



Maistelman & Associates, LLC

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(phone) 414-908-4254  
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February 24, 2015

Via facsimile and email

Milwaukee City Clerk Jim Owczarski  
200 East Wells Street, Room 205  
Milwaukee, WI 53202

**RECEIVED**

**FEB 25 2015**

OFFICE OF  
CITY ATTORNEY

Re: Ryan Antczak, 2910 S. Herman St., Milwaukee, WI 53207  
Address of Property Damage: 2024 W. Keefe Ave., Milwaukee, WI 53206

Dear City Clerk,

Please be advised that I represent the above referenced individual in his appeal regarding the attached denial letter.

Kindly confirm receipt of this appeal and let me know if you need any additional information.

Thank you very much,

Attorney Michael S. Maistelman

Enclosure

MSM/cmk

CC: Ryan Antczak (via email w/out encl.)



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**RECEIVED**

**MAY 13 2014**

OFFICE OF  
 CITY ATTORNEY

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May 12, 2014:

Via Electronic Email jowcza@milwaukee.gov  
 Jim Owczarski - City Clerk  
 City of Milwaukee  
 ATTN: CLAIMS  
 200 E. Wells St., Room 205  
 Milwaukee, WI 53202-3567

**RECEIVED**

**MAY 13 2014**

OFFICE OF  
 CITY ATTORNEY

**CITY OF MILWAUKEE**  
**2014 MAY 13 A 7:59**  
**CITY CLERK'S OFFICE**

Re: *Notice of Claim/Notice of Injury against City of Milwaukee for property damage.*  
 Ryan Antczak, 2910 S. Herman St. Milwaukee, WI 53207.  
 Address of Property Damage: 2024 W Keefe Ave, Milwaukee, WI 53208

Dear City Clerk Owczarski:

Pursuant to Section 893.80(1), Wis. Stats., please be advised that I have been retained by Ryan Antczak regarding the damage to his property caused by the adjoining City of Milwaukee property located at 2024 W Keefe Ave, Milwaukee, WI.

The date of damage was on January 15, 2014 through the present

Attached please find two estimates: (1) LHI Contracting \$5050.00 and (2) MyInstallers.comllc in the amount of \$5375.00 to repair the damage caused by the adjoining property owned by the City of Milwaukee.

Please confirm receipt of this Notice of Claim/Notice of Injury.

Please send all future communications to my attention.

Thank you.

Michael S. Maistelman

Enclosures

C: Ryan Antczak (via email)

MYINSTALLERS.COM LLC  
888-628-2224 EXT 2224

**Proposal**

PROPOSAL NO. ①	DATE 5-7-14
BID NO.	ARCHITECT
PHONE #'S 414-481-3879	

TO 2024 W Keef / AMY CARPAIN

ADDRESS \_\_\_\_\_ DATE OF PLANS \_\_\_\_\_

WORK TO BE PERFORMED AT: 2024 W Keef Milwaukee WI

We hereby propose to furnish the materials and perform the labor necessary for the completion of CONCRETE WALK WITH DRAINAGE

Area below for additional description and/or drawings:

CONCRETE REMOVAL \$ 1800  
DUMPSTER \_\_\_\_\_ \$ 500  
RE GRADE/FILL WALK \_\_\_\_\_ \$ 850  
TRAFFIC BOND \_\_\_\_\_ \$ 225  
CONCRETE/INSTALL \_\_\_\_\_ \$ 2000  
ALL WORK DONE TO CITY CODE  
AND ALL PERMITS INC. \_\_\_\_\_ INC

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$5,375  
Dollars (\$ 5,375 ) with payments to be made as follows.

888-628-2224 EXT 2224

**ACCEPTANCE OF PROPOSAL** The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_  
Date \_\_\_\_\_ Signature \_\_\_\_\_

























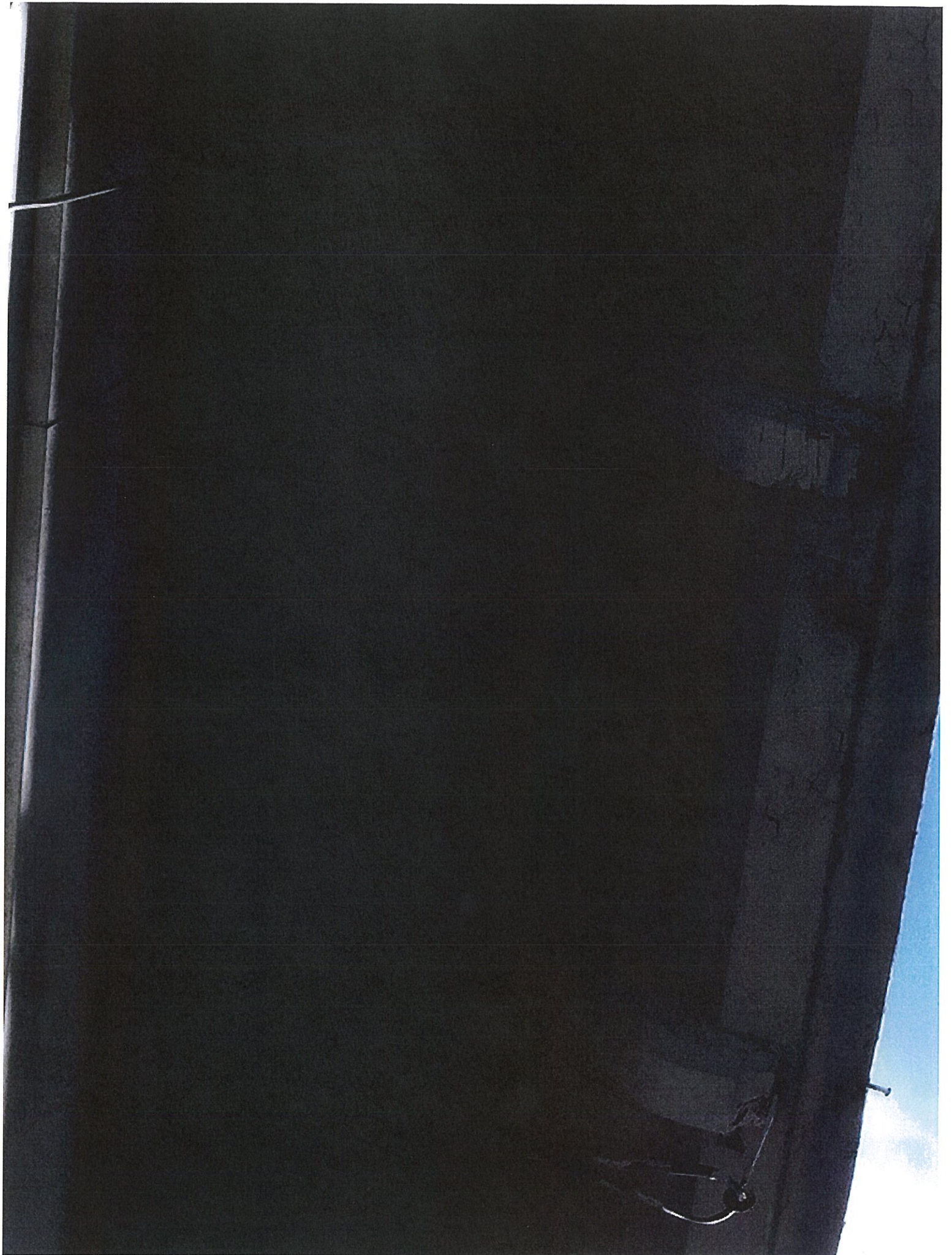




















































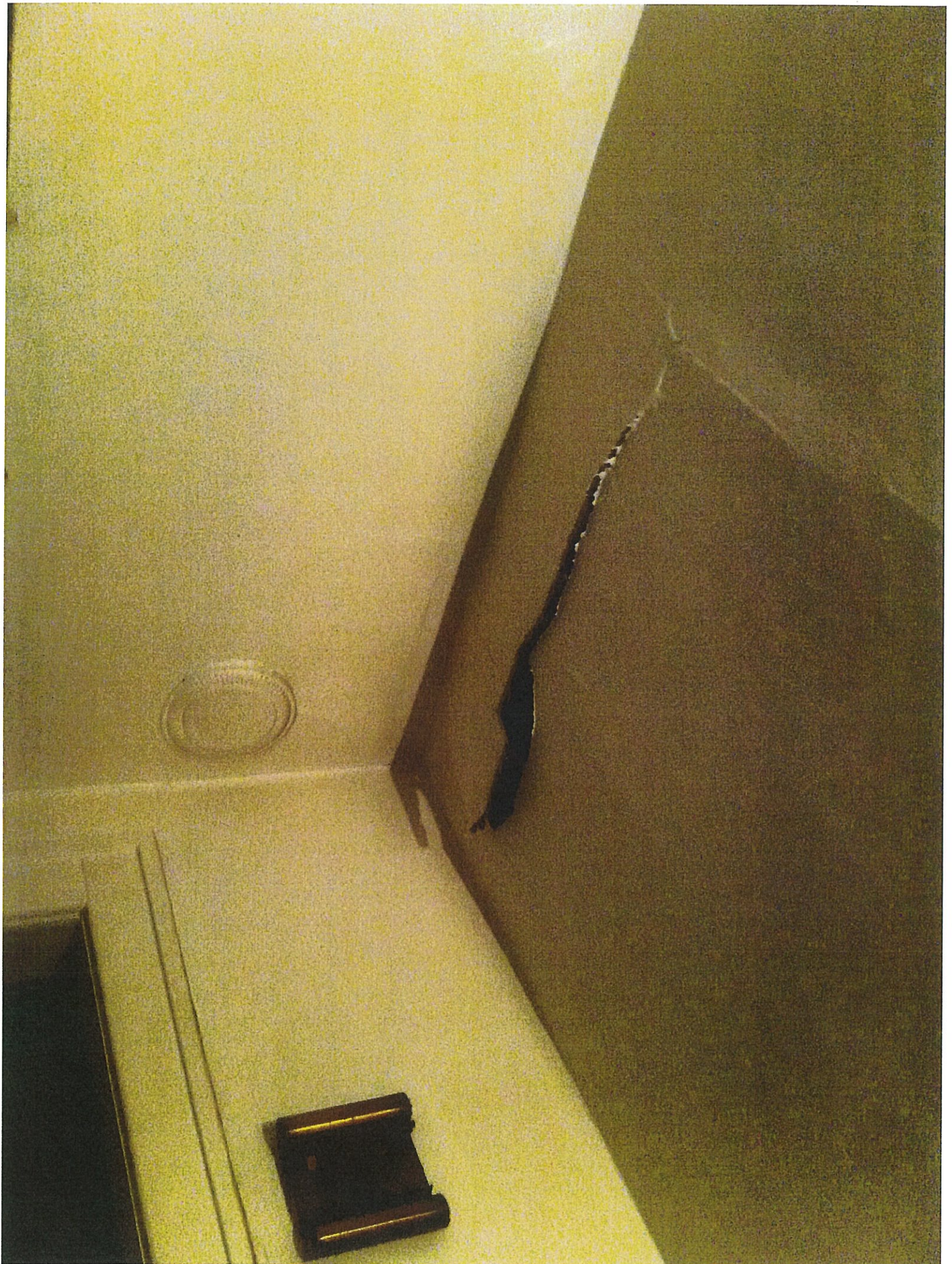












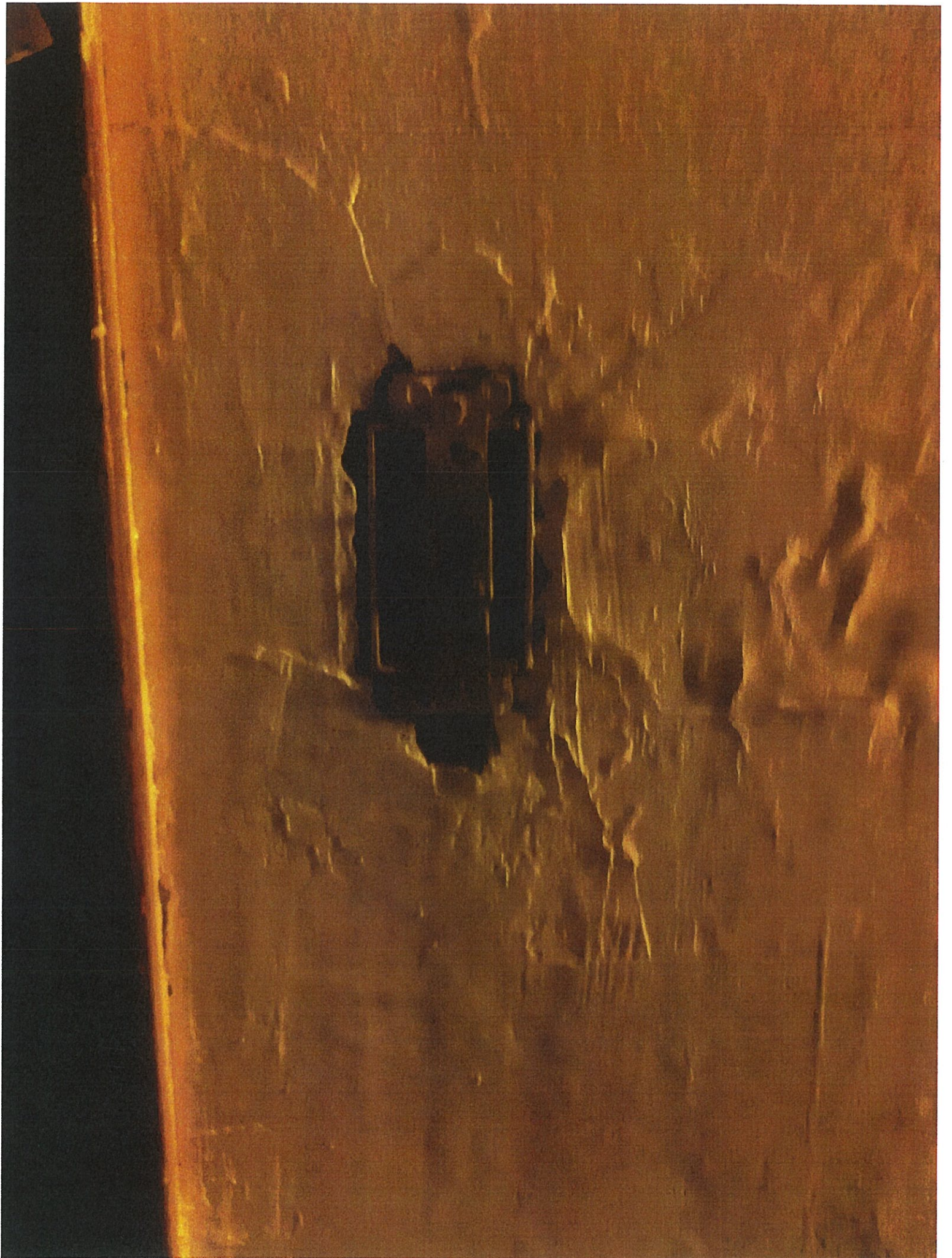
















LEVITON  
INC

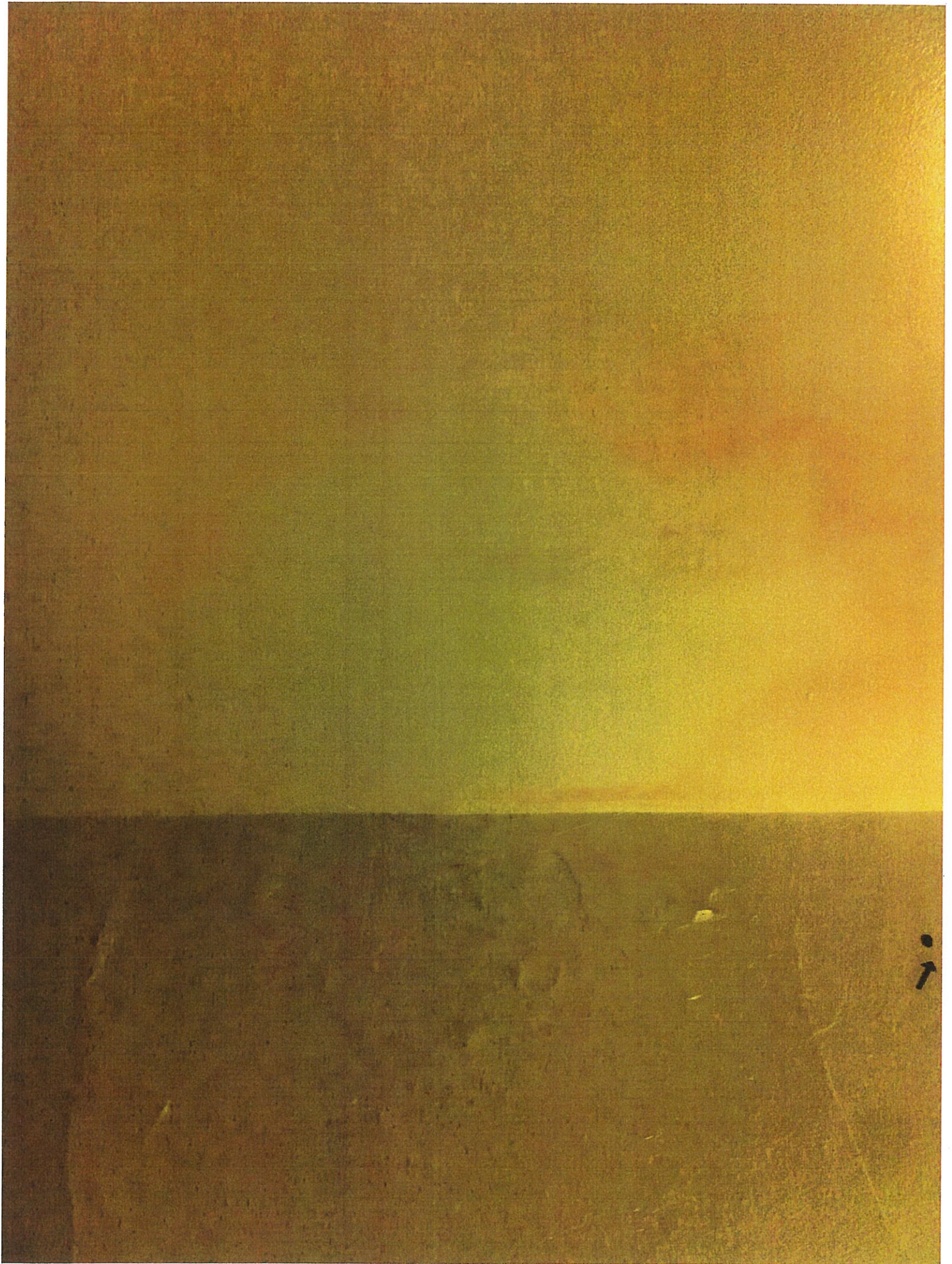
LEVITON

MADE IN USA





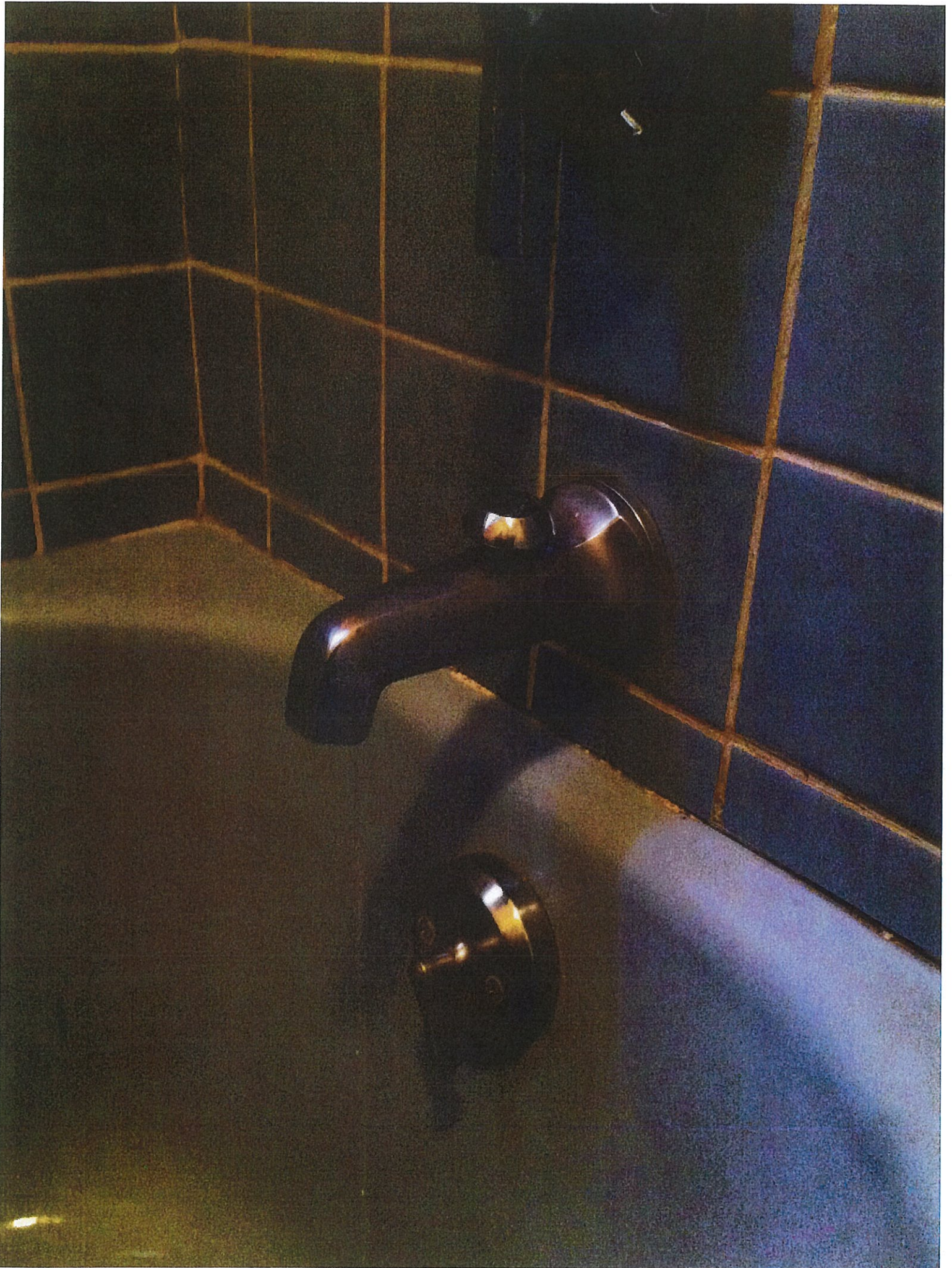




































Department of Neighborhood Services  
Inspectional services for health, safety and neighborhood improvement

Art Dahlberg  
Commissioner  
Thomas G. Mishefske  
Operations Manager

August 4, 2014

Grant F. Langley, City Attorney  
841 N Broadway, Room 700  
Milwaukee, WI 53202

Dear Attorney Langley:

**Re: C.I. File No. 1053-2014-1524, 2024 W Keefe Av.  
Communication from Michael S. Maistelman, Representing Ryan Antczak**

The above claim was sent to my attention, alleging damages to property as a result of an adjacent city owned property at 2022 W Keefe Av.

The claim was sent to the Department of Neighborhood Services (DNS) to conduct a review of the damages. Attached to the claim was an estimate of cost for repairs to a concrete walk. The claimant does not state how the city would be liable nor does the claimant offer any proof of city liability.

Additionally, if there is a claim for damages against the city such claim shall be referred to the Real Estate Division, 809 N Broadway, attention Rocky Marcoux. The claimant must provide evidence of city liability.

I find no cause or justification for claim against the city at this time.

Respectfully submitted,

Art Dahlberg, Commissioner





MINIINSTALLERS.COM LLC  
 888-628-2224 EXT 2224

**Proposal**

PROPOSAL NO. <u>(1)</u>	DATE <u>5-7-19</u>
BID NO.	ARCHITECT

TO <u>2024 W Keef / Milwaukee WI</u>	PHONE #/S <u>414-481-3879</u>
ADDRESS	DATE OF PLANS

WORK TO BE PERFORMED AT: 2024 W Keef Milwaukee WI

We hereby propose to furnish the materials and perform the labor necessary for the completion of CONCRETE WORK WITH DAMAGE

Area below for additional description and/or drawings:

Concrete Removal \$1800  
 Dumpster \$500  
 R.C. Gen/Exc/Inst \$850  
 TERRAZZO \$225  
 Concrete/Install \$2000  
 ALL WORK DONE TO CITY CODE  
 AND ALL PERMITS INC. INC

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$5375 Dollars (\$ 5375 ) with payments to be made as follows.

888-628-2224 EXT 2224

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
 Signature \_\_\_\_\_