

11 22 2010

City Of Milwaukee

CITY OF MILWAUKEE

200 East Wells Room 205

2010 NOV 23 PM 12:42

case # 1053-2010-2929:163085

Milwaukee, Wisconsin. 53202 Attention: **ROBERT OVERHOLT (Investigator Adjuster)**  
**DONALD D. LEONHARDT**  
CITY CLERK

Gentleman,

**This house was built in 1897, That makes this building 113 years old.**

**At the meeting before the common council the only mention of Mathew was me. The supervisor never said I was wrong and contradict me.**

**I have owned this building for a number of year's. You do not treat this building rough like Mathew did. You have to treat this building with (Kid Gloves). Mathew Rzerowski Lied ! He only mentioned about treating the building with respect after he read my Reply ! I could have let a plumber replace the stack-pipe . at several thousand dollars cost .(You do have a copy of that receipt) . I WOULD BE HAPPY TO GO BEFORE A JUDGE ON THIS CASE !**

**It is on record that the tenant Anita walker had a (Pit Bull ) in the unit at said time . we had made serveral attempts to go in side this unit to fix this problem and miss. Anita walker had left this dog in her unit Until the day she moved out . Stopping our caretaker from entering this unit at this said time . Miss Anita walker did not move out until June 27<sup>th</sup> 2010 . And left her dog there in said unit until July 4<sup>th</sup> 2010 . (Court date may 18. 2010 ) .**

**All that was left was to a half turn on the bolts on the toilet at the time. The toilet at the time of questioning did not leak and was not a health hazard .**

**I had no problem until Mathew Rzekowski kicked the toilet and damaged the stack pipe .**

**I could sue the city for damage up TO \$ 5000.00 Dollars ~~he~~ . Beatrace Kelly ok the toilet . Aug 17<sup>th</sup> 2010 was this inspection.**

11 22 2010

Jerome F. Huiras

*Jerome F Huiras*  
4280 S 43 ST  
MTL WIS  
53220

CITY OF MILWAUKEE  
RECEIVED  
NOV 23 PM 4:15  
OFFICE OF  
CITY ATTORNEY

**City Clerks**

**Atten: Claims**

**200 E. Wells Str. Room 205**

**Milwaukee , Wisconsin 53202-3567**

CITY OF MILWAUKEE

2010 OCT 22 PM 2:31

RONALD D. LEONARD  
CITY CLERK

**Oct , 20 2010**

**The property at 1539 s. 15<sup>th</sup> street was built 1897 making this building 113 years old . You must understand that you must treat this property with kid gloves and not kick the toilet . as did inspector ( Mathew rzepkowski). I don't know who is this Gerdene Caiahan is ? My tentant at that time was Anita Walker in that unit at that time. Per court papers ( enclosed ) . She was being evicted at the time and by court order she was to leave the promises on july 4<sup>th</sup> 2010. But before this date she had kept her dog in the unit so we could not repair any problem's that needed to be corrected at that said time .**

**Enclosed you will find a letter from the tenant who is currently living there now and saw Mathew Rzepkowski kicked the toilet upon inspection contrary to the instruction's given to him by his supervisor . On 09/24/2010 another inspector came on upon the said property ( Beatrice Kelly ) and passed the toilet .**

**I would like you to take these charges off my property tax's of \$ 1,375 dollars.**

**Thank you ,**  
*Jerome F. Huiras*  
**Jerome F. Huiras**

**4280 s. 43<sup>rd</sup> .**

**Greenfield , Wisconsin 53220**

OFFICE OF  
CITY ATTORNEY

2010 OCT 25 PM 1:20

CITY OF MILWAUKEE  
RECEIVED

I Raymond Chojnacki did witness  
on the day of August 15<sup>th</sup> of 2010  
the city building inspector come into  
the premises of 1539 So. 15<sup>th</sup> street  
And kick the toilet and then  
said - that's not going to pass

Raymond Chojnacki

10-17-2010

**MENARDS®**

WEST MILWAUKEE  
2101 MILLER PARK WAY  
WEST MILWAUKEE, WI 53219-  
5003



Return Receipt  
This is not an original cash  
register receipt  
Not valid for rebate submissions

Allowable returns for items on this receipt  
will be in the form of an in store credit  
voucher if the return is done after  
12/12/2010

PVC FLANGE FOR CAST IRON  
#43539  
6896454 1@15.71                      15.71  
1 Returned on 09/20/2010

Payment Method(s) Used:  
Check                                      16.59

## City of Milwaukee Neighborhood Services System

### Violation History

Address: 1539 S 15TH ST

Taxkey: 460-1132-000



Curr Distr	Section Code	Record Type	Serial #	# Orig Viols	Original Inspect Date	Compliance Date	Current Status	Final Status	Last Status	Original Inspector
266	Code Enf/Residential /South	Letter	7882681	6	02/03/10	06/01/10	Reinspected periodically	No	05/20/10	KELLEY, BEATRICE
46	Code Enf/Residential /South	Letter	7882631	5	02/03/10	05/17/10	Complete abatement	Yes	05/17/10	KELLEY, BEATRICE
45	Code Enf/Residential /South	Letter	7150162	4	01/07/09	03/16/09	Complete abatement	Yes	03/16/09	RZEPKOWSKI, MATTHEW
45	Code Enf/Residential /South	Letter	7150161	1	01/07/09	03/16/09	Complete abatement	Yes	03/16/09	RZEPKOWSKI, MATTHEW
266	Code Enf/Residential /South	Letter	6761671	26	04/21/08	10/14/08	Complete abatement	Yes	10/14/08	CHALSTROM, STEPHEN
45	Code Enf/Residential /South	Letter	6612881	3	01/24/08	01/28/08	Notice dismissed	Yes	01/28/08	CHALSTROM, STEPHEN
45	Code Enf/Residential /South	Letter	6587341	1	01/09/08	01/24/08	Complete abatement	Yes	01/24/08	CHALSTROM, STEPHEN

Page 1  
 City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

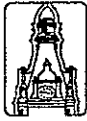
SERIAL NO. 7882681

DATE OF INSPECTION 2/3/10

1539 S. 15th St

ADDRESS DATE	ACTIVITY AND REMARKS	INITIALS/
2-5-10	ORDERS MAILED FIRST CLASS.	sla
2/10/10	I received a call from Jerome Huiras Phone # 321-4217 OR I called Phone # I Spoke to: If contact is not owner, explain: I Verified the following information: A) Owners name Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> B) Phone number Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> C) Mailing Address Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If no, correct address is Copy mailed to new address Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> D) Receipt of orders Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E) Explained reinsp. fee policy Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	BK
2/10/10	Spoke w/ owner he said he would get the work done in designated time spoke w/ Tenant Geraldine Calahan - told her that owner is working on it and he has until March 3 Geraldine # 554-7561 Tenant	BK BK
3/26/10	Reinspected - Violations remain \$50 fee Call owner - also rear door of front Apt frame defective	BK
4-7-10	MAILED REINSPECTION LETTER	sla
4/20/10	Owner called left msg that he is paraplegic, + to call back 321-4217	
4/23/10	Called back no answer no msg for AMach	BK
5/4/10	Owner Called said reinspect	BK
5/17/10	Reinspected - Not Done Send to Court \$75 fee	BK

If no compliance, rent withholding app. left with tenant(s)? YES/DATE  
 Info letter sent to tenant? Yes/Date  
 Unit(s)  
 No  
 Unit(s)  
 No



City of Milwaukee  
 Department of Neighborhood Services  
 CHRONOLOGICAL RECORD OF ENFORCEMENT

DNS-36C

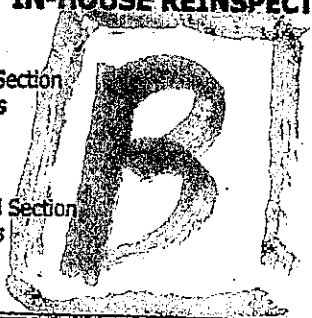
ADDRESS	SERIAL NO.	DATE OF INSPECTION	TYPE OF CONTACT	INSP. NUMBER	INITIALS
DATE	ACTIVITY AND REMARKS				
1870	MAILED REINSPECTION LETTER				sla
<del>1/19/09</del>	<del>REC'D COE...</del>				
1/20/10	"APPROVED FOR MONTHLY'S"				K
6/16/10	Deceased Out of State Letter Unenforceable Letter Previously Litigated Letter Mailed by KMK				Kk
17 10	35 36	REINSPECTED VIOLATIONS REMAIN			JD
1/22/10	REINSPECTION FEE NOTIFICATION LETTER MAILED				RW
2/28/10	spoke w/ Jerome (321-4217) tenant being evicted 7/4/10 - has a vicious dog that manager won't deal with - toilet $\frac{1}{2}$ was just loose & needed to be tightened - ceiling light will be repaired once tenant gone - advised owner to call back at end of July to set up insp.				Kk
2/27/10	REINSPECTED VIOLATIONS REMAIN				na
3/5/10	REINSPECTION FEE NOTIFICATION LETTER MAILED				ng
7/12/10	REINSPECTED VIOLATIONS REMAIN				Kk
8/17/10	REINSPECTION FEE NOTIFICATION LETTER MAILED				Kk
8/18/10	spoke w/ Jerome - taken care of a long time ago - is appealing charges - we need to "get with it or else" - will have Insp. Rzepkowski call to get inside				Kk
8-19-10	inspector property pulled not down yet will fix and call back				a
8/24/10	Jerry LM 11:59AM - insp. was there the other day & he kicked the toilet - will not have him re-inspecting again - had someone repair - flange was broken 'cuz he kicked toilet, but has been repaired - referred to Supervisor Garbisch				Kk

**PLEASE NOTE - THIS FORM IS FOR AN IN-HOUSE DNS REVIEW. IF YOU RECEIVED A LETTER STATING YOU HAVE 30 DAYS TO APPEAL A REINSPECTION FEE, YOU MUST APPEAL TO THE ADMINISTRATIVE REVIEW APPEALS BOARD WITHIN THE 30-DAY TIME LIMIT. PLEASE CONTACT THE CITY CLERK'S OFFICE AT 414-286-2221 FOR MORE INFORMATION.** The filing of a request for a review by a supervisor in DNS does NOT put a hold on your requirement to appeal to the A.R.A.B. board within the 30-day time limit.

**CITY OF MILWAUKEE  
DEPARTMENT OF NEIGHBORHOOD SERVICES  
IN-HOUSE REINSPECTION FEE APPEAL**

Please complete the form and return to:

- Reinspection Fee Appeal - Nuisance Section  
Department of Neighborhood Services  
4001 S. 6th St.  
Milwaukee, WI 53221
- Reinspection Fee Appeal - Residential Section  
Department of Neighborhood Services  
4001 S. 6th St.  
Milwaukee, WI 53221



- Reinspection Fee Appeal - Commercial/Zoning Section  
Department of Neighborhood Services  
841 N. Broadway, 1st Floor  
Milwaukee, WI 53202
- Reinspection Fee Appeal - Trades Section  
Department of Neighborhood Services  
841 N. Broadway, 10th Floor  
Milwaukee, WI 53202

Your appeal will be reviewed by the Supervisor of the section indicated above, who will send you a written decision of their findings and the process for appealing their decision if you choose to do so. Be as specific as possible in explaining why you are appealing the fee.

RE: 1539 S 15 ST. Address of Property Taxkey No. 460 1132 00 Order Serial # 10131 9-20-10

~~I wish to appeal the reinspection fee of \$~~ 350 ~~which has been assessed against the above property.~~  
TOTAL \$ 1025.00  
TOTAL \$ 1375.00

I feel that the charges are incorrect for the following reasons:

ORDERS WERE CORRECTED PER LETTER  
ORDERS WERE CORRECTED INSPECTOR KICKED  
TOILET, CAUSING DAMAGE TO PROPERTY / MATHEW  
RZEROWSKI / INSPECTOR

I ALSO WANT A COPY OF THE STATE OF  
WISCONSIN LAW REGARDING THIS INCIDENT.

Name: JEROME F. HUIRAS

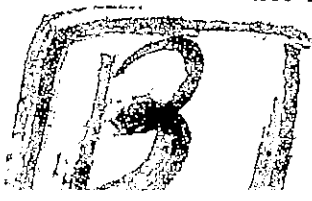
Mailing: 4280 S 43 ST.  
Address

Mil, WI, 53220

Daytime Phone 414 321 4217

Signature Jerome F. Huiras Date 9.25.2010

**PLEASE NOTE: IF THESE CHARGES APPEARED ON YOUR PROPERTY TAX BILL, YOU ARE RESPONSIBLE FOR THEIR PAYMENT BY JANUARY 31<sup>ST</sup> OF THE FOLLOWING YEAR. FAILURE TO PAY THE FEES BY THAT DATE MAY SUBJECT YOU TO INTEREST AND PENALTY CHARGES. IF YOUR APPEAL IS GRANTED YOUR PAYMENT WILL BE REFUNDED TO YOU.**



STATE OF WISCONSIN : CIRCUIT COURT : MILWAUKEE COUNTY  
CIVIL DIVISION—SMALL CLAIMS

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JEROME F. HUIRAS,  
Plaintiff,

**ANSWER, AFFIRMATIVE  
DEFENSES &  
COUNTERCLAIMS**

-vs-

ANIKA WALKER,

Defendant.

Case No. 10SC016055

Code: 31004

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Defendant, Anika Walker, by her attorney Christopher T. Koehnke of Legal Action of Wisconsin, contests this eviction and for her answer states as to the first cause of action:

1. Defendant denies the allegations contained in Paragraph One of the plaintiff's complaint. On information and belief, throughout the time described in the plaintiff's complaint, Huiras Marital Trust is the owner of 1539 S. 15<sup>th</sup> St, Milwaukee, WI.
2. Defendant denies the allegations in paragraph 2 of the plaintiff's complaint.
3. Defendant affirmatively states that she was improperly served with a five-day notice at the same time she was served with the Summons and Complaint.
4. Defendant denies that she is unlawfully in possession of the premises, and alleges that she possesses the premises pursuant to a six-month lease which has not been properly terminated by the plaintiff.

Defendant for her answer states as to the second cause of action:

5. The defendant repeats realleges all of the above, as if stated herein.
6. The defendant denies the allegations in paragraphs 1, 2, 3, and 4 of the plaintiff's complaint.

**FIRST AFFIRMATIVE DEFENSE – FAILURE TO TERMINATE TENANCY**

7. The defendant repeats and realleges all of the above, as if stated herein.
8. The defendant received a five-day Notice to Pay Rent or Vacate at the same time she was served with eviction papers for this action dated May 24, 2010.
9. A five-day Notice to Pay Rent or Vacate requires that a landlord give the tenant five