

March 24, 2003

Vanessa L. Ballou-Mims  
8701 W. Courtland Ave.  
Milwaukee, WI 53225

City Clerk  
ATTN: Claims  
200 E. Wells St. Room 205  
Milwaukee, WI 53202-3567

To whom it May Concern:

I am writing you to file a claim with your offices because of damage to my residence by city property. On February 26, 2003, at 10:00 a.m., I experienced a disaster in my home as a result of a 47-year-old city water pipe that broke underground. The pipe broke near my home at 8701 W. Courtland Ave in the city of Milwaukee.

Unfortunately, there was a significant amount of damage to my home caused by this break. In the opinion of many professionals that viewed the damage, this was not an act of nature, rather absolute city negligence. I would not have incurred any of the damage had city employees responded to my calls in a timely manner.

It was not until the media became involved that I received a response to my plea for help. As I desperately watched my nicely remodeled basement be destroyed by water and contaminated sewage, my neighbors and I frantically tried to get help from your office. To no avail, water progressively ran in my basement for approximately 3 ½ hours destroying most of the workmanship and many of my personal possessions (please see enclosed list).

I was left with a total calamity, severe emotional distress and a now worthless family room that I'd put much work and effort into.

It is with great expectation that the city of Milwaukee will accept and take full responsibility for this tragedy, which could have primarily been avoided, had my calls been responded to appropriately. The total amount of damages I am seeking is \$34,166.00 (please see enclosed estimates).

As you requested, I have enclosed before and after pictures of the incident, as well as estimates of repairs, clean up costs and personal property damage. Due to the

CITY OF MILWAUKEE  
2003 APR -3 PM 1:25  
RONALD D. LEONHARDT  
CITY CLERK

CITY OF MILWAUKEE  
RECEIVED  
OFFICE OF  
CITY ATTORNEY  
'03 APR -3 PM 3:48

contaminated sewage, I was not able to obtain better-quality photographs of the extensive damage.

It is my sincere hope that we will come to a fair and equitable settlement without further intervention. If you have any questions, please contact me at (414) 461-2525.

Respectfully,

Vanessa L. Ballou-Mims

Enclosures

cc: James L. Bohl, Jr. - Alderman 5<sup>th</sup> District  
City Hall Room 205  
200 E Wells St  
Milwaukee WI 53202-3570

**PERSONAL PROPERTY DAMAGE**  
(Includes but not limited to the following list)

Whirlpool Washer	\$400.00
Whirlpool Dryer	\$350.00
Amana Deep Freezer	\$275.00
Bar Freezer	\$200.00
Refrigerator	\$450.00
Dehumidifier	\$120.00
Sump pump	\$100.00
Vacuum cleaner	\$75.00
Cordless phone	\$75.00
Fans (3)	\$75.00
Electric Heater	\$50.00
Electric Beautician Chair	\$400.00
Hair Dryer	\$25.00
2 Speakers	\$200.00
Electric Xmas items & decor	\$500.00
Treadmill	\$500.00
Electric Fireplace	\$400.00
Antique Stereo	\$300.00
Black Leather Sofa	\$1000.00
Recliner	\$300.00
Cocktail Table	\$150.00
Leather chairs (2)	\$200.00/ea. pair
Tall lamp	\$125.00
Medical books	\$200.00
CD & album collection, cassette tapes, VHS video tapes	\$1000.00
Stereo case	\$100.00
Clothing, including nursing uniforms	\$1000.00
Nursing shoes (2)	\$150.00/ea. pair
Pictures	\$200.00
Bedding	\$200.00
Dog Bed	\$20.00
Luggage	\$300.00
Area rug	\$350.00
Folding tables (6)	\$30.00/ea.
Canvas chairs	\$100.00
File Cabinet	\$20.00
Clothing rack	\$100.00
Lawn Furniture	\$200.00
Wood	\$75.00
<b>GRAND TOTAL</b>	<b>\$10,815.00</b>

**In addition to these personal items lost, the following expenses were incurred:**

- Debris removal and clean up costs - **\$1000.00**
- Landscaping damage: - **\$500.00**
- Loss of wages (2 days) - **\$376.00**



**PROPOSAL**

PROPOSAL SUBMITTED TO:		DATE March 11th 2003	
NAME Venessa Ballou-Mims		JOB NAME	
STREET 8701 W. Courtland Ave.		STREET same	
CITY Milwaukee		CITY same	STATE same
STATE Wisconsin		PHONE (414) 461 - 2525	

We hereby submit specifications and estimate for: Above named property, water damage to basement, complete rebuild of recreation area of basement ( details to be added )

We hereby propose to furnish labor and materials—complete in accordance with the above specifications, for the sum of Nineteen Thousand Six Hundred Dollars (\$19,600) with payments to be made as follows: \$ 10,000 down on acceptance of contract, \$9,600 due upon completion of work.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident or delays beyond our control. This proposal subject to acceptance within 30 days and it is void thereafter at the option of the undersigned.

Authorized Signature \_\_\_\_\_

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Signature \_\_\_\_\_

\_\_\_\_\_ Signature



(No. 149)

*damaged pipe*

43 20030327 Wajirems #3578



City workers  
finally turning  
main water flow off



11/11/10 11:11:10

11/11/10 11:11:10

65585

Rec Room



5143 21030827 Malereens #3578

(No. 6A)

65984

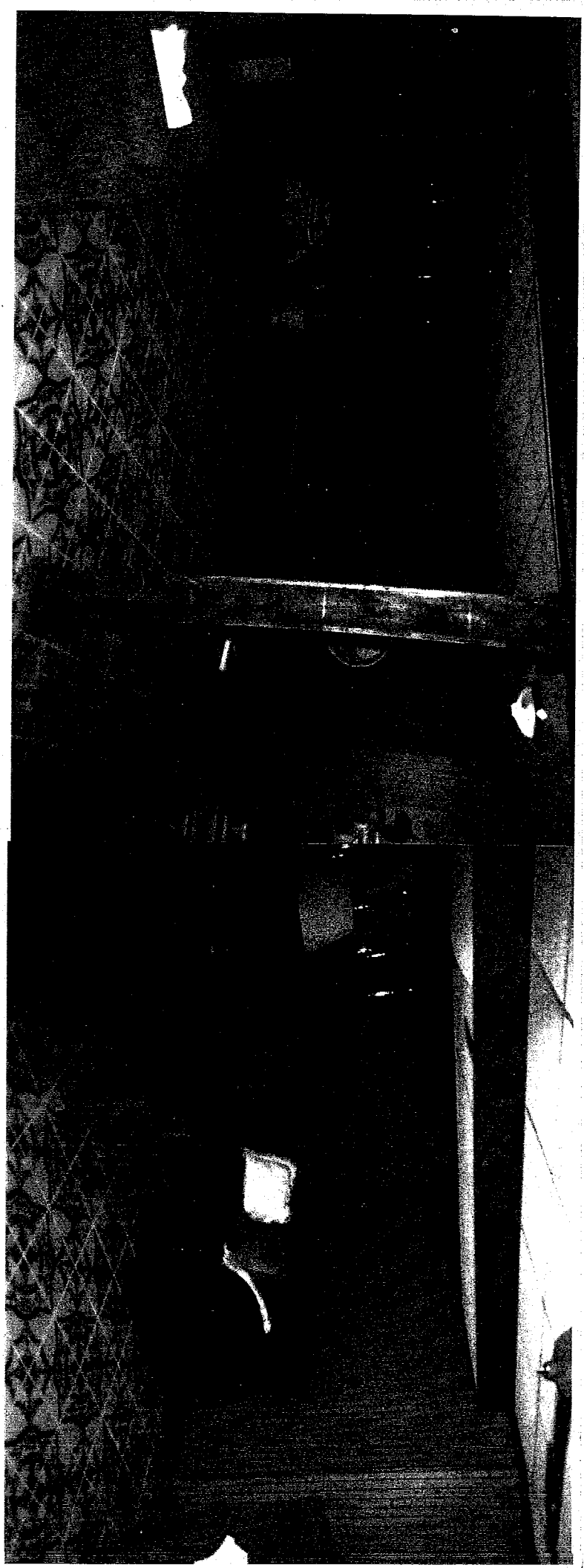
Area  
of Rec  
Room  
that was damaged

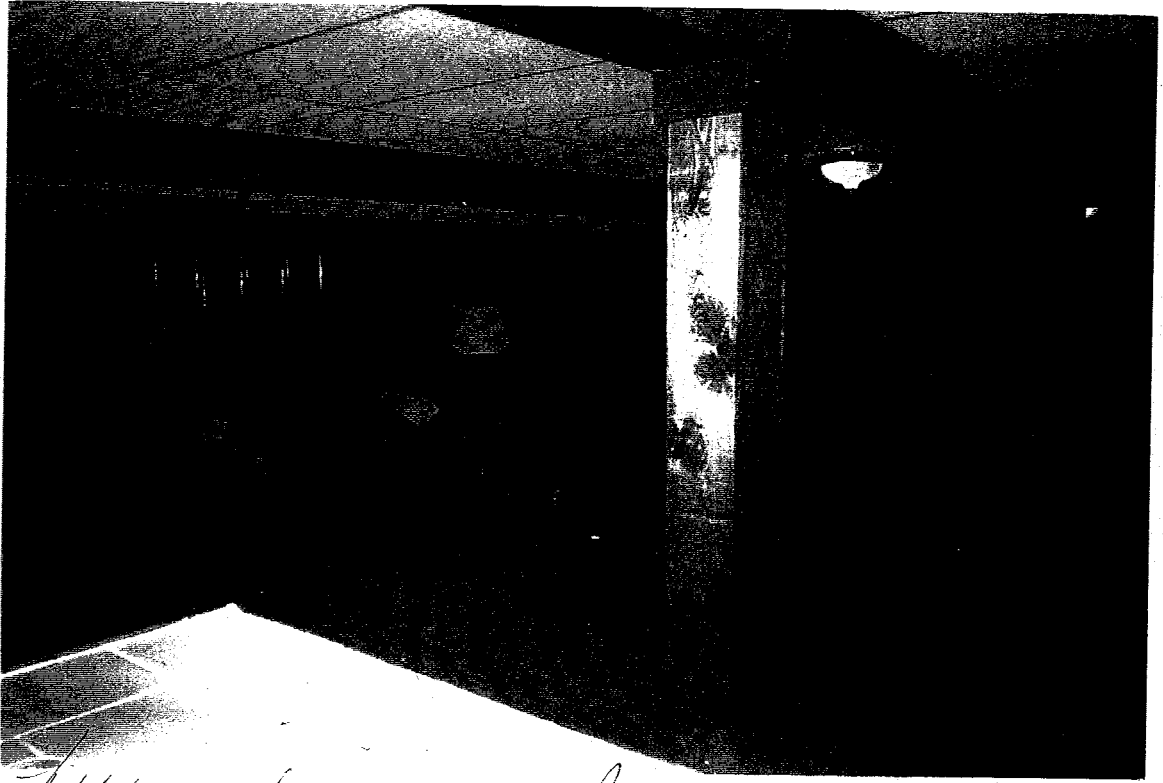
5143 21030827 Malereens #3578

(No. 7A)

65983

Area of  
Rec  
Room  
for  
struction

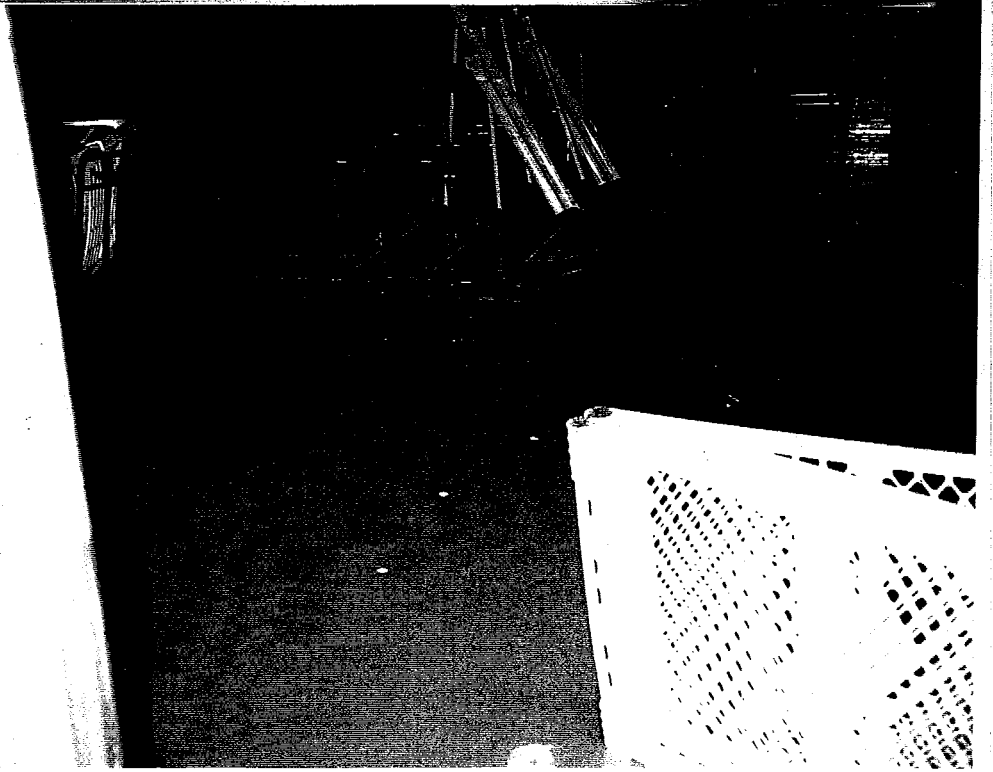
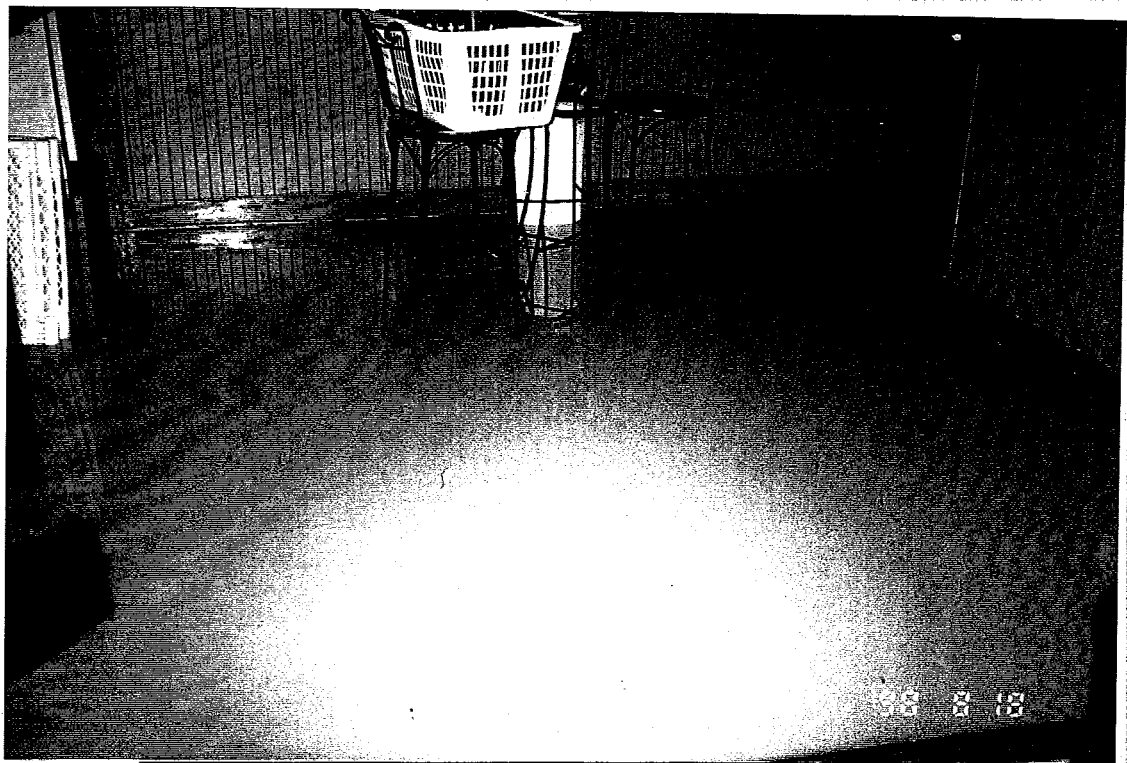




Furnishings in basement  
damaged that we weren't  
able to get to due to  
the contaminated &  
cold water



*pictures  
of rec  
room*



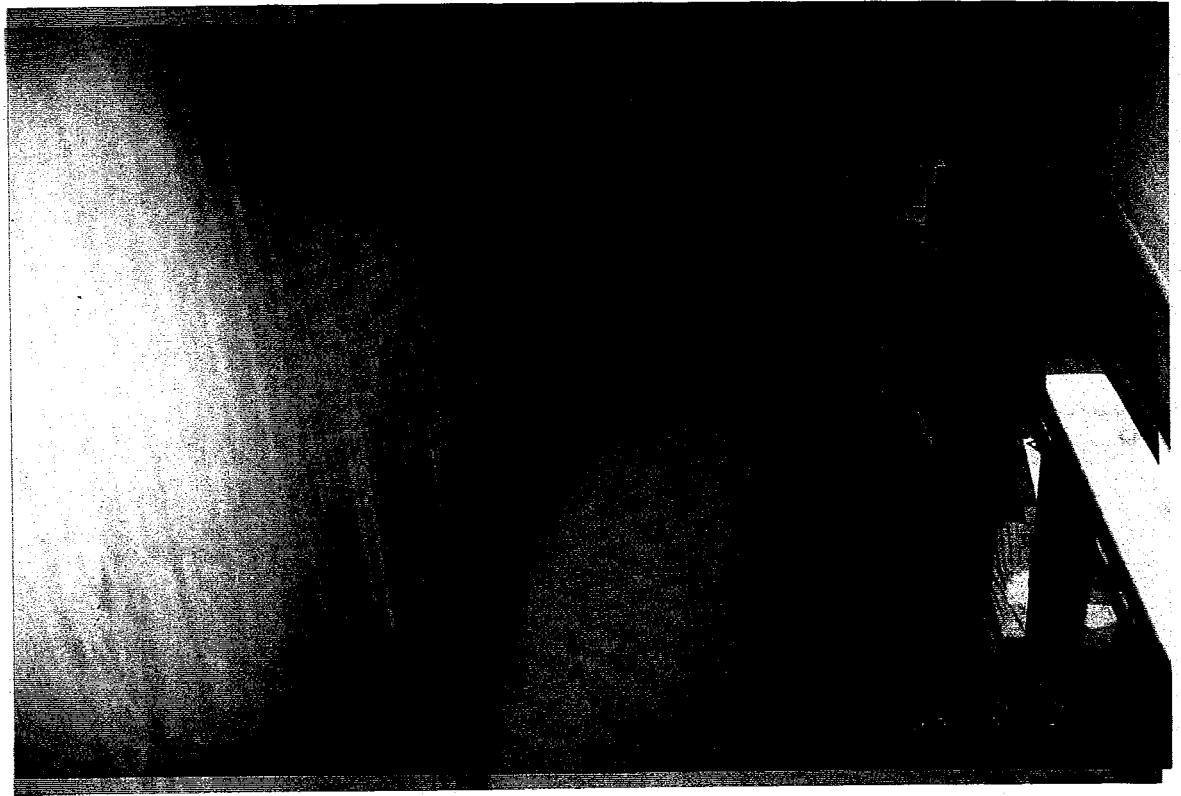
Water coming  
into basement



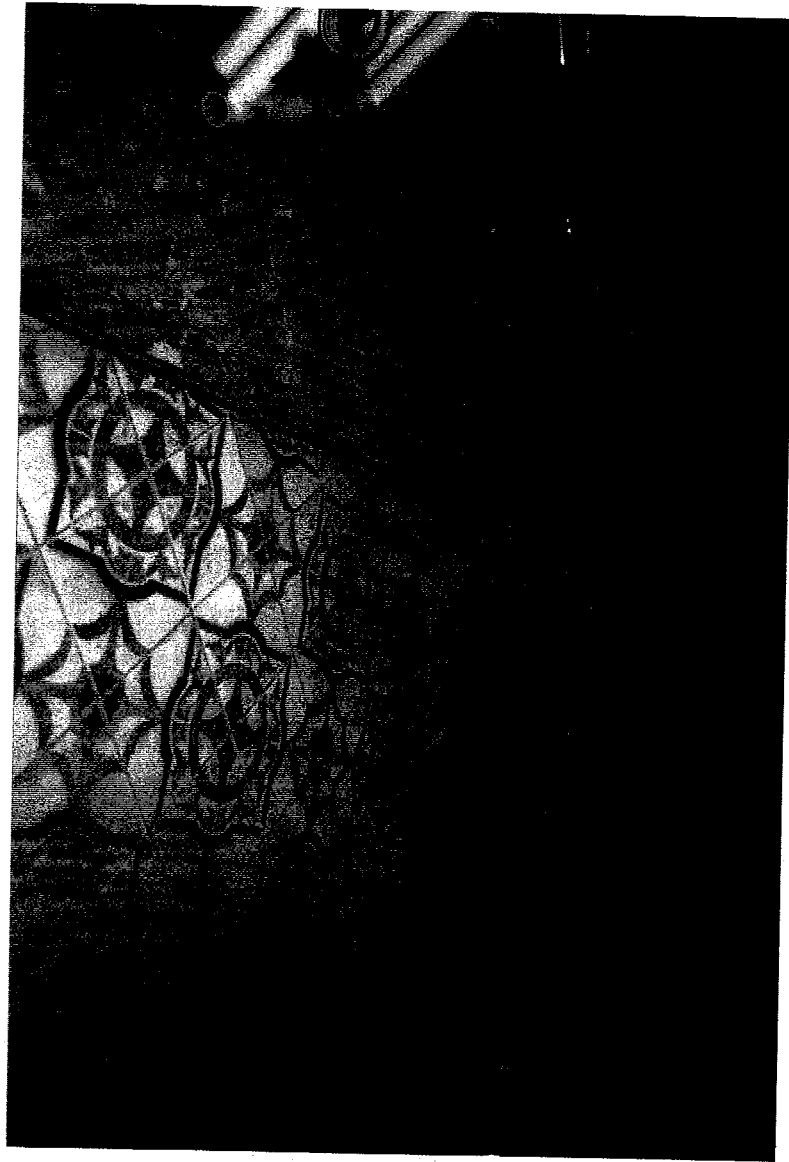
Tempting to save  
lat form by pushing  
under



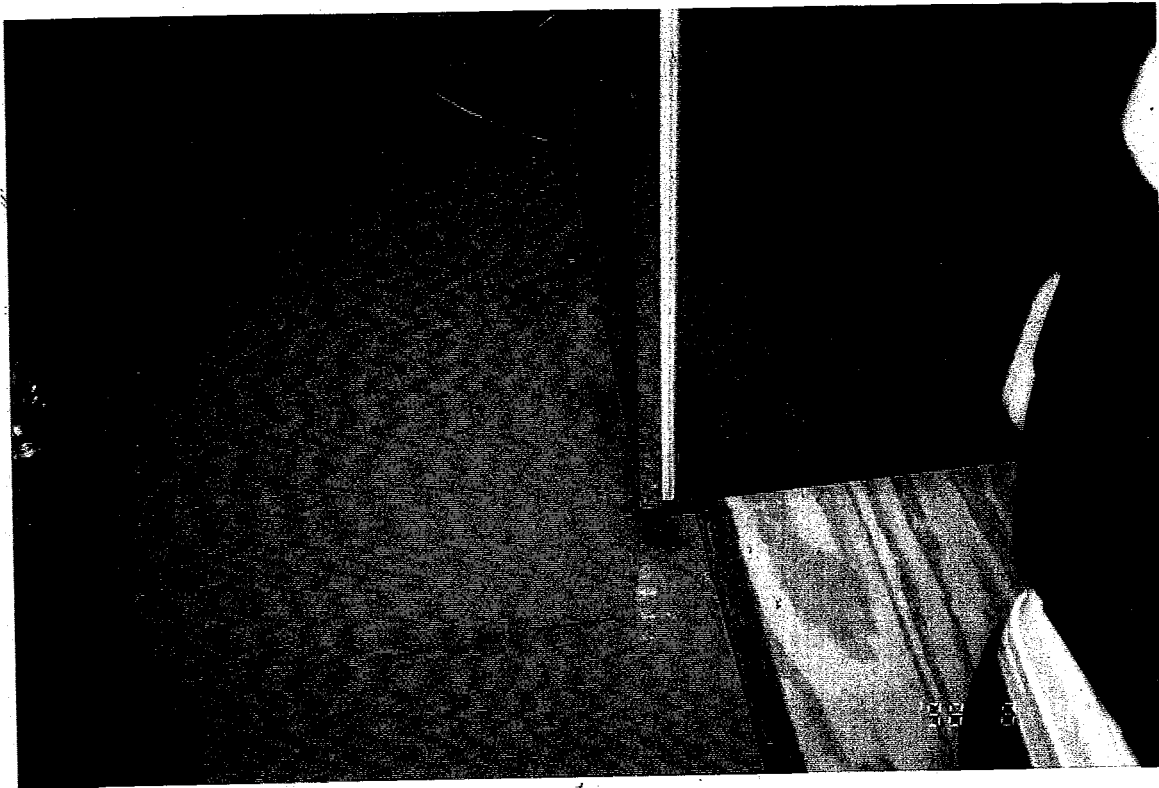
furniture  
as water is  
pulling in basement



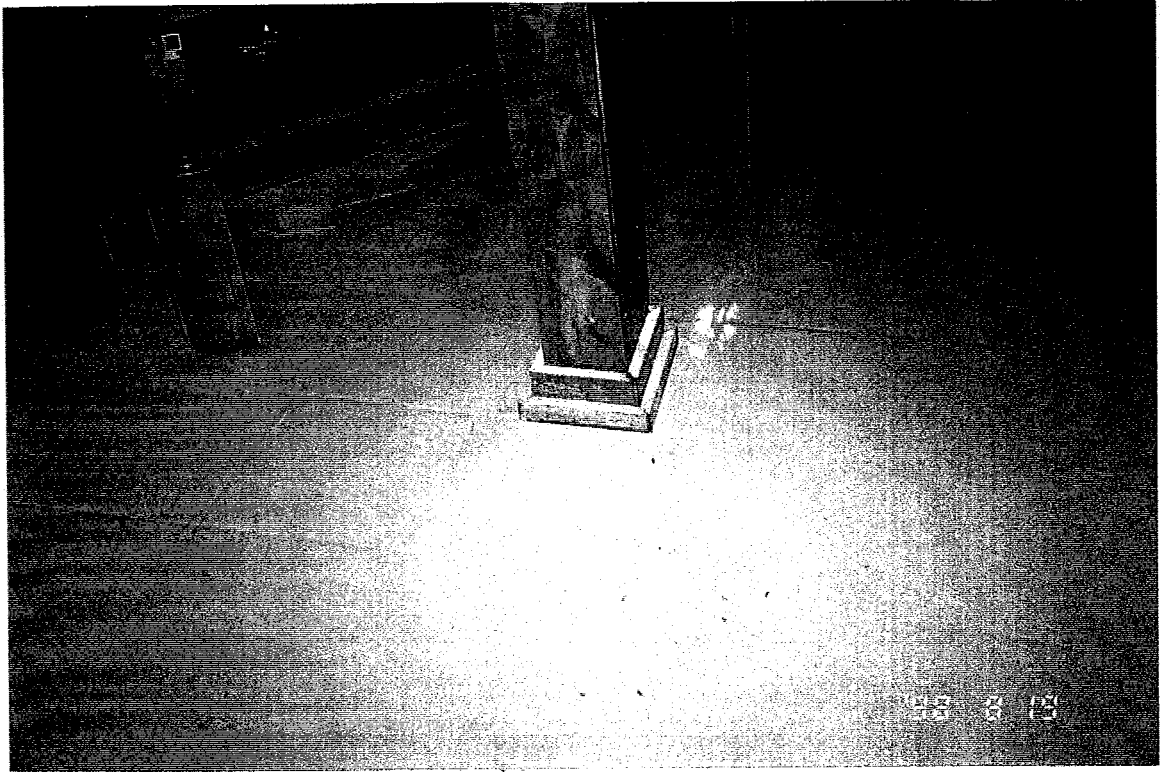
Area behind  
Bar after  
water removed  
slump covering  
floor



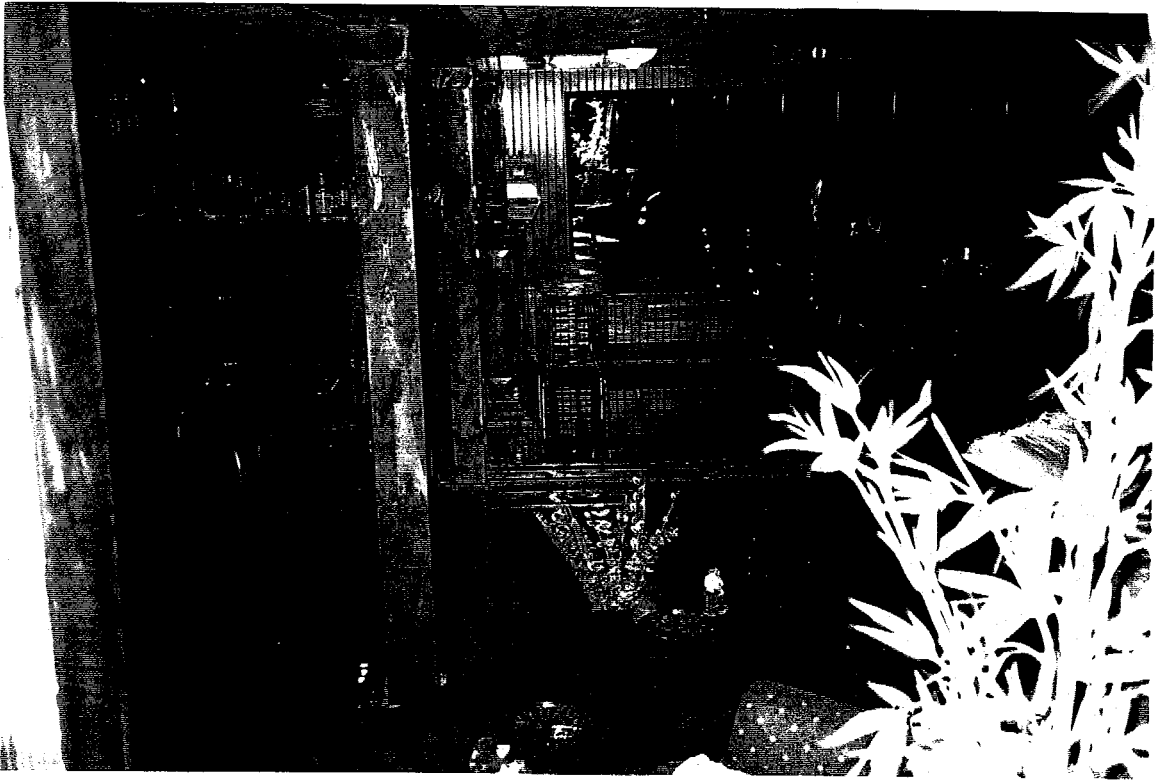




Area Behind Bar  
After Refrigerator  
Removed

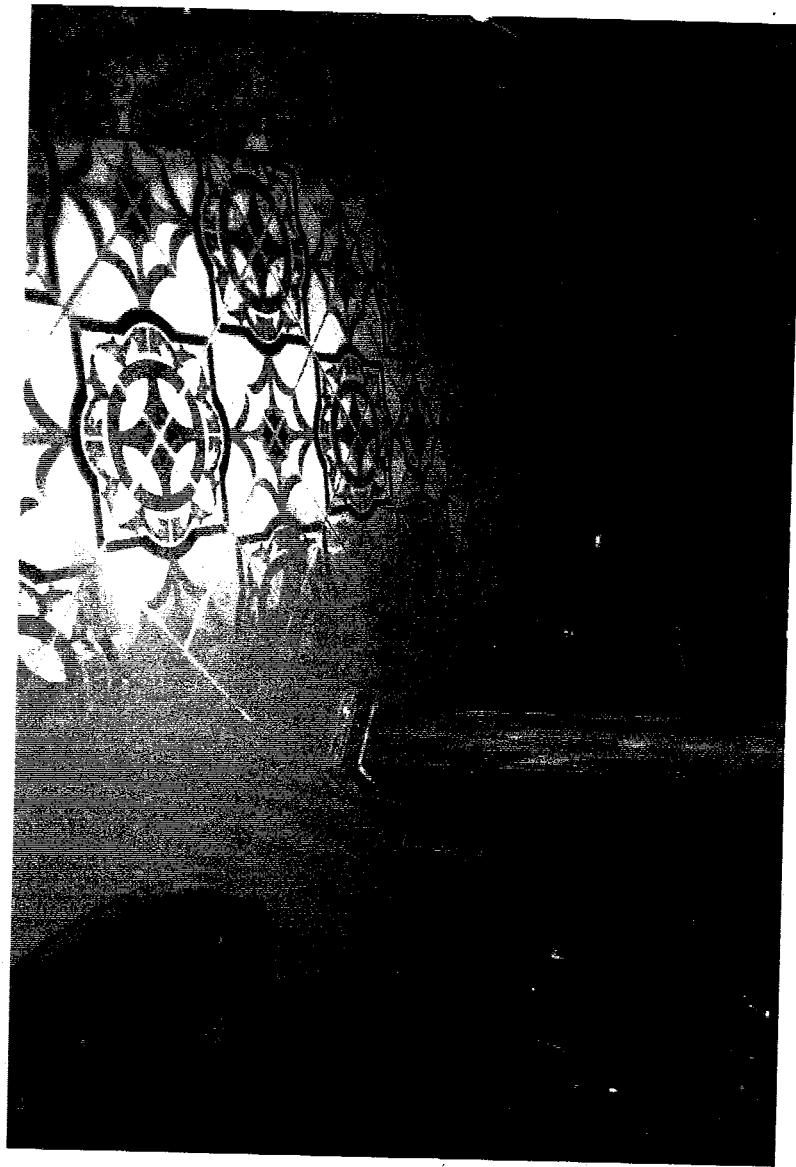


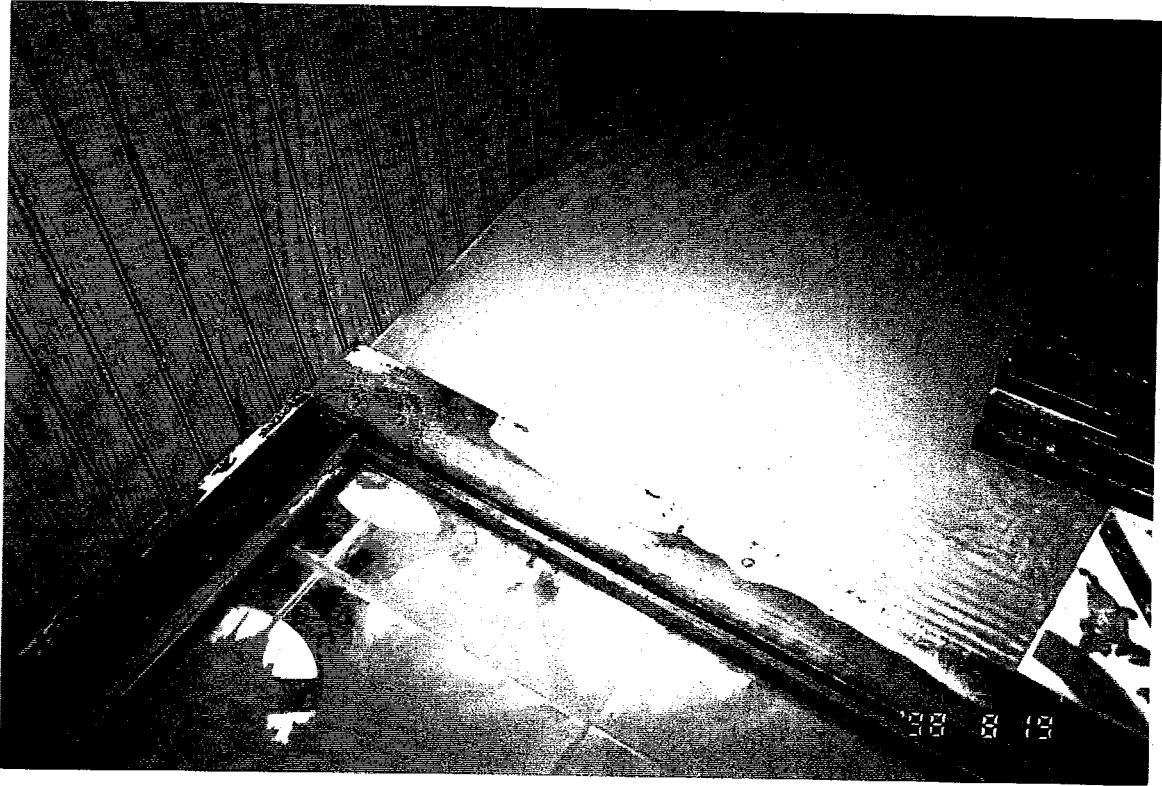
mudd after water  
removed



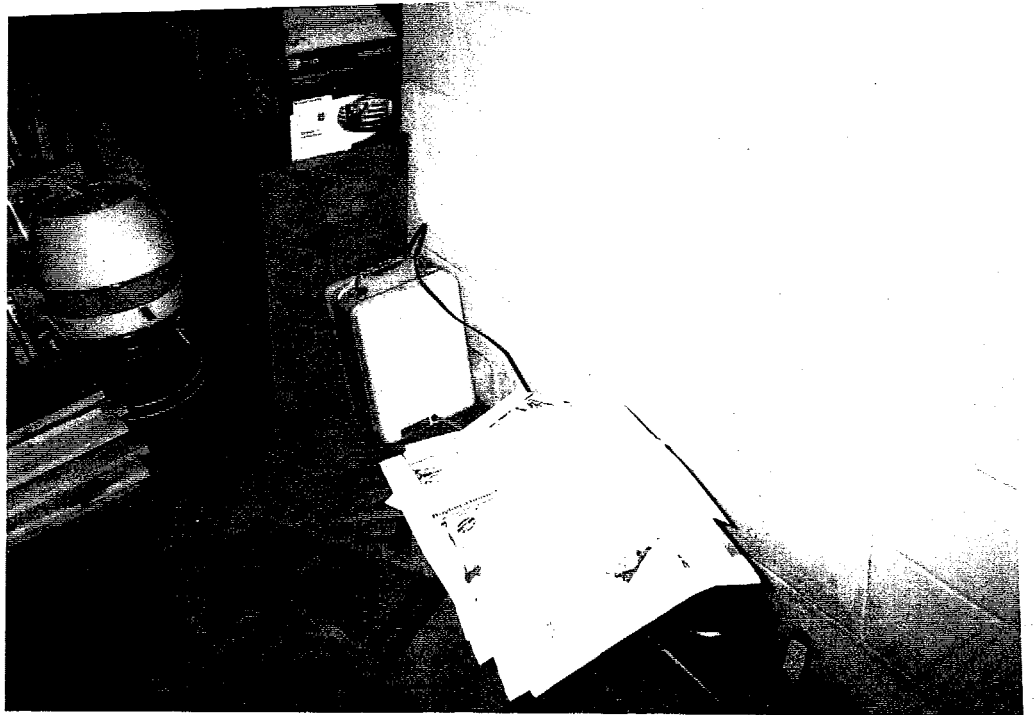
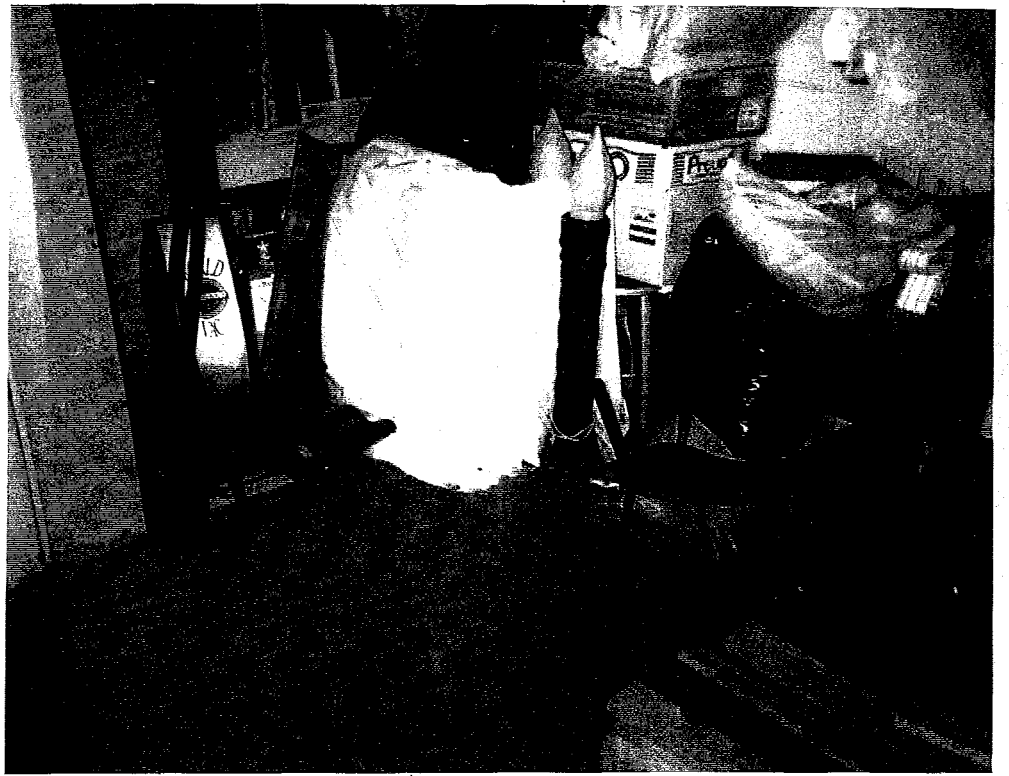
damaged REA Room  
water as it is draining  
mud + sewage.

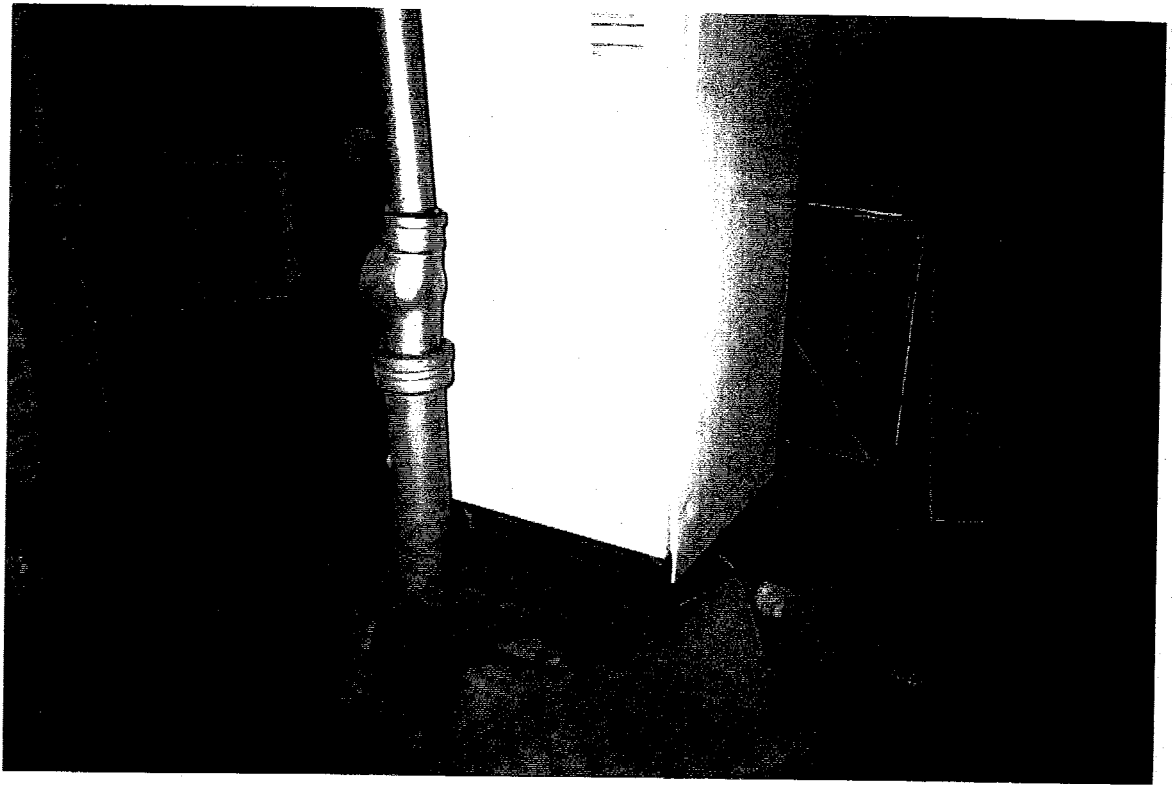
This entire floor has to be  
removed. It is a platform  
+ water + sewage is  
underneath. The panning  
also has to be removed  
& replaced





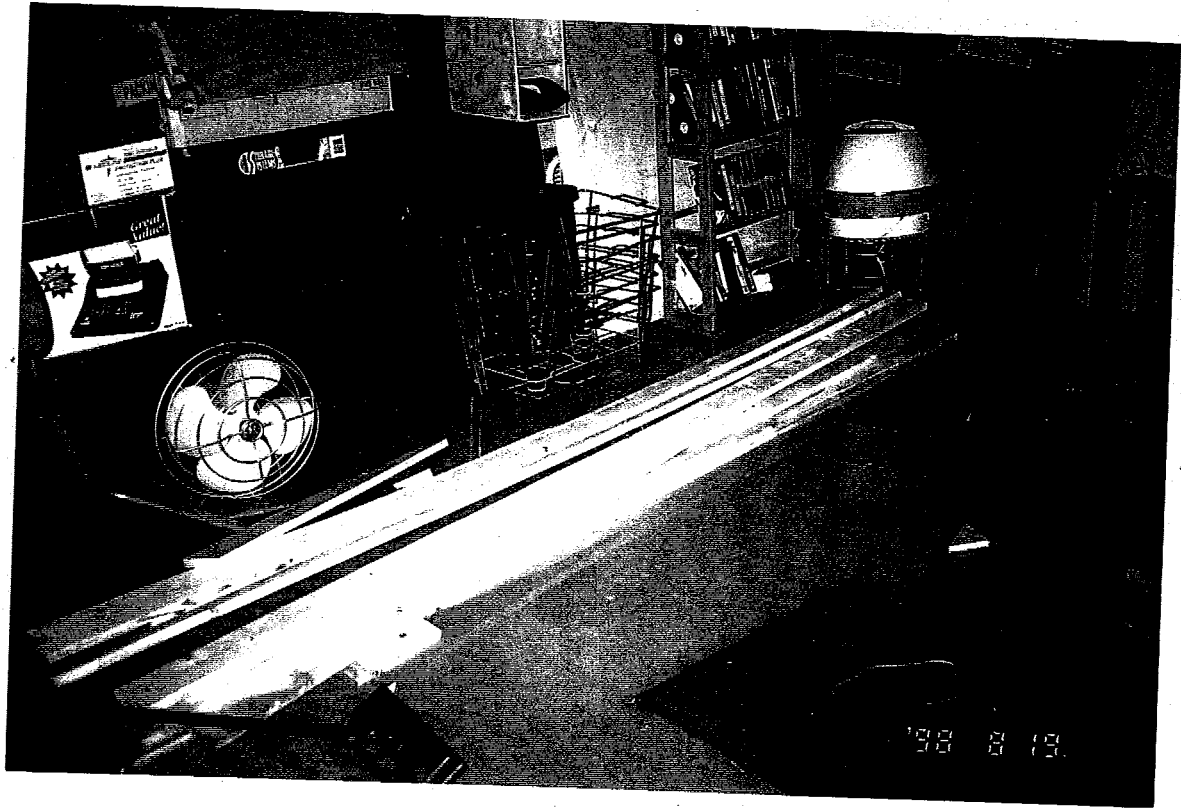
Damage to  
wood work &  
paneling



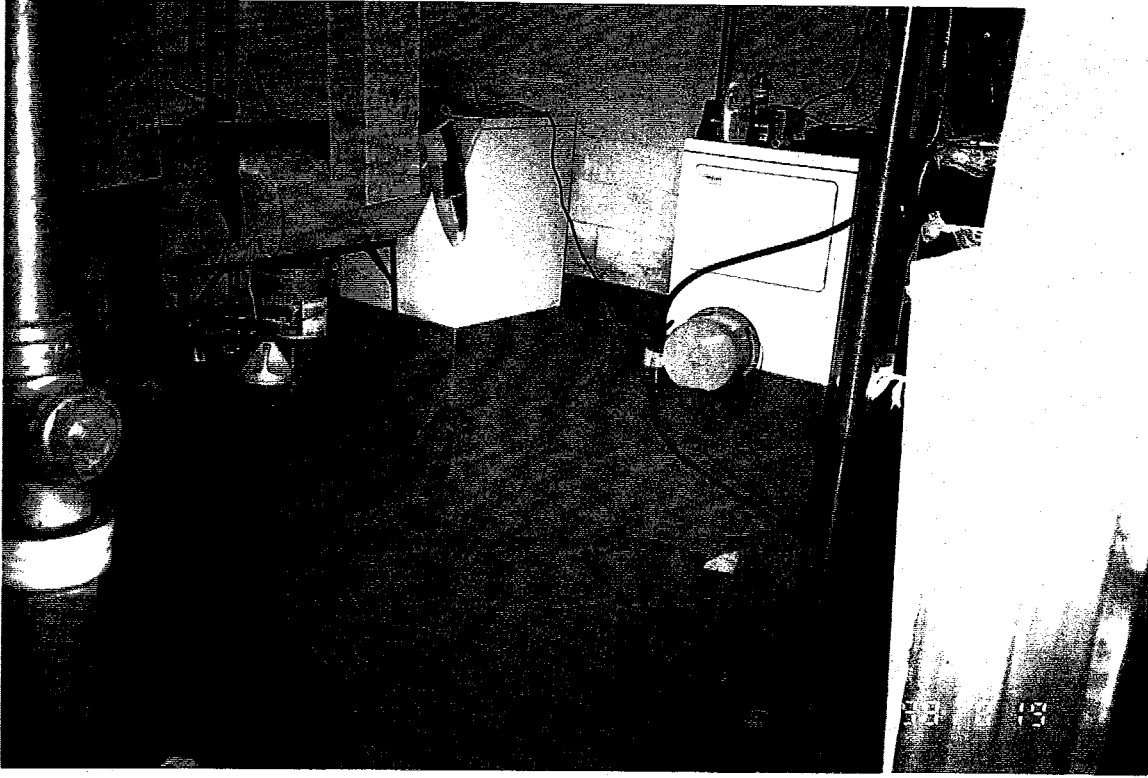








Some personal  
items & damage



Laundry Room as water  
is running into basement  
attempting to halt with  
additional pump before  
city workers arrived



Sewage  
after water  
removed



furnace &  
water heater



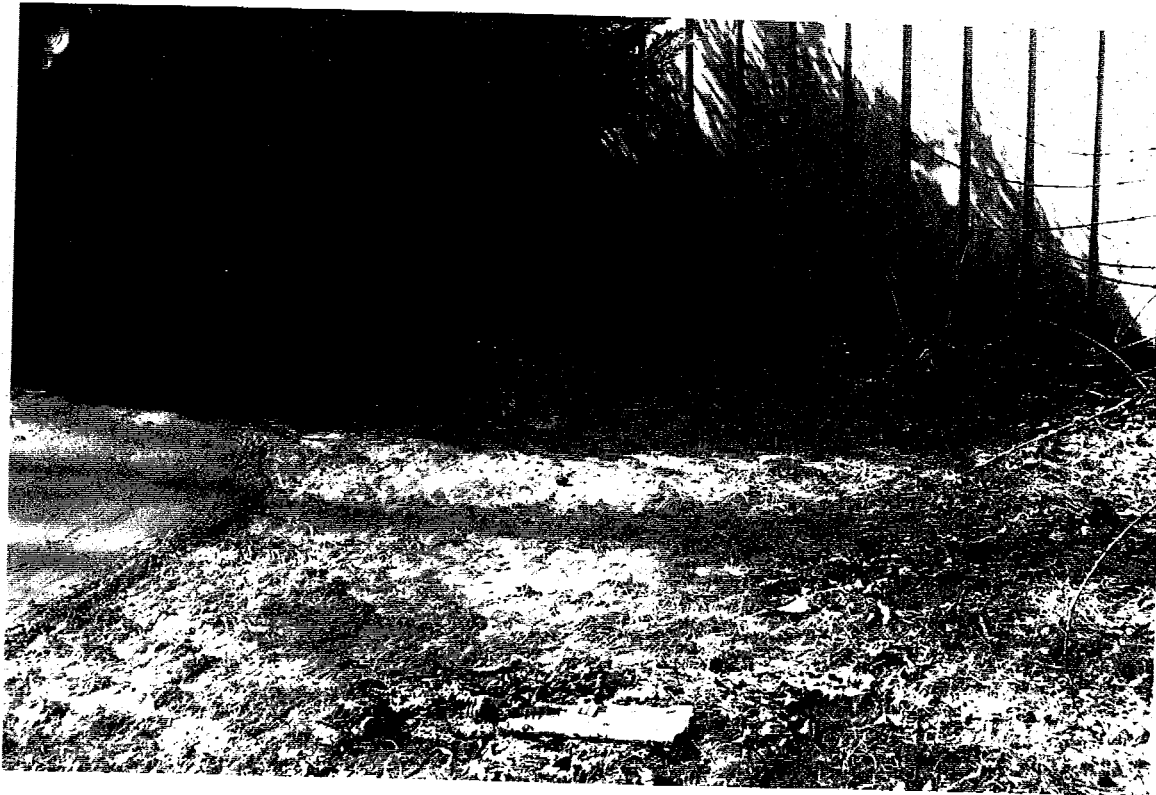
Laundry Room  
no water is  
being removed



Outside Back  
Yard



work damaged  
sewage on floor  
water removed



Composed  
Lawn  
& brush