



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.

TO: Administrative Review Board of Appeals
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 7/19/25

RE: 5320 N 39th St, Milwaukee, WI 53209
(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 Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 508.00

Charge relative to: Vacant Building Program

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:

I have not owned the property for 6 months yet. I purchased the home on January 30th, 2025 and started the renovation process shortly after. We have just completed that process and are now in the process of getting it rented out. I have spoke to the city representatives and they advised appealing since the property has not been owned for 6 months. I have also filled out the request for exemption form to start that process as well. Thank you

Signature

Cayden Standlee

Name (please print)

W156N11048 Pilgrim Rd, Germantown, WI 53022

Mailing address and zip code

262-333-9035

Daytime phone number

cms.suvproperties@gmail.com

E-Mail Address(es)

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

June 18, 2025

GOLDEN DECK LLC
1105 Altum St
Austin, TX 78721

Record VAC-24-00757

Re: 5320 N 39TH 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

Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 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 Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee, Wisconsin 53202. 414-286-2231. 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)
06/18/2025	Vacant Building Inspection Payment Stub
Taxkey: 1920796000	
Re: 5320 N 39TH ST	VAC-24-00757
Amount Due: 508.00	

File No / Escrow No.: TCE-346388-

WI

Loan No.: 34888260

ALTA Universal ID

Printed Date & Time:

01/27/2025

Officer/Escrow Officer:

Settlement Agent:

Title Clearing & Escrow, LLC

Settlement Location:

6102 S. Memorial Drive Tulsa, OK 74133

TITLE CLEARING & ESCROW, LLC
A KOSTERHICK COMPANY

Property Address: 5320 N 39TH ST., Milwaukee, WI 53209

Buyer: Golden Deck LLC

Seller: REO 2023-NR1 LLC

Lender: Kiavi Funding, Inc.

It's Successors and/or Assigns

2 Allegheny Center, Nova Tower 2, Ste. 200

Pittsburgh, PA 15212

Settlement Date: 1/28/2025

Disbursement Date: 1/28/2025

Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$105,000.00	Sale Price of Property	\$105,000.00	
		Sale Price of Any Personal Property Included in Sale		
		Repair Completion Escrow Holdback	\$44,700.00	
		Deposit		\$3,000.00
		Loan Amount		\$139,200.00
		Existing Loan(s) Assumed or Taken Subject to		
		Prorations/Adjustments		
		County Taxes from 1/1/2025 to 1/28/2025		\$199.89
\$199.89		County Taxes from 1/1/2025 to 1/28/2025		

		Loan Charges		
		Our Origination Charge Total to Klavi Funding, Inc. II's Successors and/or Assigns 2 Allegheny Center, Nova Tower 2, Ste 200 Pittsburgh, PA 15212	\$3,500.00	
		Service Fee to Klavi Funding, Inc. II's Successors and/or Assigns 2 Allegheny Center, Nova Tower 2, Ste. 200 Pittsburgh, PA 15212	\$1,499.00	

		Hazard Insurance Premium to Goosehead Insurance	\$3,379.64	
		Prepaid Interest	\$90.48	

		Impounds		
		Title Charges & Escrow / Settlement Charges		
\$75.00		Title - Courier Fee to Title Clearing & Escrow, LLC		
\$150.00		Title - Document Recording - POA to Milwaukee County Register of Deeds		
		Title - eRecording Fee to Milwaukee County Register of Deeds	\$7.90	
		Title - Lenders Coverage Premium to Title Clearing & Escrow, LLC	\$573.00	
		Title - Notary Fee to Notaries 24/7	\$175.00	
		Title - Recording Service Fee to Milwaukee County Register of Deeds	\$100.00	
		Title - Settlement Fee-Buyer to Title Clearing & Escrow, LLC	\$550.00	
\$487.50		Title - Settlement Fee-Seller to Title Clearing & Escrow, LLC		
\$90.00		Title - Tax Certification Fee to Title Clearing & Escrow, LLC		
\$40.00		Title - Wire Fees to Title Clearing & Escrow, LLC	\$40.00	
\$840.00		Title - Owners Coverage Premium to Title Clearing & Escrow, LLC		
		Commission		
		Real Estate Commission Buyers Broker to Nexthome My Way	\$3,000.00	
\$3,675.00		Real Estate Commission Sellers Broker to Realty Among Friends, LLC		
		Government Recording and Transfer Charges		
		Recording Fee - Deed to Milwaukee County Register of Deeds	\$30.00	
		Recording Fee - Mortgage/DOT to Milwaukee County Register of Deeds	\$30.00	
		State Transfer Tax - Deed to Milwaukee County Register of Deeds	\$315.00	
		Payoff(s)		
		Miscellaneous		
\$1,050.00		Disposition Fee to Fay Servicing, LLC Disposition & Mgmt fees		
\$650.00		Management Fee to Fay Servicing, LLC Disposition & Mgmt fees		
\$175.00		Offer Management to Homegenius Real Estate LLC		
\$3,430.00		Payoff to Milwaukee Municipal Court		
\$525.00		Referral Fee to Genstone Realty		
\$175.00		Tech Fee to Homegenius Real Estate LLC		

Debit	Credit		Debit	Credit
\$11,562.39	\$105,000.00	Subtotals	\$162,990.02	\$142,399.89
		From Buyer		\$20,590.13
\$93,437.61		To Seller		
\$105,000.00	\$105,000.00	Totals	\$162,990.02	\$162,990.02

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Title Clearing & Escrow, LLC to cause the funds to be disbursed in accordance with this statement.

Golden Deck LLC

REO 2023-NR1.LLC

Jesse Curran, Sole Member 01-28-2025
Jesse Curran, Sole Member Date

Date

Escrow Officer

Date



From **S&S Refinishing LLC**
W156N11048 Pilgrim Rd, Germantown,
WI 53022

Invoice ID **5320 N 39th St - 1500**
Issue Date **07/19/2025**
Due Date **08/03/2025 (Net 15)**

Invoice For **SUV Properties LLC**

Item Type	Description	Quantity	Unit Price	Amount
Service	Milwaukee Fee	1.00	\$30.00	\$30.00

Amount Due \$30.00

Notes

File for appeal on vacant property program

S&S Services

W156n11048 Pilgrim Rd
Germantown, WI 53022-4247
262-333-9035

10008

12-2/750

PAY
TO THE
ORDER OF

City of Milwaukee

DATE

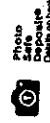
7/19/25

Twenty Five and 0/100

\$ 25.00

US Bank

DOLLARS



FOR Appeal - 5320 N 39th St

C. H. Stee

⑈010008⑈ ⑈075000022⑈ 182897072472⑈



Office of the City Clerk

Jim Owczarski
City Clerk
jowcza@milwaukee.gov

Dana J. Zelazny
Deputy City Clerk
d.zelazny@milwaukee.gov

July 23, 2025

Under s. 320-11, Milwaukee Code of Ordinances, you must file an appeal with the Administrative Review Board of Appeals within 30 days of notice of charges.

The billing you are appealing is dated June 18, 2025 and your appeal was postmarked July 21, 2025, which exceeds the deadline.

Sincerely,
Linda Elmer, Staff Assistant
Administrative Review Board of Appeals



SUV Properties

P.O. Box 780

Menomonee Falls, WI 53052

MILWAUKEE WI 530

21 JUL 2025 PM 5 L



Administrative Review Board of

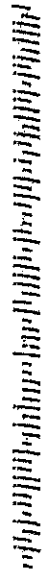
Appeals

City Hall, Rm 205

200 E Wells St

Milwaukee, WI 53202

53202-359155



Vacant Building Program
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Detach

bottom portion and return along with check
6/23/2025

(Please write taxkey on check)
Vacant Building Inspection Payment Stub

Taxkey: 1920796000

Customer ID
Service Add
Property Cla
Billing Date

METER REA

Meter #

18000059

18000059

USAGE CON

Billing Period

Current

Previous

Last Year

Cus
24-
mil
PL

Receipt of ARBA Fee

Date:	7/30/25
Received Of:	Cayden Standlee
Property at:	5320 N. 39 th St.
Received By:	LME
Check # (If Applicable):	10008
Amount:	\$25.00