



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: 12-15-25

RE: 5474 N 56th St. Milwaukee
(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 Dept. of Neighborhood Services
(Name of City Department)

Amount of the charges \$ 254.00

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:

We are the property manager for this building. Owner has not owned the property for more than 6 months. Per the attached closing statement the owner has only owned the property just shy of two months.

C. M Steele

Signature

Cayden Standee

Name (please print)

W156N11048 Pilgrim Rd.
Mailing address and zip code

262-333-9035

Daytime phone number

Germantown, WI 53022

Cms.surproperties@gmail.com

E-Mail Address(es)

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

December 01, 2025

DANIEL HERTLER
97 chatham pl
West hempstead, NY 11552

Record ID: VAC-25-00198

Re: 5474 N 56TH 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 \$254.00. 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: Cashler
841 N. Broadway, Rm 105
Milwaukee, WI 53202

Any outstanding fees not paid by August 31, 2026 will automatically be assessed to your 2026 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)

Vacant Building Inspection Payment Stub

12/1/2025

Taxkey: 1909753000

REAL ESTATE CLOSING STATEMENT

Seller(s): Deal House Capital Fund II, LLC

Closing date: October 10, 2025
Closing time: 2:00 PM

Buyer(s): Daniel Hertler

Closing location:
Land Title Services, Inc.
7700 West Bluemound Road
Wauwatosa, Wisconsin 53213-3440

Property Address: 5474 North 56th Street
Milwaukee, WI 53218

Settlement with Buyer

1. CHARGE BUYER		
Purchase Price		120,000.00
Total Buyer Charges:		\$120,000.00
2. CREDIT BUYER		
City Taxes	01/01/2025 to 10/10/2025 based on \$2,805.60	2,167.61
Ice/Snow Removal Fee	01/01/2025 to 10/10/2025 based on \$47.15	36.43
Water/Sewer Fees	08/04/2025 to 10/10/2025 based on \$161.95	114.22
Total Buyer Credits:		\$2,318.26
3. BALANCE DUE TO SELLER FROM BUYER		\$117,681.74
4. OTHER CHARGES TO BUYER		
Recording Fees	Land Title Recording Account	37.00
Total Buyer Charges:		\$117,718.74
5. CREDIT DOWN PAYMENT		\$2,000.00
6. TOTAL DUE FROM BUYER AT CLOSING:		\$115,718.74

Settlement with Seller

7. BALANCE DUE SELLER (FROM LINE 3 ABOVE)		\$117,681.74
8. CHARGES TO SELLER		
Payoff First Loan	LAH Properties, LLC	72,111.67
Realtor Commission	Compass Real Estate(3,600.00)/SUV Properties LLC(2,880.00)	6,480.00
Settlement or closing fee	Land Closing Services, Inc.	300.00
Overnight Fee (Payoff)	Land Closing Services, Inc.	35.00
Wire Fee (Seller Proceeds)	Land Closing Services, Inc.	50.00
Amended/Add'l Ins/GAP/SALS	Land Title Services, Inc.	690.00
State tax/stamps	Land Title Recording Account	360.00
Sat of Mortgage	Land Title Services, Inc.	37.00
Water/Sewer Fees	Milwaukee Water Works	125.61
Total Seller Charges:		\$80,189.28
9. NET PROCEEDS DUE TO SELLER AT CLOSING:		\$37,492.46

LAND TITLE SERVICES TO BRING IN \$2000.00 EM DEPOSIT PAYABLE TO LAND CLOSING SERVICES.
To accelerate the Recording process Land Closing Services will be E-Recording all documents. All REGISTER OF DEEDS checks should be made payable to LAND TITLE RECORDING ACCOUNT. The recording fee will be \$37.00 per document.

Land Closing Services, Inc. relies on information provided by outside sources and cannot guarantee the accuracy of such information. This statement is acknowledged and accepted by the undersigned parties as correct and each party agrees to make adjustments as necessary after the closing to correct any errors herein. By your signature below, you agree to hold Land Title Services, Inc. and Land Closing Services, Inc. harmless from any and all claims and/or losses in relation to this statement.

This statement acknowledged and accepted:

Seller: Jackie Brown/agent Buyer: Daniel Hertler
By: Lary Friedman, its member Signed by: DANIEL HERTLER 25041AE1ED

Seller: Jackie Brown/agent Buyer: _____
By: Francis Sanchez, its member

Prepared For: Deal House Capital Fund II, LLC
Closing Officer: Jackie Brown
Telephone #: 414-755-1012
File #: 25401201B

Receipt of ARBA Fee

Date:	12/19/25
Received Of:	Cayden Standlee
Property at:	5474 N. 56 th St.
Received By:	LME
Check # (If Applicable):	22489
Amount:	\$25.00