without reason. If Tenant violates this provision Tenant will be charged the actual costs incurred by Landlord to return the Premises to its original condition. Payment of said costs by Tenant does not waive Landlord's right to terminate Tenant's tenancy for violating this provision.

**EXTERMINATION COSTS:** Tenant will be responsible for the costs of extermination or removal of any insects, pests, or rodents that are found on the Premises, and which are the result of Tenant's (or any member of the Tenant's household, Tenant's guests, or invitees) acts, negligence, failure to keep the Premises clean, failure to remove garbage and waste, and/or improper use of the Premises.

**ENTRY BY LANDLORD:** Landlord may enter the Premises occupied by Tenant, with or without Tenant's consent, at reasonable times upon twelve (12) hours advance notice to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building from damage. Neither party shall add or change locks without providing the other party keys. Improper denial of access to the Premises is a breach of this Agreement.

**BREACH AND TERMINATION:** Failure of either party to comply substantially with any material provision is a breach of this Agreement. Should Tenant neglect or fail to perform and observe any of the terms of this Agreement, Landlord shall give Tenant written notice of the breach requiring Tenant to remedy the breach or vacate the Premises on or before a date at least five (5) days after the giving of such notice, and if Tenant fails to comply with such notice, Landlord may declare the tenancy terminated and proceed to evict Tenant from the Premises, without limiting the liability of Tenant for the rent due or to become due under this Agreement. If Tenant has been given such notice and remedied the breach or been permitted to remain in the Premises, and within one (1) year of such previous breach, Tenant breaches the same or any other covenant or condition of this Agreement, this Agreement may be terminated if, Landlord gives notice to Tenant to vacate on or before a date at least fourteen (14) days after the giving of the notice as provided in Wis. Stat. § 704.17. The above does not apply to the termination of tenancy pursuant to Wis. Stats. §§ 704.16(3), 704.17(2)(c), and 704.17(3m). The language in this section shall apply to any lease for a specific term and does not apply to a month-to-month tenancy. If Landlord commits a breach, Tenant has all rights and remedies as set forth under the law, including Wis. Stats. §§ 704.07(4) and 704.45 and Wis. Admin. Code § ATCP 134. Nothing in this section should be construed to authorize Landlord to terminate the tenancy of Tenant based solely on the commission of a crime in or on the Premises or rental property if Tenant, or someone who lawfully resides with Tenant, is the victim, as defined in Wis. Stat. § 950.02(4), of that crime.

**RENT:** Unless otherwise agreed by Landlord, all rental payments must be from Tenant or Co-signer's account. Third-party checks will not be accepted. If any of Tenant's rent payments are returned due to insufficient funds or for any other reason, Landlord may demand that all future payments be made via certified funds. All late fees, security deposit, utility charges, or any other monetary amount set forth under this Agreement are to be considered and defined as "rent."

**CODE VIOLATIONS AND ADVERSE CONDITIONS:** There are no code violations or other conditions affecting habitability of the Premises or rental property unless indicated otherwise in writing.

**DAMAGE BY CASUALTY:** If the Premises or rental property is damaged by fire or other casualty ("the casualty") to a degree which renders it untenable, and, in Landlord's sole discretion, the repairs can be completed in a reasonable period of time, this Agreement will continue but rent will abate until the Premises is restored to a condition comparable to its condition prior to the casualty. Tenant's liability for rent will not abate if the casualty was caused in any part by the negligence or intentional acts of Tenant, Tenant's household members, guests, or invitees. Tenant may be required to vacate the Premises during repairs. If, in Landlord's sole discretion, the Premises or rental property cannot be repaired in a reasonable period of time, this Agreement will terminate as of the date of the casualty. If, after the casualty, the Premises or rental property remain tenable, Landlord will complete repairs as soon as reasonably possible.

246  
247  
CC

Tenant 1 Initials

Tenant 2 Initials

Tenant 3 Initials

Tenant 4 Initials

## Receipt of ARBA Fee

Date:	1/14/2026
Received Of:	SHAGGY DOG I, LLC
Property at:	1547 N Astor street
Received By:	Joanna Urtiz
Check # (If Applicable):	Ck# 1908
Amount:	\$25.00