

Defendant
Ronald D Leonhardt
City Clerk
City of Milwaukee
200 E Wells Street, Room 205
Milwaukee, WI 53202

CITY OF MILWAUKEE
RECEIVED

2011 OCT -6 PM 12: 50

OFFICE OF
CITY ATTORNEY

Claimant
Brian and Suzanne Kreuziger
706 West Rock Place, 2nd Flr
Glendale, WI 53209

NOTICE OF CLAIM AGAINST CITY OF MILWAUKEE

Mr. Leonhardt, City Clerk, on behalf of the City of Milwaukee:

Pursuant to 893.80 and 801.11, WI Statutes, you are hereby notified of a claim against the City of Milwaukee. You are further hereby notified of the circumstances of said claim.

CIRCUMSTANCES OF CLAIM

The circumstances and basis of this claim is negligence by the City of Milwaukee for failing to maintain a damaged and non- functional sewer relief valve at a known problem location beneath the street at 2000 West Hampton Ave, Milwaukee, WI. The City of Milwaukee had actual knowledge that the sewer relief valve was not functioning for at least several months prior to the incident triggering this claim, which is described below. Failure to repair and maintain this valve by the City of Milwaukee caused the back up of significant amounts of sewage contaminated water into the basement of the 8 family apartment building at 2000 West Hampton Ave, and resultant damage to the building and contents thereof.

The property at 2000 West Hampton Avenue Milwaukee, WI , is owned by Brian and Suzanne Kreuziger, husband and wife. At approximately 1 PM on June 9, 2011, I, Brian Kreuziger, claimant, entered the basement of this property. Upon entering the basement I noticed that there were several inches of standing water at the bottom of the basement stairs. This was not a normal occurrence and seemed particularly strange since it had rained only a small amount the previous evening, and the large amount of water in the basement was not indicative of a clogged lateral. Furthermore, in the 8 years that we have owned the property, I have never experienced a clogged lateral or had any need to root out the lateral. I then proceeded to inspect one of the 2 floor drains and noted that it seemed to be clogged. I then proceeded to remove the lid of the floor drain. When I removed the lid I witnessed that the drain had been clogged by toilet paper which had backed up from the street. Furthermore, removing the lid and unclogging the drain did not help in allowing the standing sewer water to drain, but instead caused still more sewer water to enter the basement from the floor drain.

I then contacted the City of Milwaukee by telephone to report the sewer back up. While waiting for a crew to arrive, A City employee stopped in front of the building and proceeded to open one of the sewer covers. I asked him if he was here about the sewer back up, He said that he was not and left after refusing to assist in solving the problem. At approximately 4 PM, a City crew arrived at the building. A member of this crew stated that the location was a known problem, the problem being that the sanitary sewer in the street was known to have a problem and back up. He stated that for this reason, a relief valve is installed below the street in front of the subject property. This valve is supposed to automatically open at times of high flow and divert the flow into the storm sewer. The crew member also stated that the valve was controlled by an electric switch located on the boulevard about 20 feet East and 10 feet North, and that the switch was not functioning because it had been damaged in an automobile accident several months earlier. The

RONALD D. LEONHARDT
CITY CLERK

11 OCT -5 PM 3: 13

CITY OF MILWAUKEE

crew then proceeded to attempt to open the relief valve manually. They were not initially able to do so and called for further assistance from their superiors. Finally, the crew was able to manually open the valve and the sewage in my basement began to recede through the floor drains until it had completely receded at about 5 PM. The automatic switch for this valve appears to have finally been repaired a few days prior to submission of this claim.

The backup of sewer water into a basement requires proper cleanup of the basement. Items that are contaminated must be disposed of or cleaned thoroughly. My wife and I performed all clean up, removal and disposal work. We cleaned all items that could be economically cleaned. We disposed of all items that could not be economically cleaned. We cleaned all surfaces of the basement that could be cleaned. This clean up involved the cleaning of all items and surfaces with a sufficient bleach and water solution, subsequent rinsing and the drying out of the basement with fans and de-humidifiers. Proper clean up also involves insuring that the area is thoroughly dried out and remains well lit, so as not to allow the growth of mold. This was accomplished by running fans and dehumidifiers for the next 2 months and keeping the basement lights on during this time period. All light used were of the fluorescent type, so as to conserve energy.

Due to the saturation of the pervious material by contaminated sewage, twelve inches of drywall and plywood wall surfaces at floor level and up could not be sufficiently cleaned. This material was removed and disposed of. The drywall and plywood wall surfaces that were removed have not been replaced and I have procured 2 bids for the replacement of these damaged materials. In requesting the bids, I instructed the contractors to bid on replacing the lower 12 inches of material with an impervious metal material that can be thoroughly cleaned and that contains gaps for air circulation. I made this instruction because the sewer had also backed up on July 22, 2010, after a large rainstorm. The sewer now has backed up again after an extremely minor rainfall, due to City negligence. Therefore, I have no assurance whatsoever that the sewer will not back up again in the future. I had finally completed the repairs caused by the 2010 sewer back up, and now had to rip that out because of City negligence. I have no intention of replacing the damaged wall material with something that I will have to remove again in short order. The air spaces specified in the material are to allow the ventilation and drying of the structural materials that this will be attached to in the expected occurrence of another sewer back up. The bids also call for removal of damaged wall material that has not yet been removed. This material was not damaged by the incident itself and is not contaminated. This damage refers to the remaining sheets of plywood and drywall that were cut off about 12 inches above the floor, and which must be removed in order to facilitate proper replacement of the material that was removed due to contamination.

I witnessed at least 5 inches of standing water in the basement. The pilots of several water heaters had to be re-lighted because they were flooded and had gone out. The standing water will also undoubtedly cause abnormally rapid deterioration of the water heaters.

The itemized claim below demands compensation for the following:

1. Clean up work performed by Brian and Suzanne Kreuziger, owners of the property.
2. Electricity charges for running fans, dehumidifiers and basement lighting for 2 months
3. Replacement of personal items stored on property for use in the maintenance of the building.
4. Replacement of a clothes dryer provided for tenant use.
5. Repair and replacement of the damaged wall surfaces that could not be restored to a sanitary condition.
6. Abnormal rapid depreciation of 9 water heaters.
7. Time spent preparing this claim
8. Fees for service of this claim

Notice of Claim - Kreuziger - 2

ITEMIZED CLAIM FOR RELIEF SOUGHT BY CLAIMANT

The claimant hereby demands relief in the form of the payment of \$6193.12 for damages suffered by the claimant as a direct result of the negligence of the City of Milwaukee which caused the above described incident and resulting damage. The specific damages suffered are now listed.

1. Damage control and clean up work performed by Brian and Suzanne Kreuziger, owners of the property:

Thursday June 9, 2011, Brian Kreuziger: arrange for City repair of the problem, change locks to basement so tenants could not enter unsanitary area, preliminary clean up and assessment: 4 hours

Thorough cleaning of all surfaces and items that could be cleaned with bleach and water solution followed by thorough rinsing of all items and surfaces. Re-lighting of several water heaters. Set up of fans and dehumidifiers. Disposal of contaminated items that could not be cleaned.

Friday June 10, 2011, Brian Kreuziger 8 hours
Friday June 10, 2011 Suzanne Kreuziger, 6.5 hours.

Total: 18.5 hours at \$50/hr = \$925

2. Electricity used to operate dehumidifiers, fans and basement lighting for 2 months:

WE Energies bills: 5/18-6/19/11: 391 kWh
6/19- 7/19/11: 418 kWh
7/19-8/17/11: 473 kWh

Sub total: 1282 kWh
Subtract normal usage -600 kWh
Total excess usage: 682 kWh @ \$ 0.13/kWh = \$ 88.66
Sales Tax on excess usage: \$88.66 x .056 = \$ 9.96

Grand Total excess usage: \$ 98.62

See 5 attached billing statements for period of 4/18- 9/18/11. A billing statement for the period consequent and subsequent to the period described is provided in order to provide a basis for an estimate of normal electricity use for the building, which I have estimated at 200 kWh/month. Normal electricity usage is for interior and exterior common area lighting. Usage is normally lowest during the period in question because one of the exterior lights operates only dusk to dawn, which period is shortest during the summer.

3. Replacement of personal property stored on premises for use in maintaining the property that could not be cleaned or was rendered inoperable :

Bissell Carpet Cleaner rendered inoperable- see attached receipt: \$ 199.50
5 sheets of sandpaper for floor sander: 15
2 sandpaper loops for small belt sander \$ 6

Note of claim - Kreuziger - 3

2 packages of assorted sandpaper	\$ 10
Various loose sandpaper	\$ 10
1- 1"x 6" x 8 ft clear pine board	\$ 8
5- 2 3/8" x 7 ft cedar trim boards	\$ 20
4- 2" x 4" x 6 ft dimensional lumber	\$ 8
9- mini blinds	\$ 45
21- various trim boards approx 2" x 4 ft	\$ 40
knee pads	\$ 8
8- assorted toe board lengths	\$ 15
1- radio/ tape player	\$ 10
1- Hoover vacuum Cleaner- rendered inoperable	\$ 50
Several various sizes of drywall, plywood and insulation	\$ 150
3 window screens	\$ 90
TOTAL personal property destroyed:	\$ 684.50

4. Replacement of large capacity coin operated commercial clothes dryer.

A page of commercial coin operated gas dryer prices is attached . \$ 650.00

5. Repair and replacement of wall surfaces.

I have received 2 bids for this work, which are attached: \$ 1350.

6. Abnormal rapid deterioration of 9 water heaters.

The property contains 9 water heaters, one for each apartment and one for the common laundry facility. Standard cost of replacement and installation of a water heater is about \$600. I expect that the exposure of the bottoms of the water heater tanks to standing water will cause premature rusting of the tanks and cause the life span of these water heaters to be reduced by 40%. Therefore I estimate the damage to the water heaters to be:

$$9 \times \$600 \times .40 = \$ 2160$$

7. Time spent preparing this claim.

The labor involved in preparing and drafting this claim is professional work and is billed in the legal field at a minimum paralegal rate of \$50/ hour. Claimant is the holder of a bachelor's degree and an ABA Paralegal Certificate and has spent a minimum of 6 hours in the preparation and writing of this claim.

These services are therefore valued at a minimum of 6 hours x \$50/hr = \$ 300.

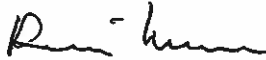
8. Fee for service of this claim \$ 25

Notice of claim - Kreuzer-4

GRAND TOTAL OF CLAIM:

\$6193.12

Respectfully submitted this ^{5th BK} ~~5th~~ day of October, 2011 by the Claimant, Brian and Suzanne Kreuziger



Brian Kreuziger
706 West Rock Place, 2nd Flr
Glendale, WI 53209
414-217-1208



Suzanne Kreuziger

Attachments:

1. 2 bids for wall repair
2. 5 monthly WE Energies electricity bills
3. Receipt for purchase of carpet cleaner
4. Page of prices for commercial coin gas dryers
5. CD containing photographs of damage, damaged items, city crew on site, and damaged valve switch.

Notice of Claim - Kreuziger - 5

Quality Handyman Services.

**P.O. Box 782
Pewaukee, WI 53072
Office: 262-408-5500
Fax: 262-565-2080
We are Fully Insured**

Job Proposal

Date: Aug. 5, 2011

Job Name: Brian Kreuziger

Address: 2000 W. Hampton
Milwaukee, Wisconsin

Telephone: 414- 217-1208

Scope of Work: Repair damage in the basement

Demolition/Remove:

- Remove damage drywall and plywood along the walls (52ft)

Roofing:

- Install 12 inches Grate (metal like material) along the bottom of the walls
- Install drywall above the grate
- Patch the drwall

Clean up:

- Clean up the area after the work is done

****The following items are not included in the Quoted Price:**

- None.

Total Quoted Price of Above Work:

\$1,350.18

For labor and Material

Option:

- **None.**

*****Qaulity Handyman Services will bill at a rate of \$54.00 for Carpenter and \$36.00 for laborer per man hour plus Materials for any extra work.**

All work to be completed in a workmanlike manner according to standard practices, any alteration or deviation from the above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the proposed price. All agreements contingent upon weather, accidents or delays beyond our control. Quality Handyman Services is not responsible for mold or damage caused by insulation or ventilation problems. Quality Handyman Services is covered by liability insurance. This proposal May be withdrawn if not accepted within 30 days.

Contract Payment Terms:

50% - Down payment

50% - Completion

Approved for Construction:

Owner

Quality Handyman Services

Date: _____

Date: _____

A Bishop Construction

A Bishop Farm, Incorporated

Kenosha o Milwaukee o Kewaunee

3373 N. Holton, Milwaukee, WI 53212

www.abishopfarm.com

(414) 264-1029 o 800-234-0423 o Fax (262) 287-0939

Email – abishopfarm@hotmail.com

Customer Invoice

July 8, 2011

**Brian Kreuziger
2000 W. Hampton
Milwaukee, WI**

Dear Brian,

Here is the estimate from Allen for your drywall project. Please call with any questions, queries or other projects you might have.

Job Specifications:

**52' (approx) add 12" grate and drywall repair (no paint)
Remove damaged drywall and plywood
Patch and attach above 12"
Add grating below 12"**

Total for project \$1300.00

You are able to reach us in the office either by phone or email for future projects or with other concerns.

Thank you for choosing A Bishop Construction.



Ps #2388
Bk 14B
9-22-11

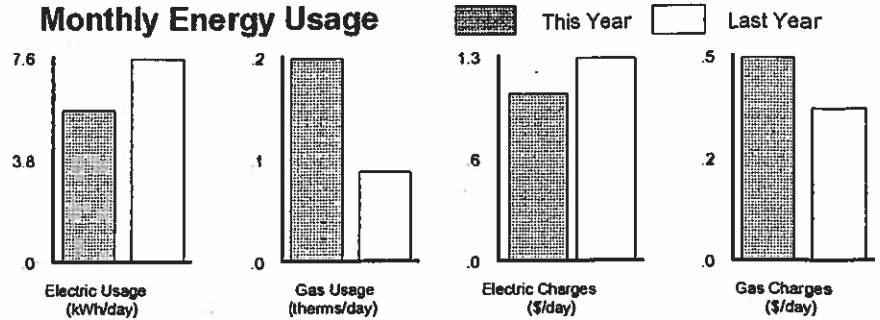
ACCOUNT NUMBER	DATE DUE	AMOUNT DUE
1210-693-914	10/10/2011	\$52.20

MR BRIAN R KREUZIGER
2000 W HAMPTON AVE
MILWAUKEE WI 53209
HLTG

Billing Summary

Previous Balance 08/18/11..... \$86.51
 Payment Received As Of 09/07/11..... \$86.51 CR
 Balance As Of 09/19/11..... \$.00
 Current Energy Charges 09/19/11..... \$52.20
Total Amount Due \$52.20

Monthly Energy Usage



	Usage/Day		Charges/Day		Avg Temp	
Electric	5.69	7.62	\$1.07	\$1.30	67F	69F
Gas	.28	.12	\$.56	\$.42	67F	69F

Electric Service for 08/17/11 to 09/18/11 (32 Days) - 88 Heating Degree Days / 154 Cooling Degree Days

Electricity Used

Meter Number..... VZ525099
Total
 Actual Reading on 09/18/11..... 15884
 Actual Reading on 08/17/11..... 15702
Total Electricity Used 182 kWh
Total Consumption for All Meters 182
 Next Scheduled Meter Reading Date..... 10/18/11

Current Electricity Charges

General Secondary Service - CG1 32 Days
 Facilities (32 days x \$0.250000/days)..... \$8.00
 State Low-Income Assistance Fee..... \$.95
 Energy (182 kWh x \$0.126110/kWh)..... \$22.95
 Fuel Cost Adjustment (182 kWh x \$0.003620/kWh)..... \$.66
Subtotal Electricity Charges \$32.56
 Sales Tax (\$31.61 x 5.60%) \$1.77
Total Electricity Charges \$34.33

Gas Service for 08/17/11 to 09/18/11 (32 Days) - 88 Heating Degree Days / 154 Cooling Degree Days

Gas Used

Meter Number..... WG1170018
Total
 Actual Reading on 09/18/11..... 625
 Actual Reading on 08/17/11..... 616
 Difference..... 9
 Pressure Correction Adjustment..... x 1.0000
 Heat Factor Adjustment..... x 1.0074
Total Gas Used 9 therms
Total Consumption for All Meters 9
 Next Scheduled Meter Reading Date..... 10/18/11

Current Gas Charges

Fg-1 Firm Comm/Ind Sale Class 1 (WGC) 32 Days
 Facilities (32 days x \$0.310000/days)..... \$9.92
 Distribution (9 therms x \$0.259800/therms)..... \$2.34
 Base Gas (9 therms x \$0.787200/therms)..... \$7.08
 PGA (9 therms x \$0.268750-/therms)..... \$2.42 CR
Subtotal Gas Charges \$16.92
 Sales Tax (\$16.92 x 5.60%) \$.95
Total Gas Charges \$17.87

Messages

- Important Account Information** One of your meter(s) registered lower than normal energy usage this month which is not consistent with your past usage patterns. Usually a drop in usage is the result of customer conservation, seasonal changes or changes in energy needs. If you believe your energy usage has not changed, please call us.
- Control Costs** Energy Insights is our free monthly newsletter that can help you manage energy costs. Access an online library with industry-specific articles, find cost-saving tools for your business and get answers from experts on technical and energy-related questions. Sign up at we-energies.com/energyinsights.
- Save Money** Exit signs running 24 hours a day, seven days a week can cost up to \$30 each year per light. Replace incandescent lamps with light-emitting diode (LED) exit signs that use only 1 to 5 watts of power and cost less than \$5 per year to operate. LEDs reduce energy use and last longer. Get more money-saving tips at www.we-energies.com/bea.

Contact Us

8-5:00 Monday-Friday

Customer Service: 1-800-714-7777

Electric Emergency: 1-800-662-4797

Web Site: www.we-energies.com

Gas Emergency: 1-800-261-5325

Please detach bottom portion and return with your payment made payable to We Energies. Please mail payment 7 days prior to due date.



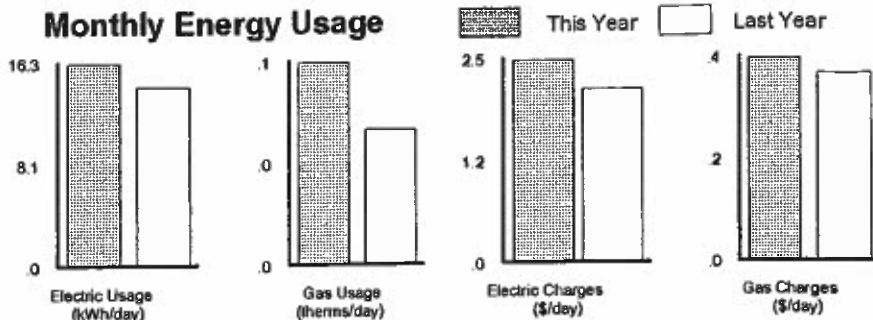
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ACCOUNT NUMBER	DATE DUE	AMOUNT DUE
1210-693-914	09/07/2011	\$86.51

MR BRIAN R KREUZIGER
2000 W HAMPTON AVE
MILWAUKEE WI 53209
HLTG

Billing Summary

Previous Balance 07/20/11.....	\$79.18
Payment Received As Of 07/26/11.....	\$79.18CR
Balance As Of 08/18/11.....	\$.00
Current Energy Charges 08/18/11.....	\$86.51
Total Amount Due	\$86.51



	Usage/Day		Charges/Day		Avg Temp	
Electric	16.31	14.38	\$2.57	\$2.20	75F	76F
Gas	.10	.07	\$.41	\$.38	75F	76F

Electric Service for 07/19/11 to 08/17/11 (29 Days) - 6 Heating Degree Days / 284 Cooling Degree Days

Electricity Used

Meter Number.....	VZ525099
Total	
Actual Reading on 08/17/11.....	15702
Actual Reading on 07/19/11.....	15229
Total Electricity Used	473 kWh
Total Consumption for All Meters	473
Next Scheduled Meter Reading Date.....	09/19/11

Current Electricity Charges

General Secondary Service - CG1 29 Days	
Facilities (29 days x \$0.250000/days).....	\$7.25
State Low-Income Assistance Fee.....	\$2.06
Energy (473 kWh x \$0.126110/kWh).....	\$59.65
Fuel Cost Adjustment (473 kWh x \$0.003620/kWh).....	\$1.71
Subtotal Electricity Charges	\$70.67
Sales Tax (\$68.61 x 5.60%)	\$3.84
Total Electricity Charges	\$74.51

Gas Service for 07/19/11 to 08/17/11 (29 Days) - 6 Heating Degree Days / 284 Cooling Degree Days

Gas Used

Meter Number.....	WG1170018
Total	
Actual Reading on 08/17/11.....	616
Actual Reading on 07/19/11.....	613
Difference.....	3
Pressure Correction Adjustment..... x 1.0000	
Heat Factor Adjustment..... x 1.0108	
Total Gas Used	3 therms
Total Consumption for All Meters	3
Next Scheduled Meter Reading Date.....	09/19/11

Current Gas Charges

Fg-1 Firm Comm/Ind Sale Class 1 (WGC) 29 Days	
Facilities (29 days x \$0.310000/days).....	\$8.99
Distribution (3 therms x \$0.259800/therms).....	\$0.78
Base Gas (3 therms x \$0.787200/therms).....	\$2.36
PGA (3 therms x \$0.258331-/therms).....	\$.77CR
Subtotal Gas Charges	\$11.36
Sales Tax (\$11.36 x 5.60%)	\$.64
Total Gas Charges	\$12.00

Messages

- Save Money** Don't position heat-producing devices, such as lamps, TVs, or office equipment, close to your thermostat. Heat from these devices could cause the thermostat to read a temperature higher than the true room temperature. This may lead to excessive cooling and wasted energy. Get more money-saving tips at www.we-energies.com/bea.
- Take Control** View and download up to 24 months of past energy use, forecast energy costs and more. Visit www.we-energies.com/bao, and sign up for Business Account Online today.

Contact Us

8-5:00 Monday-Friday

Customer Service: 1-800-714-7777

Electric Emergency: 1-800-662-4797

Web Site: www.we-energies.com

Gas Emergency: 1-800-261-5325

Please detach bottom portion and return with your payment made payable to We Energies. Please mail payment 7 days prior to due date.



Pd # 2530
Bk TCF
7-234

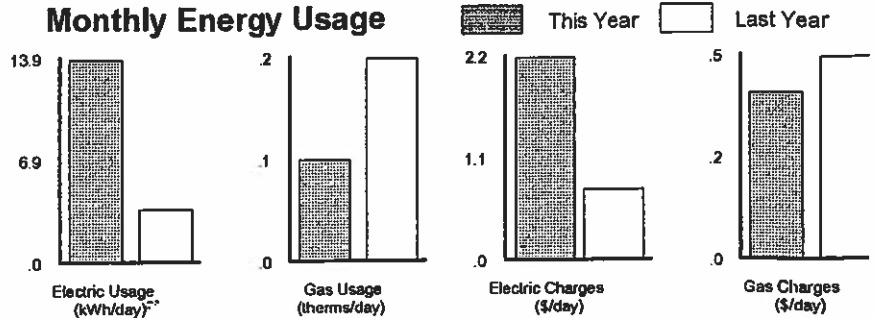
ACCOUNT NUMBER	DATE DUE	AMOUNT DUE
1210-693-914	08/09/2011	\$79.18

MR BRIAN R KREUZIGER
2000 W HAMPTON AVE
MILWAUKEE WI 53209
HLTG

Billing Summary

Previous Balance 06/20/11..... \$98.29
Payment Received As Of 06/24/11..... \$98.29 CR
Balance As Of 07/20/11..... \$ 00
Current Energy Charges 07/20/11..... \$79.18
Total Amount Due \$79.18

Monthly Energy Usage



	Usage/Day		Charges/Day		Avg Temp	
Electric	13.93	3.67	\$2.23	\$.78	71F	75F
Gas	10	.20	\$4.1	\$.50	71F	75F

Electric Service for 06/19/11 to 07/19/11 (30 Days) - 35 Heating Degree Days / 213 Cooling Degree Days

Electricity Used

Meter Number..... VZ525099
Total
Actual Reading on 07/19/11..... 15229
Actual Reading on 06/19/11..... 14811
Total Electricity Used 418 kWh
Total Consumption for All Meters 418
Next Scheduled Meter Reading Date..... 08/18/11

Current Electricity Charges

General Secondary Service - CG1 30 Days
Facilities (30 days x \$0.250000/days)..... \$7.50
State Low-Income Assistance Fee..... \$1.85
Energy (418 kWh x \$0.126110/kWh)..... \$52.71
Fuel Cost Adjustment (418 kWh x \$0.003620/kWh)..... \$1.51
Subtotal Electricity Charges \$63.57
Sales Tax (\$61.72 x 5.60%) \$3.46
Total Electricity Charges \$67.03

Gas Service for 06/19/11 to 07/19/11 (30 Days) - 35 Heating Degree Days / 213 Cooling Degree Days

Gas Used

Meter Number..... WG1170018
Total
Actual Reading on 07/19/11..... 613
Actual Reading on 06/19/11..... 610
Difference..... 3
Pressure Correction Adjustment..... x 1.0000
Heat Factor Adjustment..... x 1.0079
Total Gas Used 3 therms
Total Consumption for All Meters 3
Next Scheduled Meter Reading Date..... 08/18/11

Current Gas Charges

Fg-1 Firm Comm/Ind Sale Class 1 (WGC) 30 Days
Facilities (30 days x \$0.310000/days)..... \$9.30
Distribution (3 therms x \$0.259800/therms)..... \$.78
Base Gas (3 therms x \$0.787200/therms)..... \$2.36
PGA (3 therms x \$0.308720-/therms)..... \$.93 CR
Subtotal Gas Charges \$11.51
Sales Tax (\$11.51 x 5.60%) \$.64
Total Gas Charges \$12.15

Messages

- Important Account Information** One of your meter(s) registered lower than normal energy usage this month which is not consistent with your past usage patterns. Usually a drop in usage is the result of customer conservation, seasonal changes or changes in energy needs. If you believe your energy usage has not changed, please call us.
- Save Money** Cool only the office spaces and rooms you use on a daily basis. Close unused conference rooms, other spaces and their air vents to keep conditioned air in areas where it is most needed. Get more money-saving tips at www.we-energies.com/bea.
- Control Costs** Install motion sensors to turn off lights in rest rooms, conference rooms, offices and other frequently vacant areas. You will save money and reduce the heat gain from the lighting. Get more money-saving tips at www.we-energies.com/bea.

Contact Us

8-5:00 Monday-Friday

Customer Service: 1-800-714-7777

Electric Emergency: 1-800-662-4797

Web Site: www.we-energies.com

Gas Emergency: 1-800-261-5325

Please detach bottom portion and return with your payment made payable to We Energies. Please mail payment 7 days prior to due date.



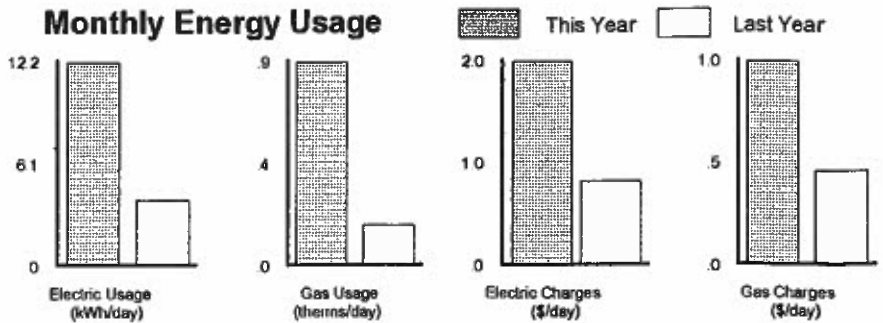
PK #2534
Bk RCF
6-23-4

ACCOUNT NUMBER	DATE DUE	AMOUNT DUE
1210-693-914	07/11/2011	\$98.29

MR BRIAN R KREUZIGER
2000 W HAMPTON AVE
MILWAUKEE WI 53209
HLTG

Billing Summary

Previous Balance 05/19/11..... \$204.32
Payment Received As Of 05/24/11..... \$204.32^{CR}
Balance As Of 06/20/11..... \$.00
Current Energy Charges 06/20/11..... \$98.29
Total Amount Due \$98.29



	Usage/Day		Charges/Day		Avg Temp	
Electric	12.22	3.94	\$2.01	\$0.83	60F	67F
Gas	9.4	1.19	\$1.06	\$0.49	60F	67F

Electric Service for 05/18/11 to 06/19/11 (32 Days) - 255 Heating Degree Days / 97 Cooling Degree Days

Electricity Used

Meter Number..... VZ525099
Total
Actual Reading on 06/19/11..... 14811
Actual Reading on 05/18/11..... 14420
Total Electricity Used 391 kWh
Total Consumption for All Meters 391
Next Scheduled Meter Reading Date..... 07/20/11

Current Electricity Charges

General Secondary Service - CG1 32 Days
Facilities (32 days x \$0.250000/days)..... \$8.00
State Low-Income Assistance Fee..... \$2.33
Energy (391 kWh x \$0.126110/kWh)..... \$49.31
Fuel Cost Adjustment (391 kWh x \$0.003620/kWh)..... \$1.42
Subtotal Electricity Charges \$61.06
Sales Tax (\$58.73 x 5.60%) \$3.29
Total Electricity Charges \$64.35

Gas Service for 05/18/11 to 06/19/11 (32 Days) - 255 Heating Degree Days / 97 Cooling Degree Days

Gas Used

Meter Number..... WG1170018
Total
Actual Reading on 06/19/11..... 610
Actual Reading on 05/18/11..... 580
Difference..... 30
Pressure Correction Adjustment..... x 1.0000
Heat Factor Adjustment..... x 1.0110
Total Gas Used 30 therms
Total Consumption for All Meters 30
Next Scheduled Meter Reading Date..... 07/20/11

Current Gas Charges

Fg-1 Firm Comm/Ind Sale Class 1 (WGC) 32 Days
Facilities (32 days x \$0.310000/days)..... \$9.92
Distribution (30 therms x \$0.259800/therms)..... \$7.79
Base Gas (30 therms x \$0.787200/therms)..... \$23.62
PGA (30 therms x \$0.306213-/therms)..... \$9.19^{CR}
Subtotal Gas Charges \$32.14
Sales Tax (\$32.14 x 5.60%) \$1.80
Total Gas Charges \$33.94

Messages

- Save Time** Pay your bills online and save time. It's fast, secure and convenient. Visit we-energies.com and sign up for My Account today.
- Save Money** Raising the thermostat just one degree will save you 2 percent on air conditioning costs. Train your staff to regulate the temperature as they enter and exit the building. Get more money-saving tips at www.we-energies.com/bea.

Contact Us

8-5:00 Monday-Friday

Customer Service: 1-800-714-7777

Electric Emergency: 1-800-662-4797

Web Site: www.we-energies.com

Gas Emergency: 1-800-261-5325

Please detach bottom portion and return with your payment made payable to We Energies. Please mail payment 7 days prior to due date.



Acct # 2339
Bk 5253
5-23-11

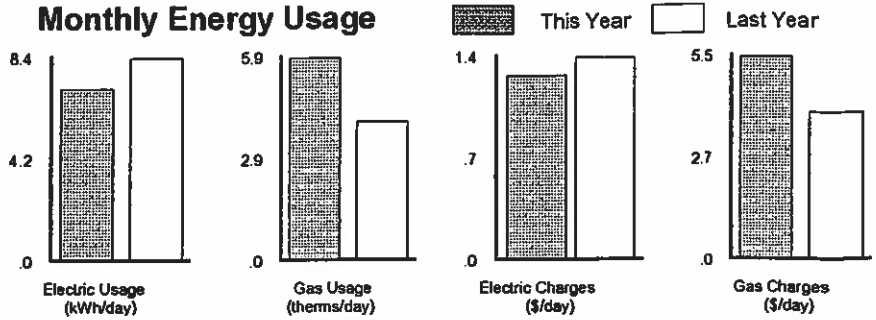
ACCOUNT NUMBER	DATE DUE	AMOUNT DUE
1210-693-914	06/08/2011	\$204.32

MR BRIAN R KREUZIGER
2000 W HAMPTON AVE
MILWAUKEE WI 53209
HLTG

Billing Summary

Previous Balance 04/19/11.....\$295.15
 Payment Received As Of 05/06/11.....\$295.15CR
 Balance As Of 05/19/11.....\$0.00
 Current Energy Charges 05/19/11.....\$204.32
Total Amount Due \$204.32

Monthly Energy Usage



	Usage/Day		Charges/Day		Avg Temp	
Electric	7.17	8.45	\$1.30	\$1.43	47F	52F
Gas	5.93	4.07	\$5.51	\$4.01	47F	52F

Electric Service for 04/18/11 to 05/18/11 (30 Days) - 538 Heating Degree Days / 5 Cooling Degree Days

Electricity Used

Meter Number.....VZ525099
 Total
 Actual Reading on 05/18/11.....14420
 Actual Reading on 04/18/11.....14205
Total Electricity Used 215 kWh
Total Consumption for All Meters 215
 Next Scheduled Meter Reading Date.....06/20/11

Current Electricity Charges

General Secondary Service - CG1 30 Days
 Facilities (30 days x \$0.250000/days).....\$7.50
 State Low-Income Assistance Fee.....\$1.63
 Energy (215 kWh x \$0.126110/kWh).....\$27.11
 Fuel Cost Adjustment (215 kWh x \$0.003213/kWh) (prorated).....\$0.69
 Subtotal Electricity Charges \$36.93
 Sales Tax (\$35.30 x 5.60%).....\$1.98
Total Electricity Charges \$38.91

Gas Service for 04/18/11 to 05/18/11 (30 Days) - 538 Heating Degree Days / 5 Cooling Degree Days

Gas Used

Meter Number.....WG1170018
 Total
 Actual Reading on 05/18/11.....580
 Actual Reading on 04/18/11.....405
 Difference.....175
 Pressure Correction Adjustment.....x 1.0000
 Heat Factor Adjustment.....x 1.0183
Total Gas Used 178 therms
Total Consumption for All Meters 178
 Next Scheduled Meter Reading Date.....06/20/11

Current Gas Charges

Fg-1 Firm Comm/Ind Sale Class 1 (WGC) 30 Days
 Facilities (30 days x \$0.310000/days).....\$9.30
 Distribution (178 therms x \$0.259800/therms).....\$46.24
 Base Gas (178 therms x \$0.787200/therms).....\$140.12
 PGA (178 therms x \$0.219210-/therms).....\$39.02CR
 Subtotal Gas Charges \$156.64
 Sales Tax (\$156.64 x 5.60%).....\$8.77
Total Gas Charges \$165.41

Messages

- Important Rate Information** The Public Service Commission of Wisconsin authorized a change from your current Fuel Cost Adjustment (FCA) factor of \$.00251 per kilowatt-hour to \$.00362 per kilowatt-hour effective April 29, 2011. This adjustment is due to higher 2011 fuel costs. If you participate in the Energy for Tomorrow program, your FCA factor is prorated.
- Take Control** Energy Insights is our free monthly electronic newsletter for business customers designed to help you manage your energy costs. Sign up today at www.we-energies.com/energyinsights.
- Control Costs** Refrigerated vending machines operate 24 hours per day, seven days a week and can cost between \$250 and \$440 per year to operate. Talk to your vendor to request the highest-efficiency models possible. Get more money-saving tips at www.we-energies.com/bea.

Contact Us

8-5:00 Monday-Friday

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Please detach bottom portion and return with your payment made payable to We Energies. Please mail payment 7 days prior to due date.

Proheat Pet
 purchase by
 mistake
 It was returned
 and correct
 model purchased



Save money. Live better.

Walmart
 MANAGER MARTHA COVEY
 (414) 967 - 7804
 MILWAUKEE, WI 53212

ST# 2452 OP# 00001478 TE# 92 TR# 08732

*****	EXCHANGE SLIP	*****
PROHEAT PET	001112005322K	159.92 X
PROHEAT 2X	001112003805	188.92 X
	SUBTOTAL	29.00
TAX 1	5.600 %	1.62
	TOTAL	30.62
	VISA TEND	30.62
	CHANGE DUE	0.00
SUMMARY	NET REFUND ITEMS	159.92-
	NET EXCH/SALE ITEMS	188.92
	TOTAL TAX	10.58
	MOSE TOTAL	199.50

*Bissell
 Carpet
 Cleaner*

ITEMS SOLD 1

TC# 5946 1572 2501 9536 6991 8



New Pick Up Today. Order online,
 free same-day pick up at your Walmart.
 06/25/11 18:16:39



Save money. Live better.

Walmart
 MANAGER MARTHA COVEY
 (414) 967 - 7804
 MILWAUKEE, WI 53212
 WAL-MART STORE # 2452
 MILWAUKEE, WI

ST# 2452 OP# 00001478 TE# 92 TR# 08732
 MERCHANT# 00001234
 VISA

GENERAL MOSE TOTAL	30.62
ACCOUNT #	**** * 1081 S
APPROVAL #	566498
REF #	117600016918
Name	

KREUZIGER SUZANNE B
 TRANS ID - 001176837900543
 VALIDATION - LQV9
 PAYMENT SERVICE - E

ITEMS SOLD 1

TC# 5946 1572 2501 9536 6991 8



New Pick Up Today. Order online,
 free same-day pick up at your Walmart.
 06/25/11 18:16:38

CUSTOMER COPY

WE VALUE YOUR OPINION!

WE WANT TO KNOW ABOUT YOUR SHOPPING
 EXPERIENCE TODAY AT WAL-MART.

Please complete a survey ab it
 today's store visit at:

<http://www.survey.walmart.com>

You will need to enter the
 following online:

ID #: 7CJS04VK7P#

IN RETURN FOR YOUR TIME YOU COULD
 RECEIVE ONE OF FIVE \$1000
 WALMART SHOPPING CARDS

Must be 18 or older and a legal
 resident of the 50 US or DC to
 enter. No purchase necessary to
 enter or win. To enter without
 purchase and for complete official
 rules visit
www.entry.survey.walmart.com.
 Sweepstakes period ends on the date
 shown in the official rules. Survey
 must be taken within TWO weeks
 of today.

Esta encuesta también se encuentra
 en español en la página del Internet

THANK YOU



Save money. Live better.

Walmart
 MANAGER MARTHA COVEY
 (414) 967 - 7804
 MILWAUKEE, WI 53212

ST# 2452 OP# 00002107 TE# 12 TR# 05391

PROHEAT PET	001112005322K	159.92 X
KASHI CEREAL	001862174100 F	3.28 0
GV PRESERV	007874208300 F	1.98 0
REFRIGERATED	001630016565 F	2.98 0
KASHI GRANOLA	001862703000 F	2.98 N
BREAD	002412601171 F	1.68 N
COOKIE	002750071310 F	2.50 N
COOKIE	002750061333 F	2.50 N
EGGS	007743833303 F	1.74 0
BREAD	002412601289 F	2.50 0
GM CEREAL	001600027528 F	3.00 0
FIBER PLUS	003800050912 F	4.50 N
	SUBTOTAL	189.46
TAX 1	5.600 %	8.96
	TOTAL	198.42
	VISA TEND	198.42

ACCOUNT # 1081
 APPROVAL # 93198B
 REF # 117600799033
 TRANS ID - 001176794127463-
 VALIDATION - L3TZ
 PAYMENT SERVICE - E
 CHANGE DUE 0.00

ITEMS SOLD 12

TC# 3365 0304 9383 5358 7552 7



New Pick Up Today. Order online,
 free same-day pick up at your Walmart.
 06/25/11 17:03:42

CUSTOMER COPY

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related used commercial gas dryers coin operated, commercial coin dryer,more

Found it!

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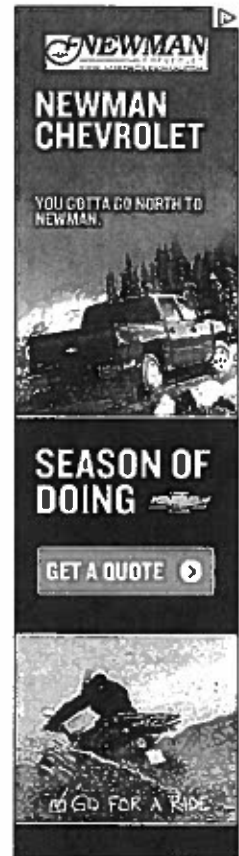
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show as grid

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To show Tax and Shipping, enter your ZIP code

- | | | |
|--|---|--|
|  | <p>Frigidaire FCGD3000ES 5.7 Cu. Ft. Coin-Operated Commercial Gas Dryer
 Free Delivery on \$999 + No Sales Tax
 Frigidaire FCGD3000E Coin Operated Gas Dryer - 5.7ft
 (5)
 Keep this on my Radar Add to List Share More Like This</p> | <p>\$649
 See Store
 AJMadison</p> |
|  | <p>GE Commercial DMCD330GJWC 27" Coin Operated Commercial Gas Dryer with 7.0 cu. ft. ...
 Total Capacity: 7.0 cu. ft. Unit Capacity: Super. Control Type: Pushbutton w/ LED Count Down Heat Selections: 3. Style: Coin-Op. Number of Cycles: 3
 Keep this on my Radar Add to List Share More Like This</p> | <p>\$725 to \$726
 Compare Prices
 at 2 Sellers</p> |
|  | <p>GE Commercial Series DCCD330GJWC 27" Coin Operated Commercial Gas Dryer with 7.0 ...
 GE Commercial Series DCCD330GJWC 27" Coin Operated Commercial Gas Dryer with 7.0 cu. ft.
 Keep this on my Radar Add to List Share More Like This</p> | <p>\$777
 Free shipping
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 AppliancesConne</p> |
|  | <p>Whirlpool 7 Cu. Ft. Gas Dryer (White) GCGM2991TQ
 7 Cu. Ft. Gas Dryer (White)
 Keep this on my Radar Add to List Share More Like This</p> | <p>\$499
 Free shipping
 See Store
 Lowe's</p> |
|  | <p>Whirlpool CGM2751TQ Gas Dryer - 7.4ft
 Whirlpool CGM2751TQ Gas Dryer - 7.4ft
 Keep this on my Radar Add to List Share More Like This</p> | <p>\$679 to \$722
 Compare Prices
 at 3 Sellers</p> |
|  | <p>Whirlpool MDG17CSAWW 7.4 cu. ft. Commercial Gas Dryer in White
 Maytag MDG17CSAWW White Commercial Gas Dryer - MDG17CSWH 74 Cu Ft Total Capacity 215 CFM Easy-To-Operate Coin Slide TurboVent Front Access Easy-To-Operate Dial Control
 Keep this on my Radar Add to List Share More Like This</p> | <p>\$819
 Free shipping
 See Store
 AppliancesConne</p> |
|  | <p>GE DNCD450GGWC
 GE 7.0 Cu. Ft. Super Capacity Gas Commercial Dryer
 Keep this on my Radar Add to List Share More Like This</p> | <p>\$619 to \$777
 Compare Prices
 at 7 Sellers</p> |



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