

Lacy Landre  
Landre Photography  
1518 N. Farwell Ave.  
Milwaukee, WI 53202

CITY CLERK'S OFFICE  
2022 FEB 21 4:10:52  
CITY OF MILWAUKEE

February 22, 2022

Office of the City Attorney  
200 E. Wells St., Room 800  
Milwaukee, WI 53202

To Whom It May Concern:

Please consider this a formal claim for damages against the City of Milwaukee pertaining to the wrongful break-in by the Milwaukee Police Department that occurred at my business on 12/04/2021. I have been keeping a log of my interactions and remediation efforts and have attached a spreadsheet with financial details as well as estimates and receipts related to the incident. I calculated my hourly freelance rate based on the average gross revenue for my business over the past 5 years, divided by a fair amount of annual working hours. The basis for these calculations is also noted in the spreadsheet.

I am a freelance worker and have no employees. I estimated a conservative number of 2 weeks downtime for my business due to this incident. This is based on the inability to use my office to meet clients or for any other purposes with a boarded-up door and glass shards strewn throughout, as well as time lost executing basic business operations and end-of-year administrative tasks. I declined work during December due to the time it was taking to mitigate damages, document my case, compile paperwork, arrange meetings with contractors, etc. I believe this is a fair estimate based on the amount of time I spent managing the aftermath of the incident and the distress it has caused in my business and personal life. I have this amount noted as a line item on the invoice from my business, which is attached to the following claim.

I have already spent \$3,741.92 out-of-pocket to hire a cleaning service and have the original antique door, glass, jamb, and hardware restored that were wrongfully damaged by MPD. The total for the claim against the city for damages I wish to file is \$8,538.92.

Please see the attached documents regarding my claim. I have also attached the complaint I filed with the Fire and Police Commission on 01/07/2022, which Sgt. Marcin Pagasz is currently investigating. This should provide all the case information and details you may need pertaining to my account of the incident, but free to reach out to me directly if there is any additional information I can provide. Thanks in advance – I appreciate your time.

Sincerely,



Lacy Landre

OFFICE OF CITY ATTORNEY  
28 FEB '22 AM 08:52

## Door Repair Notes

I hired **BetterCleans** to deep clean the floors and rugs for glass removal. Molly Maid and a couple independent cleaners I called didn't have any immediate availability or were not taking any new clients. I wanted the glass cleaned as quickly as possible since it was hazardous and the price didn't seem to vary a lot, so I went with them since they were only booked a couple days out.

I spent a great deal of time calling and e-mailing door restoration services, handymen, and glass repair companies to get competitive quotes to repair the original antique front entry door back to the operational state it was in before the police forced entry. I had trouble finding door repair specialists who even had availability, let alone someone that would be able to repair the door, frame, hardware, and glass.

Many of the antique door specialists and woodworkers I contacted told me that they would 'not even touch the door' unless they were doing a full restoration, and all of them told me they were booked out anywhere between 1.5-3 months. Some told me they would not repair the frame or glass and would only do refinishing. Most handymen I called didn't seem to have experience working with antique doors or would only do minor repairs and not major framing and glass/hardware repair.

The best options I narrowed it down to were **Greg's Refinishing** and **Quaint Milwaukee**, who both came in around \$3200-\$3300 for a full restoration (see attached quotes).

I ultimately contracted **Quaint Milwaukee** to have the door restored since they included all of the glass/hardware/frame repairs and re-installation in their quote, including all labor. They had about a 1.5 month lead time for refinishing and a 2-week lead time to order glass. I gave the door to Norbert Rodriguez from Quaint on December 21<sup>st</sup>, 2021 for refinishing, and he returned to do the installation on February 2<sup>nd</sup>, 2022.

**Greg's Refinishing** did not include glass or hardware repairs, patching the jamb, or re-installing the door in their quote, and their lead time was 3+ months.

**Thoughtful Craftsmen** told me via e-mail that restoration of the door would be anywhere between \$3000-\$8000 with a 1-2 month lead time, which I declined.

**CT Refinishing** stated via e-mail they would only do the door with no hardware or further reparations, similar to Greg's terms. They didn't respond when I asked for a quote for this.

**Argo Glass** quoted only the glass replacement for \$261 but would not do any additional repairs. They had a 2-3 week lead time to order and install the glass only.

**Lisbon Storm, Screen, & Door** told me they would only do a brand new door replacement and did not offer repairs.

I e-mailed or left voicemails with the following contractors and had no replies:

**Can-Do-Repairs**

**NT Restoration**

**Backes Fine Carpentry**

Time Spent Related to Incident (hours)	Time x Hourly Rate	Total Fixed Costs	Total All Incident-Related Costs
<b>99.3166667</b>	\$ 4,797.00	\$ 3,741.92	\$ 8,538.92

Time Spent Related to Incident	Time (in minutes)
immediately managing incident 12/4	85
cleaning up glass / debris	105
phone calls related	134
emails related	150
glass replacement consultation	20
driving to/requesting open records	78
door repair consultations	65
door re-installation	180
attorney consultations	32
meeting with cleaning service	20
meeting with investigator	20
paperwork related	270
Total (minutes)	1159
Total (hours)	19.3166667

Fixed Costs	
door repair and re-install	\$ 3,400.00
cleaning service	\$ 304.00
door mat replacement	\$ 13.68
replacement strike hardware	\$ 24.24
<b>TOTAL</b>	<b>\$ 3,741.92</b>

<b>lost work / downtime (hours)</b>	<b>80</b>
(est 2 wk / 10 work days = 80 hr- conservative)	
Total x hourly rate =	\$ 3,864.00

Gross income used to calculate hourly freelance rate	
2017 Gross	\$85,184.00
2018 Gross	\$81,249.00
2019 Gross	\$85,378.00
2020 Gross	\$75,500.00
2021 Gross	\$91,924.00
5 year total gross	\$419,235.00

Hourly freelance rate calculation used:  
52 weeks x 5 days / week = 260 work days / year  
Minus 11 holidays, 18 vacation days, 7 sick days, 7 travel days = **43 total days off / year, average**  
260 - 43 = 217 days x 8 hours per day = **1736 average billable hours per year**

5 yr average gross salary	\$ 83,847.00
83,847 / 1736 average hrs/yr = hourly rate	<b>\$ 48.30</b>
	<b>(conservative number)</b>

# LANDRE PHOTOGRAPHY

INVOICE 16800  
 ISSUED January 19, 2022  
 DUE DATE March 31, 2022

FROM Landre Photography  
 1518 N. Farwell Ave.  
 Milwaukee, WI 53202

TO City of Milwaukee  
 City Clerk's Office  
 City Hall  
 200 E. Wells St., Rm 205  
 Milwaukee, WI 53202

ITEM	QUANTITY	PRICE	TOTAL
<b>Time Spent Remediating Damages - Hourly</b> Includes administrative prep, consultations with city employees, MPD, attorneys, cleaning services, repair persons, lost business due to closure, and all other related time spent coordinating repairs and seeking reimbursement for damages caused by the incident.	19.3167	\$48.30	\$933.00
<b>Administrative / Pre-Production - Hourly</b> Includes lost hours / wages due to business closure as a result of unlawful break-in by the Milwaukee Police Department. Boarded-up door and glass cleanup hindered business operations for a considerable amount of hours that would have otherwise been spent promoting actual business operations.	80	\$48.30	\$3,864.00
<b>Fixed Costs for Physical Repairs &amp; Services</b> Includes fixed costs to repair physical damage related to the incident. Please see attached receipts for antique door restoration, cleaning service, door mat, strike hardware, etc. (see attached spreadsheet for itemized costs).	1	\$3,741.92	\$3,741.92
Subtotal:			\$8,538.92
Tax:			\$0.00
<b>Total:</b>			<b>\$8,538.92</b>
<b>Balance Due:</b>			<b>\$8,538.92</b>

NOTES Please see attachments for itemized costs related to Call #213380361 on December 4th, 2021.

We appreciate your business! Balance Due is expected within 21 calendar days of issuance. A late fee of \$20/month + 10% of the balance due will be applied if payment is not received by the due date. Invoice may be paid via secure check, credit card, or ACH transfer via the 'Pay Invoice' button above. Your data will be encrypted, and we do not store or share your personal or financial information. Venmo payments may be sent to @LLandre, and PayPal payments may be sent to billing@landre.com. For questions about your invoice, please reach out to us at 414-595-4155 or billing@landre.com.

**BetterCleans Payment**

BetterCleans <support@bettercleans@launch27mail.com>  
To: ljlandre@gmail.com

Sat, Dec 11, 2021 at 8:13 AM

# BETTERCLEANS PAYMENT

DECEMBER 10, 2021

Hi Lacy Landre,

Here's your receipt for services performed December 10, 2021. This will appear on your credit card statement as: **BetterCleans-Charge**

Thanks for choosing BetterCleans!

All the best,  
BetterCleans Customer Happiness Team

**RECEIPT - DECEMBER 11, 2021**

Bill to: Lacy Landre  
1518 North Farwell Avenue, Milwaukee, WI 53202

DATE OF SERVICE	SERVICE PROVIDED	PRICE
December 10, 2021	Two Bedroom Home Cleaning Service	\$254.00

**+ \$50 cash gratuity for cleaner = \$304 total.**

<https://bettercleans.com/>  
[info@bettercleans.com](mailto:info@bettercleans.com)  
(414) 215-9698

Sign in to manage your booking, reschedule, and more  
Or create an account now if you don't have one.

# Quaint Milwaukee LLC Work Proposal

Lacy Landre  
1518 N Farwell Ave  
Milwaukee WI 53202  
414-595-4155

## Scope of Work:

The focus of the project is the restoration of the main entry front door. The glass will need to be replaced with ¼" clear tempered glass. The strike plate will need to be replaced and the door jamb will need repairs. Care will be taken to re-use the existing hinges but due to damage, they may need to be replaced. As much of the existing hardware will be re-used if possible.

It will cost \$325.00 to replace the door glass, install new glass Moulding, install new screws in the hinges and replacement strike plate. This does not include any repairs to the jambs(strike plate location) or touch up painting.

If the homeowner decides to have Quaint Milwaukee complete a full restoration on the door it will cost \$3300.00 plus the cost of any replacement hardware. This price will include the stripping of all interior and exterior paint on the door, staining/finishing the door to the desired color, new ¼" tempered glass and repairs to the jamb(location of the strike plate). If any hinges, strike plate or mortise lock needs to be replaced, this will be an additional cost. Design will be discussed with the homeowner before the work begins.

## Billing:

50% of the total estimated cost will be due the morning the work begins. The remaining balance will be due upon completion of the project. Acceptable forms of payments are cash or check, checks are preferred. Please have checks written to 'Quaint Milwaukee LLC'.

# Quaint Milwaukee LLC

Quaint Milwaukee LLC  
1223 S 23<sup>rd</sup> street  
Milwaukee WI, 53204

Lacy Landre  
1518 N Farwell  
Milwaukee WI 53202

**BALANCE DUE**  
Upon Receipt

**\$1900.00**

Notes:

Item Description	Quantity	Price Per	Total
Door restoration			\$3000.00
Glass, repairs and restoring hardware			\$300.00
Weather stripping			\$100.00
Deposit received on 12/20/2021			-\$1500.00
		Subtotal	\$3400.00
		Total Due	\$1900.00

# Sales Order (Phone)

## House of Antique Hardware, Inc.

802 N.E. Davis Street  
 Portland OR 97232  
 United States  
 (888) 223-2545  
 HouseofAntiqueHardware.com

Date 1/5/2022  
 Order # SO2229064

Sales Rep  
 PO #  
 Memo 723-SO2229064  
 Shipping Method Ground Shipping  
 Payment Method VISA  
 Credit Card # \*\*\*\*\*9204  
 Shipping Code (2)

**Bill To**  
 Lacy J Landre  
 Landre Photography  
 3414 N DOWNER AVE  
 MILWAUKEE WI 53211-2934  
 United States

**Ship To**  
 Lacy J Landre  
 Landre Photography  
 3414 N DOWNER AVE  
 MILWAUKEE WI 53211-2934  
 United States

Qty	Unit	Item / Description	Price	Ext
1		R-01DE-163-ABH 4 5/16" Solid Brass Windsor-Pattern Strike Plate in Antique-by-Hand. (R-01DE-163-ABH)	15.99	15.99

Subtotal 15.99  
 Shipping Cost (Ground Shipping) 6.99  
 Tax (Sales Tax 5.48%) 1.26  
**Total \$24.24**



SO2229064





How doers  
get more done.

11071 WEST NATIONAL  
WEST ALLIS, WI 53227 (414)329-1366

4902 00061 60360 02/05/22 01:16 PM  
SALE SELF CHECKOUT

086364601268 DOORMAT <A>	12.97
ASSORTED 24X36 MEGASCRAPER DOORMAT	
077089911015 10PKLINERS <A>	6.48
LINZER 9 IN PET TRAY LINER WHITE 10P	
077089400120 METAL TRAY <A>	3.54
9IN. METAL ROLLER TRAY	
020066205959 BE123 2GAL <A>	36.98
BE 123 WB PRIMER/SEALER 87V 7.56L	

SUBTOTAL	59.97
SALES TAX	3.30
TOTAL	\$63.27

XXXXXXXXXXXX9204 VISA

USD\$ 63.27

AUTH CODE 01131D/1613909

TA

Chip Read

AID A0000000031010

CHASE VISA

4902 02/05/22 01:16 PM



4902 61 60360 02/05/2022 9374

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90
		05/06/2022

XX

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H89 125911 121070

PASSWORD: 22105 121009

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



Quote

Greg's Refinishing

3939 W McKinley Ave  
Milwaukee, WI 53208  
414-771-4878

DATE: December 16, 2021

TO: Lacy Landre  
1518 N. Farwell Ave  
Milwaukee, WI 53202  
414-595-4155

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Greg Dretzka	front door restoration	half down/ balance upon completion	

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1.00	Painted front door complete restoration- Hand strip, repair, sand, stain, seal and finish. New glass is extra		\$3,000.00
	Price includes removal of door and hinges to be restored. On site work of door frame not included.		

Quotation prepared by: \_\_\_\_\_Greg Dretzka\_\_\_\_\_

Quote is good for 30 days. After 30 days quote is subject to change at Greg's Refinishing discretion.

To accept this quotation, sign here and return: \_\_\_\_\_

SUBTOTAL	\$3,000.00
SALES TAX	\$189.50
<b>TOTAL</b>	<b>\$3,189.50</b>



Lacy <lacylandre@gmail.com>

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## Quote for Antique Wood Door Repair / Restoration

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Ella Anderson <ella@thoughtfulcraftsmen.com>  
To: Lacy Landre <lacy@landre.com>  
Cc: Lauren Finn <lauren@thoughtfulcraftsmen.com>

Tue, Dec 7, 2021 at 10:16 AM

Hi Lacy,

Thanks for reaching out to us! For door restoration it could be anywhere from \$3,000-\$8,000, but that's a very, very rough estimate since restoration work is different from project to project. I'd be happy to set up a site visit within the next week or so if you're interested! I will say that we're about 1-2 months out for this type of work! Let me know how you'd like to proceed!

Thanks,

Ella

[Quoted text hidden]

--

Ella Anderson, Administrative Assistant

Thoughtful Craftsmen

**414-963-1901**

P.O. Box 11537

Shorewood, WI 53211

[ella@ThoughtfulCraftsmen.com](mailto:ella@ThoughtfulCraftsmen.com)

[ThoughtfulCraftsmen.com](http://ThoughtfulCraftsmen.com)

Visit us on Facebook: <https://www.facebook.com/ThoughtfulCraftsmen>





Lacy <lacylandre@gmail.com>

## Antique Door Repair / Refinishing Inquiry

3 messages

Lacy Landre <lacy@landre.com>  
To: Ctrefinishing@yahoo.com

Mon, Dec 13, 2021 at 1:09 PM

Hello,

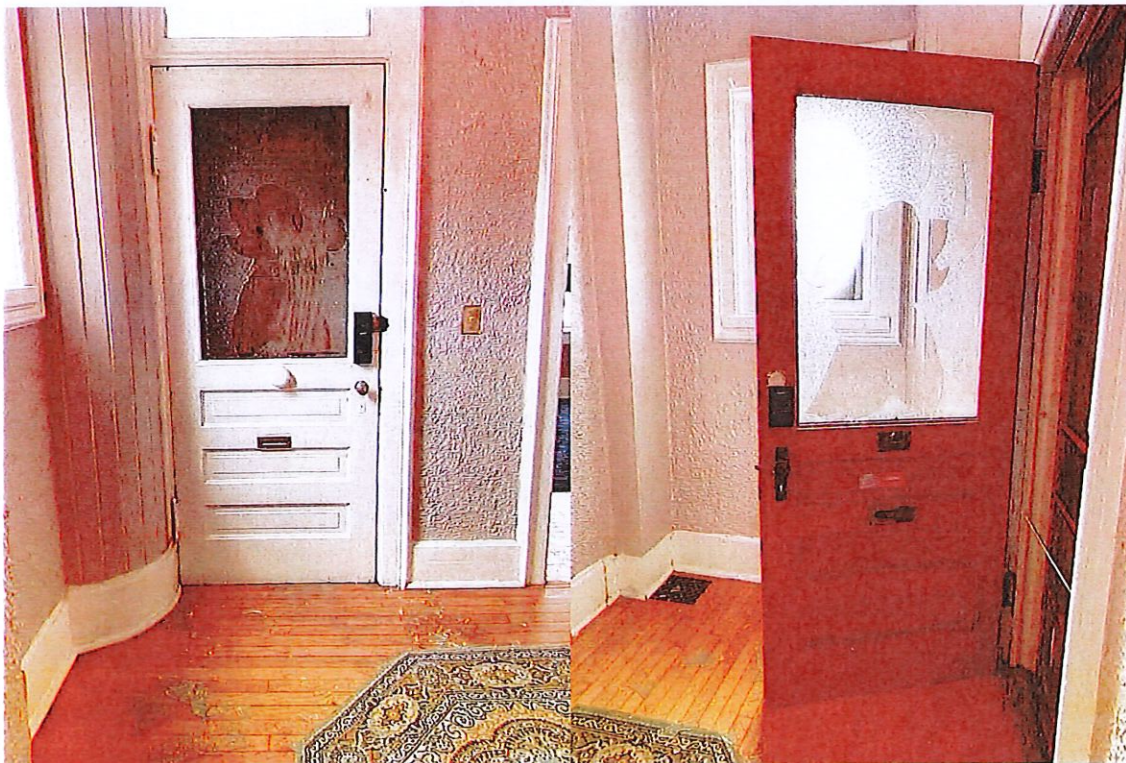
I'm wondering if you have time to take on any smaller projects right now, and what the approximate cost would be to repair this door? I had a break-in at my office last weekend and am looking to get it repaired and/or possibly do a full restore.

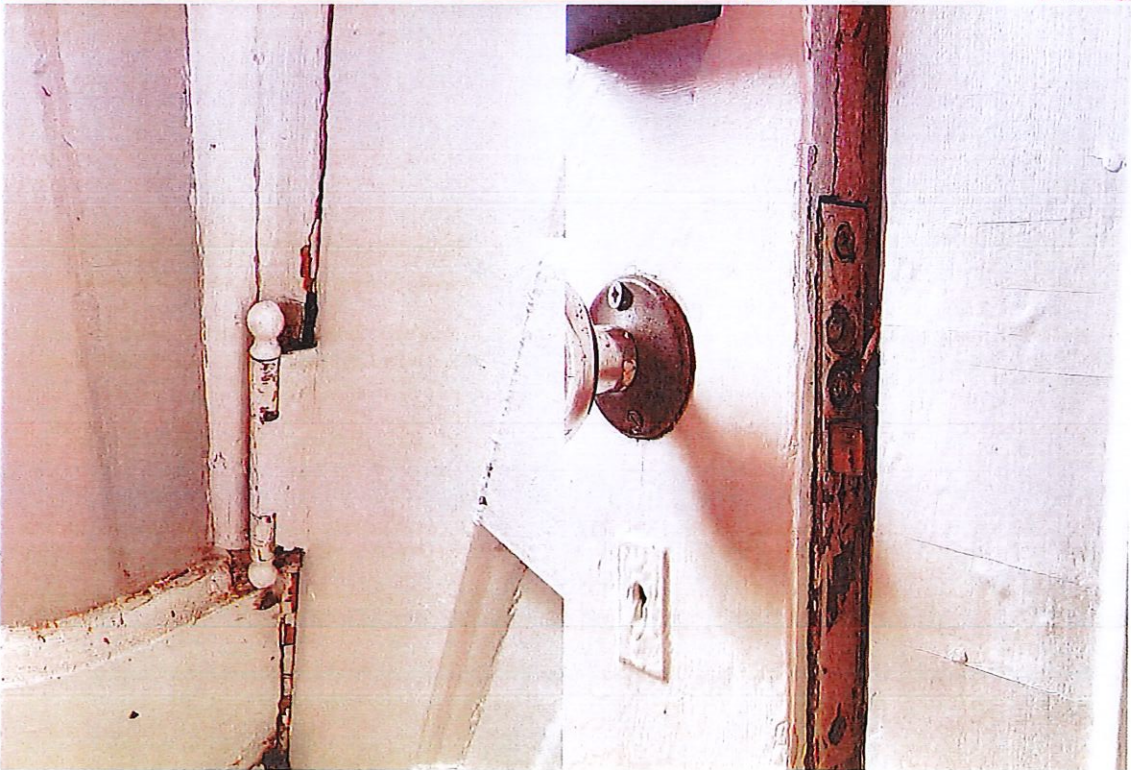
It's an old duplex so I believe it's the original door that is about 125 years old. The jamb and hardware are a bit damaged and clearly the glass needs to be replaced (preferably thicker clear tempered), but I was also considering having it fully restored since the entry is boarded up right now anyway.

If you're interested feel free to give a call, and/or if you would rather see it in-person to write up a quote just let me know and I can be flexible this week. I've attached some photos for reference in case you're able to provide an approximate estimate via e-mail.

Thank you!

Lacy Landre  
Landre Photography  
1518 N. Farwell Ave.  
Milwaukee, WI 53202  
(414) 595-4155







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**Charles Turner** <ctrefinishing@yahoo.com>  
To: Lacy Landre <lacy@landre.com>

Mon, Dec 13, 2021 at 3:11 PM

Good Afternoon Lacy,

The only aspect we would be able to do would be the refinishing of the door. We can't replace the glass, fix the hardware, or fix the jamb. I would suggest fixing the glass first and getting the door working properly again, then we would be able to completely refinish the door.

Also are you looking to refinish both sides of the door, or just the exterior side? Let me know and we can get you an estimate for that right away!

Thank You!

Blake Turner  
CT Refinishing, LLC  
Shop 414-482-7010  
Cell 414-861-1115

[Quoted text hidden]

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*Quality Matters!*

☎ 262-372-7110

✉ windowrepair@argohome.com

🌐 www.argowindowrepair.com

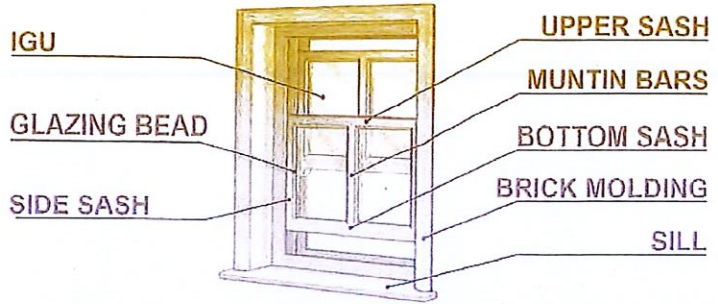
ESTIMATE 12/06/2021

Lacey Landre

📍 1518 N. Farwell Ave  
Wauwatosa, WI 53227

📞 414-520-6760

Technician Ston



No	LOCATION	GLASS WORK DESCRIPTION	T	C	QTY	FRAME	WIDTH	HEIGHT	GA	PRICE EACH	TOTAL
1		Broken door glass	T	C	1	N	24 5/8	38 1/2	3/16	\$261	\$261
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											

No	LOCATION	WOOD WORK / HARDWARE DESCRIPTION	QTY	PRICE EACH	TOTAL
1					
2		(2-3 weeks)			
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Total Amount \_\_\_\_\_ Deposit \_\_\_\_\_

Signature \_\_\_\_\_

Discount \_\_\_\_\_

Amount Due \_\_\_\_\_

**Location of Incident:**  
1518 N. Farwell Ave.  
Milwaukee, WI 53202

**Date of Incident:** 12/04/2021  
**Time of Incident:** 4:55 – 5:09 a.m.

**Business / Property Owner Contact**

Lacy J Landre  
Landre, LLC dba Landre Photography  
1518 N. Farwell Ave.  
Milwaukee, WI 53202  
(office address where incident occurred)

**Phone:** 414-595-4155 (work)  
**e-mail:** [lacy@landre.com](mailto:lacy@landre.com)  
**DOB:** 09/26/1981

Lacy J Landre  
3414 N. Downer Ave.  
Milwaukee, WI 53211  
(home address)

**Phone:** 414-520-6760 (personal)

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**Witness Contact Information**

Charles Habeck  
1520 N. Farwell Ave.  
Milwaukee, WI 53202  
(residential tenant living in upper unit)  
**Phone:** 920-737-7607  
**e-mail:** [charleshabeck@gmail.com](mailto:charleshabeck@gmail.com)

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**Officers Involved**

**On-Scene & First Phone Contact**

Justin Arredondo  
Badge #1870  
ID #028770  
Oper. #1390

**Contact Name on Damage Notice & On-Scene**

Sgt. Lori Borchert  
Badge #44  
ID # 016019  
Oper. #1311

**Other Officers On-Scene (per open records log, I have had no contact with them)**

Irvin Hernandez-Maestre  
ID #018249  
Badge #1078  
Oper. #1322

Jacob A Roecker  
ID #029459  
Badge #2926  
Oper. #1320

Shahriar A Solati  
ID #018136  
Badge #?  
Oper. #1341



01/07/2022

To Whom It May Concern:

Please consider this a formal complaint regarding the forced entry that occurred at my place of business on December 4<sup>th</sup>, 2021 while the Milwaukee Police Department was initiating a welfare check for a potential suicide attempt in the area. MPD officers' response to this call was at the very least negligent, probably unlawful, and unnecessarily destructive. I've included photographs and chronological details of my account related to Call #213380361 – please see attached for my account and notes.

Firstly, I absolutely understand the gravity of a call involving self-harm. I am by no means discounting the fact that a mental health crisis is an urgent matter. I *am* directly questioning the actions of the respondents and the policies and/or training that influenced their reasoning. Based on the redacted call log I received, it appears MPD wasted at least 15 minutes investigating and forcing entry to the incorrect building before finding their subject in a different property across the street. That amount of time could have easily turned into a fatal mistake - thankfully nobody was hurt.

My spouse is an Air Force combat veteran and I am a freelance commercial photographer. We pay \$13,130.38 per year in taxes between two properties we own in the city of Milwaukee. We are longtime residents and law-abiding citizens who invest time and money into our community. On October 14<sup>th</sup>, 2021, we purchased the property at 1518-1520 N. Farwell Ave. to use as my office and work studio. We secured an SBA loan to purchase & renovate the historic building, which was scheduled to begin in early January. My business property was partially installed at the time MPD forced entry.

This ordeal has caused a great amount of personal stress and disruption to my business and delayed our timeline for renovations. I have to push back submittal for my occupancy permit application since the entry door is boarded up and I can't meet clients there even if I wanted to right now.

This incident was absolutely preventable. It involved questionable reasoning skills and excessive force by MPD causing property damage, and there are glaring discrepancies regarding primary details in the redacted call log I received. My main points of concern are as follows:

- There is confusion as to whether the caller said the subject lived in an apartment or single-family building, which Officer Arredondo verbally admitted to me. This confirms that the exact address wasn't apparent and warranted further investigation. My property was verbally identified in the log as being a two-unit by Officer Hernandez-Maestre, which is neither an apartment building nor single-family. Sgt. Borchert told me they found the subject in a three-unit. My property is not a multi-unit, three-unit, or single-family residence and did not fit the description of any of the property types suggested by the caller.
- My unit is zoned commercial and was formerly a duplex, so I made it as apparent as possible that the first floor is *not* a residence (nor has it been for 40+ years). The first floor has visible signage with my business name (Landre Photography) and phone number in plain view in the front window (see attached photographs). My last name (Landre) is on a business card affixed to the door as well as on the mailbox next to it. For this reason I highly doubt the decision to force entry based on the assumption that my name 'could have been an alternate spelling' of the subject's was warranted.
- MPD did not attempt to contact me before forcing entry. They examined the perimeter, looked in windows, and tried to break the door without first trying to call the phone number on the façade of the building. Had they called, I could have easily and quickly unlocked the smart deadbolt remotely via the Ring application on my phone or given them a 4-digit keypad code to let them inside.

- Any petty criminal could have broken the glass door panel to open the deadbolt with less effort and force, so I truly have no idea why attempting to beat the door in was the first course of action. The original antique entry door operated perfectly prior and would have been much less expensive and complicated to repair if they had *only* broken the glass panel to unlock it. It is now dragging on the floor due to frame/hardware damage caused by undue force.
- I've spent a needless number of hours over the past few weeks cleaning up glass. I've had to spend time calling and e-mailing cleaning services, attorneys, handymen, contractors, MPD, DPW, City Clerk, and City Attorney's offices. I've driven across town to request open records, spent several more hours compiling documents, filling out forms, and meeting with contractors for repair estimates. I've had to research how to navigate the claims and complaint processes, as well as other tasks I would not otherwise have had to do if the officers on-scene thought for a second to *call the phone number on the front of the buliding they were breaking into.*

This experience has led me to question how other people are treated who may not have means to fill out endless paperwork to initiate the complaint process, request reimbursement, or afford repairs, cleanup, time off work - or, in the instance of a residence, anyone who has to live with the physical damage and trauma of the police wrongfully forcing entry to their homes. What if my property *had* actually been a residence and there were pets, children, elderly, or disabled persons residing there who could have been injured? Is it standard practice to send a bill for a board-up after leaving shards of glass everywhere for residents to clean up after the police break into the wrong building?

I would like to request at least two things:

1. A full investigation by IA or the appropriate officials who have access to the unredacted version of Call #213380361, including body camera footage. Specifically I would like a review of the actions of the initial respondents, Officers Irvin-Maestre and Roecker, who seem to have been the primary decision-makers that led to the delayed response to the critical incident across the street that caused unwarranted damage to my property.
2. A review of department policies for when MPD forces entry to the incorrect address, as well as a review of how many times this has happened in the past. The cleanup, repairs, amount of paperwork, and \$160 bill for the DPW board-up fee with barely an apology seems absurd for the amount of disruption this has caused, and I doubt this is an isolated incident. Had I not sought the correct contact information online, I'm fairly certain there would have been no follow-up aside from the slip of paper with an incorrect phone number on top of a pile of glass inside the boarded-up entry at my property. I'm not even sure anyone would have called me after the incident had my tenant not gone downstairs to give my phone number to the officers (even though it was visible in the front window the entire time).

I would like a response as to how this matter can be resolved amicably at your earliest convenience. I will be submitting a copy of this information to the City Attorney's office as soon as I finalize itemizing receipts, and will expect MPD's full cooperation and transparency moving forward. Please feel free to contact me anytime.

Thank you,

Lacy Landre  
414-520-6760  
lacy@landre.com

Timeline/notes pertaining to unlawful entry by MPD for Call #213380361 at approx. 5:00 a.m. on 12/04/2021 at Landre Photography, 1518 N. Farwell Ave., Milwaukee, WI 53202

- **5:14 a.m.** – Received text message from my tenant, Charles Habeck, who resides upstairs at 1520 N. Farwell Avenue, Milwaukee, WI 53202: “So the cops just forced entry into the downstairs because they got a call saying someone’s daughter was suicidal at the address...”
- **5:15 a.m.** – Called Charlie. Said he ran down after he heard yelling and banging. He gave the police my phone number. We talked for less than a minute before I received a call from Officer Arredondo.
- **5:16 a.m.** – Officer Arredondo explained that MPD was searching for a potential suicide threat ‘somewhere on that block.’ He asked for my basic contact information. Said he ‘assumed I was a Caucasian female,’ which I thought odd that it was assumed instead of asked. Told me they broke the glass to my front door to gain access. Conversation was less than 5 minutes. I said I’d be there as soon as possible.
- **\*5:45 a.m.** – I arrived, and Officer Arredondo told me his body camera was off before explaining the incident to me again. He told me:
  - There was confusion about the actual address of the person they were seeking.
  - The family member requesting the welfare check was hard to understand and unable to provide a precise location via phone.
  - They were looking for a ‘duplex on that block.’
  - The name on my mailbox was ‘similar to’ the person’s they were looking for, so they ‘assumed’ my last name could have been an ‘alternate spelling’ of the subject’s and this was proof enough to force entry.
  - They searched the perimeter and saw a large octagonal photography softbox on the floor through a window that ‘could have been a bed.’

We approached the front door. Officer Arredondo couldn’t open it because it was dragging on the floor. I opened it by lifting and pushing in and saw that the damage was much more extensive than only broken glass. The bottom hinge was bent and pulled away from the jamb and the metal strike plate was snapped, which led me to believe they attempted to kick it in before simply breaking the glass to turn the deadbolt. The door had been 100% functional prior to this, and I just had a smart deadbolt with a keypad installed for remote access. A yellow MPD Damage Notice form was tossed inside the door on top of a pile of broken glass on the floor.

Glass was tracked throughout all but two rooms, embedded in rugs and seams in hardwood flooring, and scattered throughout most of the heat registers in the floor. The scene was a complete mess.

I walked through to examine if any of my photography equipment, power tools, or other property was missing and/or damaged. All seemed intact. Charlie and I talked for a while. I packed up my equipment to bring home so it wasn’t left unsecured.

- **\*6:40 a.m.** – I went home as the front entrance to my property was being boarded up by DPW.
- **9:06 a.m.** – I called the number on the Damage notice slip to try reaching Sgt. Lori Borchert (414-935-7221). The person on the phone told me Lori was at a different district and the number I was given was incorrect. They instructed me to call the City Clerk’s office on Monday to file a claim.

- 
- **Monday, December 6<sup>th</sup>** – After calling the City Clerk’s office and City Attorney’s office, I searched online for the correct phone number to reach Sgt. Borchert at District 1 (414-935-7217). Was told she would not be back until Wednesday the 8<sup>th</sup> and they would leave a message for her to contact me.

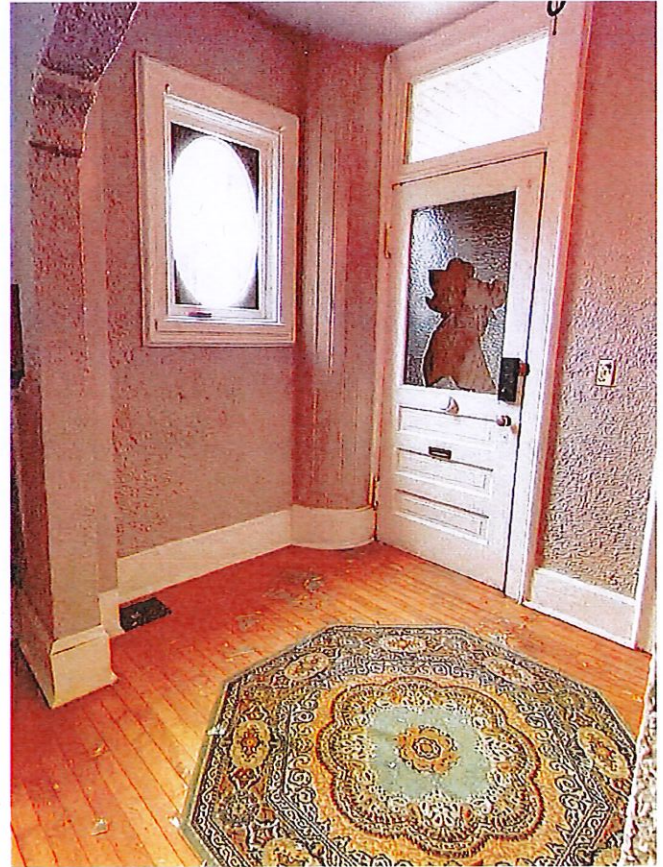
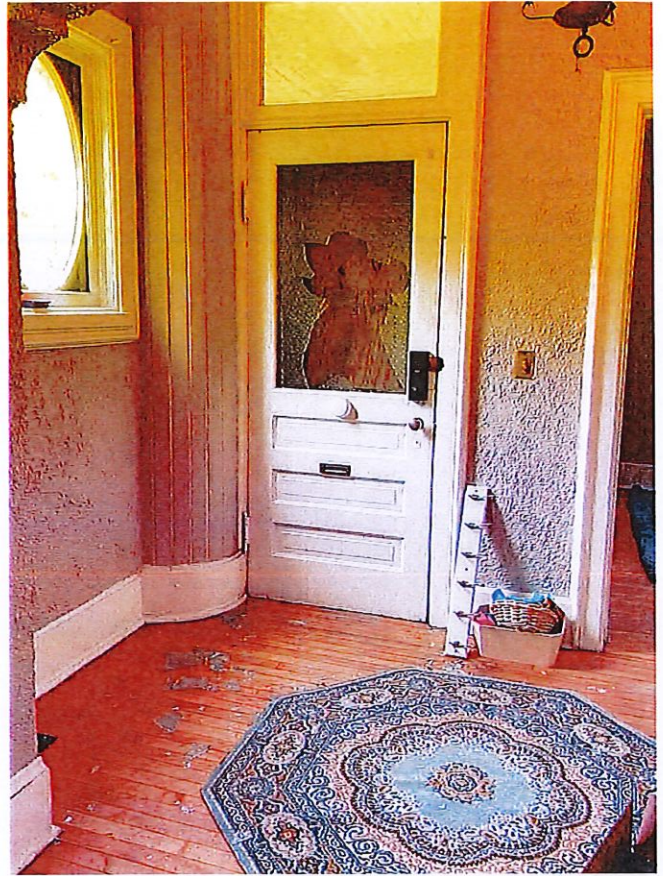
I contacted several attorneys since this was a unique situation I’d never dealt with before. One told me their office is very interested in these types of cases because they’ve encountered several instances where MPD ‘would just break things for fun.’

- **Tuesday, December 7<sup>th</sup>** - I obtained a copy of the call log from Open Records and filled out paperwork to request body camera footage from the incident. While waiting for redactions, a person nearby who identified themselves as an off-duty Milwaukee Fire Department employee overheard my request. They said they were sorry for what I was dealing with and they weren’t surprised because MPD ‘loves to break shit.’
- **Wednesday, December 8<sup>th</sup>** – Received a call from Sgt. Borchert at 7:25 a.m. – about 18 minutes. She seemed very apologetic and genuinely concerned. I stressed the fact several times that the incident could have been easily preventable with minimal effort and she agreed repeatedly.

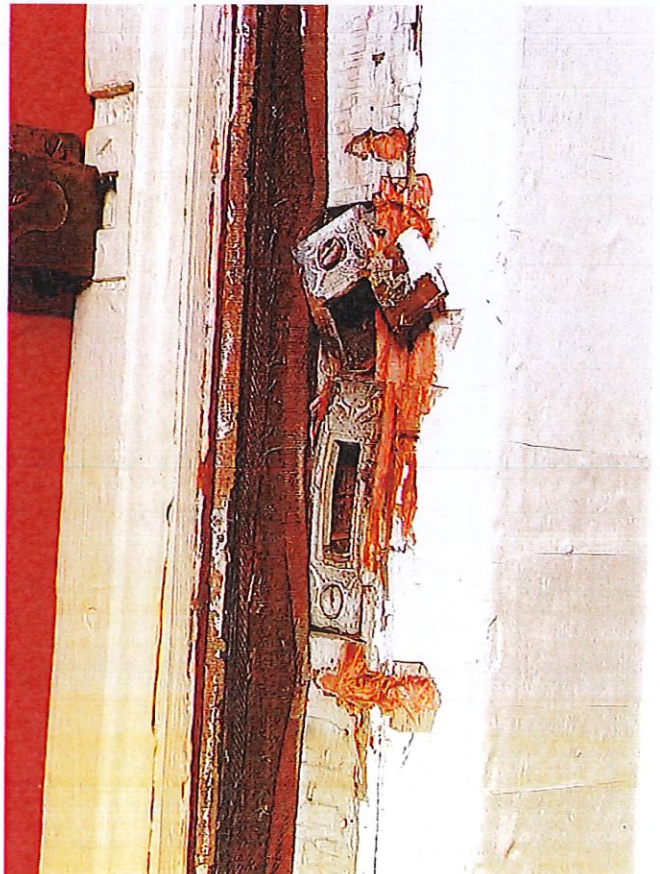
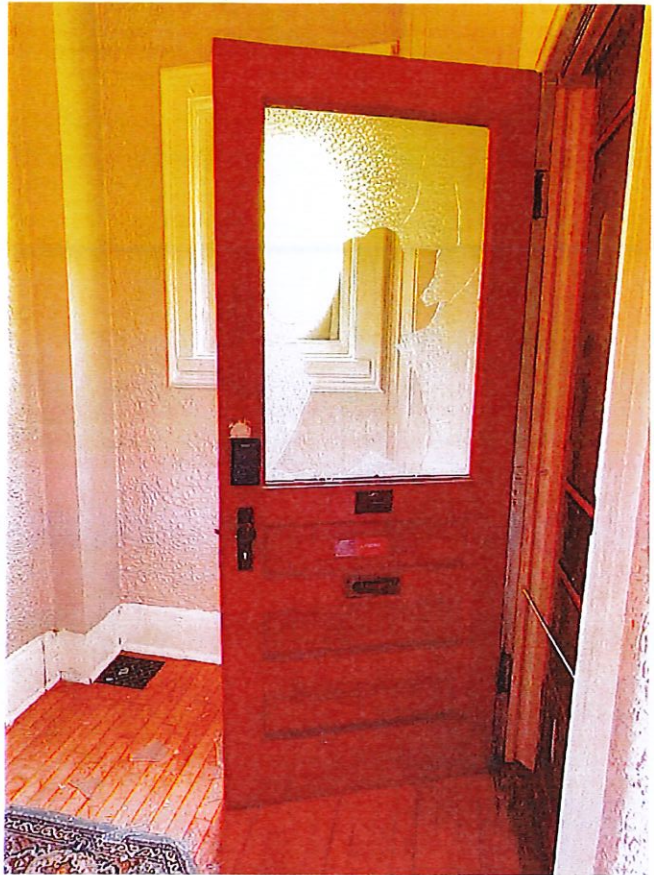
I took notes during our conversation, which included:

- Sgt. Borchert said she arrived on-scene shortly after MPD had already forced entry so she couldn’t speak to the actions of the other officers.
  - Said ‘there are a lot of younger officers’ on the late shift, and suggested that more experienced employees would likely have concluded that my property was not a residence. Said she immediately identified it as a business when she arrived.
  - She acknowledged the urgency to secure the scene because she knew there was ‘probably a lot of expensive equipment inside’ based on signage at the front of the property identifying it as a photography studio.
  - She noticed the original wood door was an antique and would ‘not be cheap to repair.’
  - Said the responding officers told her they had only broken the glass to force entry. Said she was unaware of additional damage to the door, hardware, and frame.
  - Said she also ‘questioned’ whether my name was actually similar to the subject they were looking for.
  - Sgt. Borchert verbally acknowledged ‘we are at fault,’ ‘you should have full compensation for this,’ and ‘we are definitely going to pay for it.’
  - Admitted she didn’t know what happens after MPD wrongfully forces entry or how the full complaint process works since it is out of their hands afterward.
- **Wednesday, December 15<sup>th</sup>** – The previous owners of the property sent us a bill from the Department of Public Works for \$160.00 for the board-up fee (Assessment ID #BU-274-2022, dated 12/09/2021) since we recently purchased the property and the Assessor’s office hadn’t updated ownership records yet. I called the Assessor’s & Treasurer’s offices to ask that they update this to put the bill in our names. I called DPW to appeal the charge and explain the situation and said they would void it based on the circumstances.

*\*approximate times*

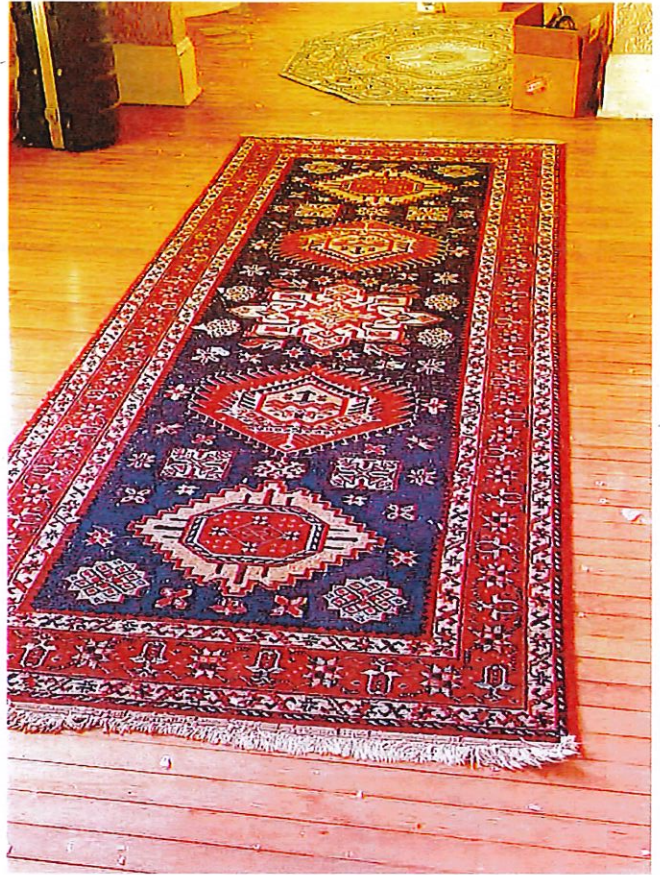
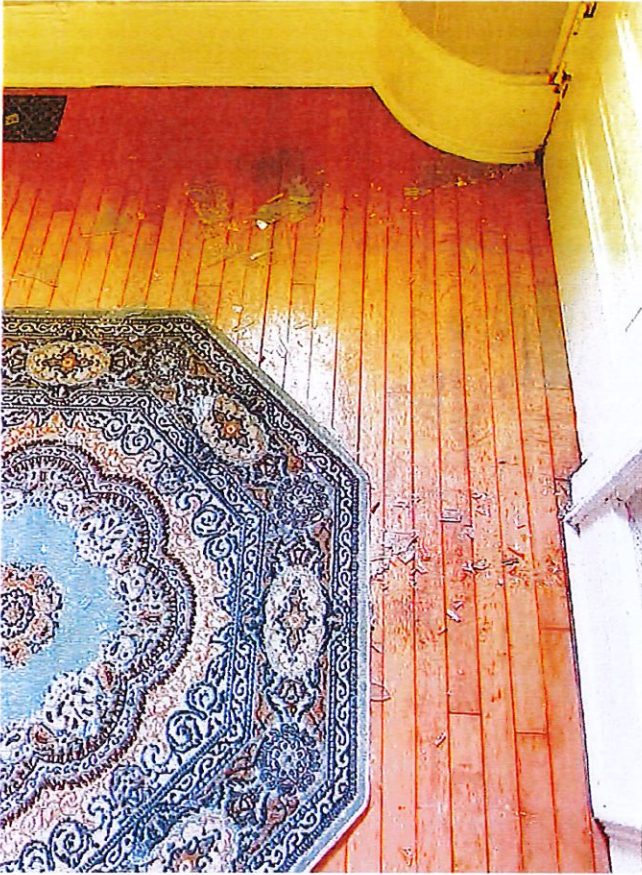


1518 N. Farwell Ave., Milwaukee, WI 53202 - Call #213380361 - 12/04/2021 - 4:49 a.m.



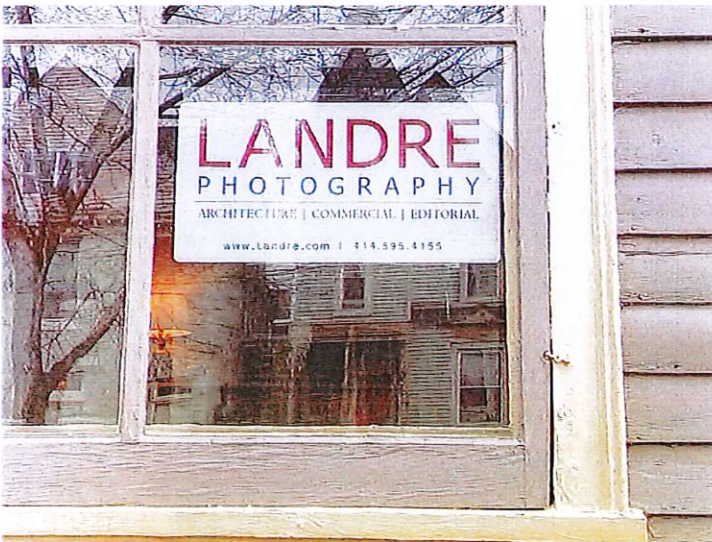
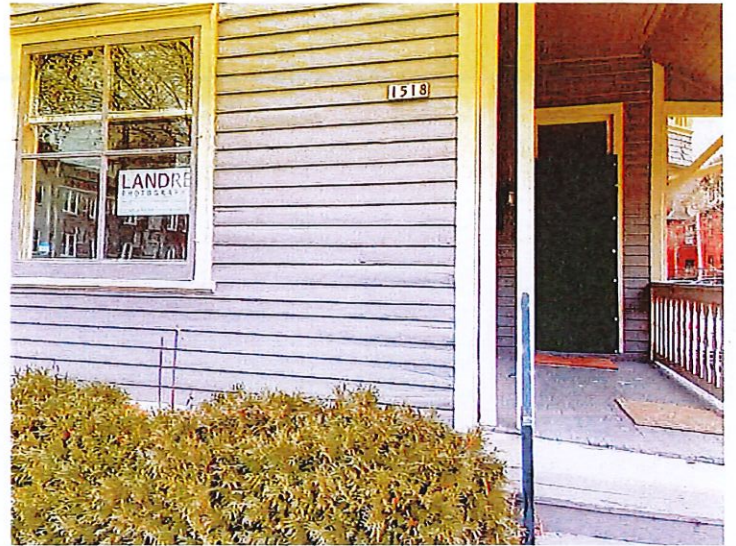
1518 N. Farwell Ave., Milwaukee, WI 53202 - Call #213380361 - 12/04/2021 - 4:49 a.m.





1518 N. Farwell Ave., Milwaukee, WI 53202 - Call #213380361 - 12/04/2021 - 4:49 a.m.





1518 N. Farwell Ave., Milwaukee, WI 53202 - Call #213380361 - 12/04/2021 - 4:49 a.m.



PD-43 05/07  
**MILWAUKEE POLICE DEPARTMENT**  
**DAMAGE NOTICE**  
 (SUPERVISOR TO LEAVE IN PROMINENT PLACE AT SCENE)

The Milwaukee Police Department received a call for  
 service on: 12-04-21 at 4:50 a.m./p.m.  
(DATE) (TIME)  
 at: 1518 N. Farwell Ave  
(ADDRESS)

to:  confirm welfare of occupant(s)  
 make an arrest  
 execute a search warrant  
 recover evidence of crime  
 other (describe) \_\_\_\_\_

The following damage to premises or vehicle occurred:  
Front Door (window)

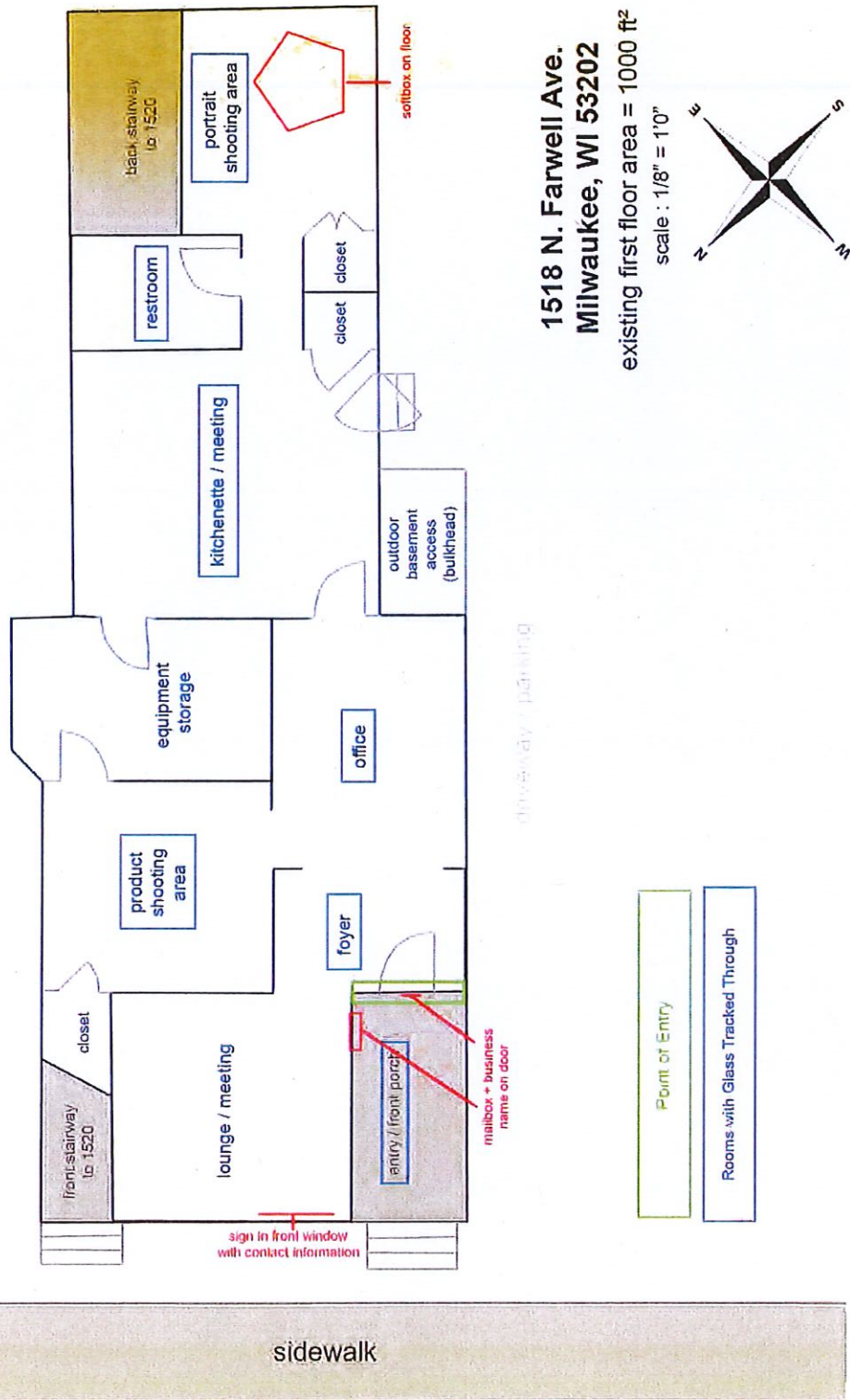
414-935-7221

Supervisor's Name: Sgt. Lori Berchert  
(PRINT)  
D1-13 Late 016019  
(DIST / WORK LOC) (SHIFT) (EMPLOYEE ID #)

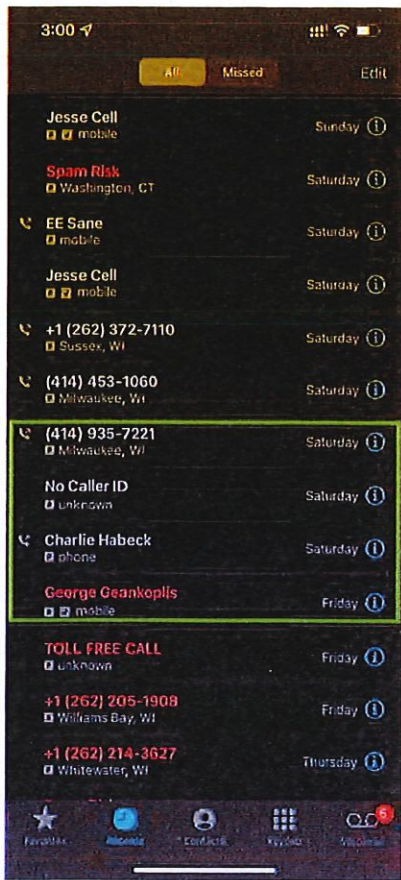
**SEE NOTICE ON REVERSE SIDE**

# Floor Plan

Landre, LLC dba Landre Photography

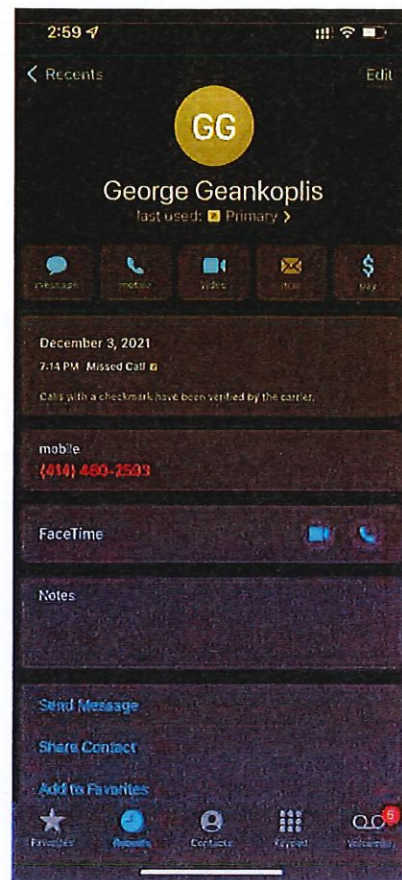


N Farwell Ave

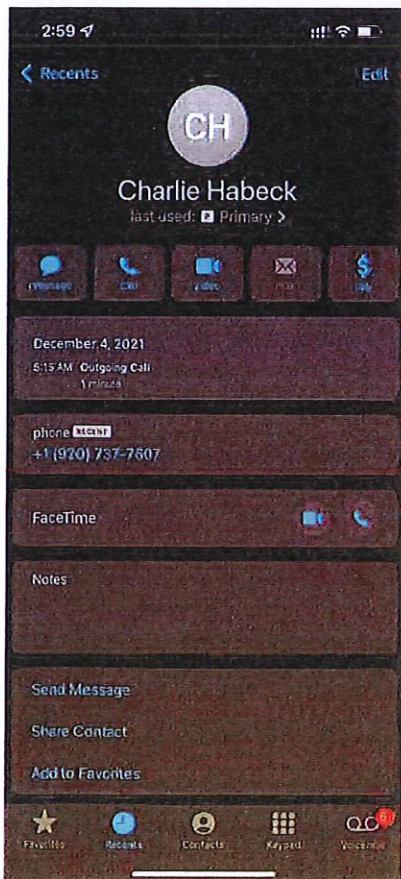


IMG-2732.jpg

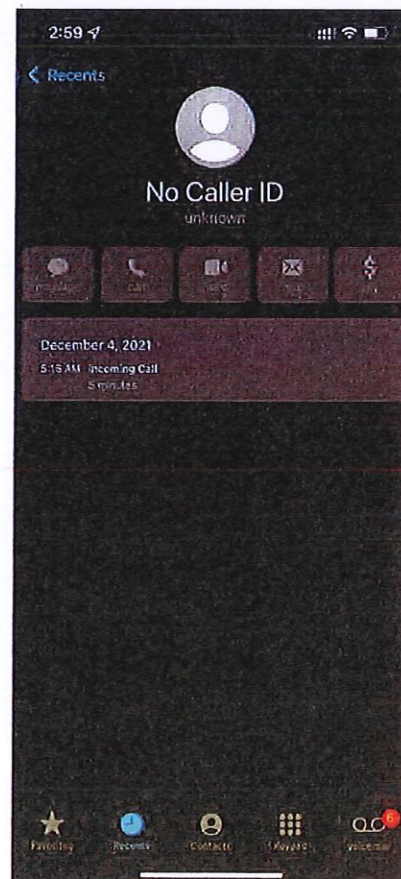
I had no missed calls between 7:14 p.m. Friday 12/03 and 5:15 a.m. Saturday 12/04.



IMG-2728.jpg



IMG-2729.jpg



IMG-2730.jpg

**Detailed History for Police Call #213380361 As of 12/07/2021 08:44:28**

Output for:

Priority:1 Type:1847 - SUICIDE ATTEMPT  
 Location:1518 N FARWELL AV,MKE  
 LocCross:btwn E CURTIS PL and E ALBION ST

Created:	12/04/2021 04:49:12	PD19	035106
Entered:	12/04/2021 04:50:56	PD19	035106
Dispatch:	12/04/2021 04:52:20	PD08	031641
Enroute:	12/04/2021 04:52:20	PD08	031641
Onscene:	12/04/2021 04:55:30	M457	029459
Transprt:	12/04/2021 05:45:48	PD01	028585
Complete:	12/04/2021 06:04:19	PD01	028585
Closed:	12/04/2021 07:49:43	PD01	016306

IC: PrimeUnit:1320 Dispo:C7 Type:1847 - SUICIDE ATTEMPT  
 Agency:MWPD DAREA:D1 Squad Area:140 RptDist:4093  Detail

04:49:12 CREATE Location:1518 N FARWELL AV,MKE Type:1847 Name:AT & T MOBILITY RAddr:2325 S HOWELL AVE N,MKE Phone:[REDACTED] Source:WPH2 DAREA:D1 RptDist:4093 TypeDesc:SUICIDE ATTEMPT LocCross:btwn E CURTIS PL and E ALBION ST Priority:1 Response:1PO Agency:MWPD LocType:S Contact?:EITHER Call/InPerson

04:49:12 ALI E911Phne:[REDACTED] E911Pilot:414/511-7326 E911Add:2325 S HOWELL AVE N,MKE E911Subs:AT & T MOBILITY E911Src:WPH2 AltLong:-87.907533 AltLatitude:43.004146

04:49:12 ALIGEO GeoLong:-87.907533 GeoLat:43.004146

04:49:12 ALIGEO GeoLong:-87.907533 GeoLat:43.004146 ClosestAdd:246 E WARD ST AddDesc:167 ft NW ClosestInt:E WARD ST / S AUSTIN ST InterDesc:190 ft NW Area1:5749

04:50:56 ENTRY Comment:[REDACTED]

04:50:56 SUBJ S#:1 Race:[REDACTED] Sex:F Age:[REDACTED] Name:[REDACTED] InvType:INVP

04:50:56 -PREMIS Comment:PPR

04:51:02 SELECT

04:52:13 CLARFY Name:AT & T MOBILITY--> [REDACTED] Contact?:EITHER Call/InPerson-->EITHER Call/InPerson Comment:[REDACTED]

04:52:15 NOMORE

04:52:20 DISPER 1320 Operator:029459 OperNames:ROECKER,JACOB A

04:52:20 DISPER 1322 Operator:018429 OperNames:HERNANDEZ-MAESTRE, IRVIN

04:52:20 -PRIU 1320

04:52:20 -HOLD

04:52:35 BACKER 1390 UnitID:1320 Location:1518 N FARWELL AV,MKE Operator:028770 OperNames:ARREDONDO,JUSTIN A

04:52:51 INFO Priority:1 Comment:NOTIFIED 7472 LEAD LO

04:53:45 MISC Comment:\*\*\*\*\*1311 WILL MONITOR\*\*\*\*\*

04:54:49 CALLBK Terminal:PD19 Comment:PLEASE CALL CLLR FOR APT NUMBER

04:55:20 INFO Location:1518 N FARWELL AV,MKE Name:[REDACTED] RAddr:2325 S HOWELL AVE N,MKE Phone:[REDACTED] Source:WPH2 LocCross:btwn E CURTIS PL and E ALBION ST Priority:1 Contact?:EITHER Call/InPerson Comment:[REDACTED]

04:55:20 ALI E911Phtne: [REDACTED] E911Pilot:414/511-7316 E911Add: [REDACTED]  
E911Subs:AT & T MOBILITY E911Srce:WPH2 AliLong:-87.907447 AliLatitude:43.004200

04:55:20 ALIGEO GeoLong:-87.907447 GeoLat:43.004200 ClosestAdd: [REDACTED] AddDesc:170 ft NW  
ClosestInt:E WARD ST / S AUSTIN ST InterDesc:201 ft N Area:5749

04:55:20 SUBJ S#:1 Name: [REDACTED] Misc: [REDACTED]

04:55:30 \*ONSCN 1320

04:55:39 ONSCN 1322 Comment:AREA

04:56:29 CHANGE Comment:CALLER STATED ITS NOT AN APARTMENT WHEN TC VERIFIED LOC.,  
SINGLE FAMILY

04:57:26 INFO Location: [REDACTED],MKE Type:1800 Info:167 ft NW Name:AT & T MOBILITY  
RPaddr: [REDACTED] Source:WPH2 LocCross:btwn S  
AUSTIN ST and S ROBINSON AV Priority:1 Contact?:HANG-UP/Abandoned Comment:911  
HANG UP CALL.1ST CB VM.. QCH PHONE..12-04-2021 1847.. RELATED [REDACTED]

04:57:26 ALI E911Phtne: [REDACTED] E911Pilot:414/511-7428 E911Add: [REDACTED]  
E911Subs:AT & T MOBILITY E911Srce:WPH2 AliLong:-87.907533 AliLatitude:43.004146

04:57:30 ONSCN 1390

04:58:04 PRIOR Location:1518 N FARWELL AV,MKE

04:59:31 MISC 1322 Comment:PH# DOES NOT SEEM TO WORK

04:59:50 MISC 1322 Comment:WILL TRY TO CALL AGAIN, OTHERWISE MAY HAVE TO FORCE  
ENTRY

05:00:41 MISC Comment:2 UNIT HOUSE - NO ONE ANSWERING DOOR - WILL HAVE TO FORCE  
ENTRY

05:01:48 MISC Comment: [REDACTED] [REDACTED]

05:01:56 MISC 1322 Comment: [REDACTED] NAME IS ON MAILBOX [REDACTED]

05:01:58 BACKER 1311 UnitID:1322 Location:1518 N FARWELL AV,MKE Operator:016019  
OperNames:BORCHERT, LORI C

05:02:26 BACKOS 1341 UnitID:1322 Location:1518 N FARWELL AV,MKE Operator:018136  
OperNames:SOLATI, SHAHRIAR A

05:03:00 MISC 1322 Comment:ATTEMPTED TO CALL 2ND PH# - [REDACTED]  
[REDACTED]

05:03:45 \*ONSCN 1311

05:04:30 MISC 1322 Comment:FORCING ENTRY TO LOC

05:06:53 MISC 1320 Comment:1518 N FARWELL HAS BEEN CLEARED

05:09:02 MISC 1390 Comment:MADE CONTACT [REDACTED]

05:09:27 NOTIFY 1311 Notified:7472 LO

05:24:16 \*CLEAR 1322 Dispo:C18 DispoLevel:0

05:25:44 MISC 1390 Comment:1390 WILL REMAIN OS FOR BOARD UP

05:25:58 CLEAR 1311 Dispo:C8 DispoLevel:0

05:26:01 CONTCT 1390 ContactTime:60 Comment:PER SQD

05:26:20 CONTCT 1320 1341 ContactTime:20 Comment:HANDLING THE SUBJ- PER 1311

05:44:51 CHGLOC 1341 Location:MCMH,MKE

05:45:48 TRANSP 1320 Location: [REDACTED] MKE Mileage:67

06:04:19 CMPLT 1320 Mileage:76

06:05:34 \*RFT 1320 Comment:INQUIRY QPER [REDACTED]

06:19:38 \*ONSCN 1341

06:25:11 MISC 1390 Comment:BOARD UP OS

06:41:02 \*CHGLOC 1390 Location:D1 Comment:DOWNLOAD FOR 1311 REGARDING

06:47:31 \*CLEAR 1320 Dispo:C18 DispoLevel:0

06:48:23 \*ONSCN 1390

06:49:39 CLEAR 1341 Dispo: [REDACTED] DispoLevel:0

07:20:33 CONTCT 1390

07:49:43 CLEAR 1390

07:49:43 -CLEAR

07:49:43 CLOSE

CONTACT INFO:

Name	Phone	RPaddr	Contact?	Language?	Resolved?	Satisfied?
AT & T MOBILITY			EITHER Call/InPerson			
			EITHER Call/InPerson			
			EITHER Call/InPerson			
			HANG- UP/Abandoned			

## Gipson, Kari

---

**From:** Lacy Landre <lacy@landre.com>  
**Sent:** Tuesday, February 22, 2022 4:48 PM  
**To:** Gipson, Kari  
**Cc:** cityattorney@milwaukee.gov; Owczarski, Jim  
**Subject:** Claim for Damages Due to Forced Entry by Police to Wrong Address  
**Attachments:** Claim Against City for Damages - Landre.pdf; FPC Complaint.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Some people who received this message don't often get email from lacy@landre.com. [Learn why this is important](#)

Hi Ms. Gipson,

We spoke in December, shortly after the wrongful break-in by the Milwaukee Police at my office. See attached for documents related to the incident. Due to its sensitive nature, I was unable to obtain body camera footage or an undredacted version of the original call log, but I know you mentioned you may be able to freely view any related internal documents.

Attached is the comprehensive formal complaint I filed against MPD with the Fire and Police Commission, as well as a claim against the city for damages incurred. Diana Perez initially received my FPC complaint and Sgt. Marcin Pagasz at District One is currently investigating.

Feel free to reach out if there is any additional information you need from me and/or if you have any trouble opening either of the documents.

I have also cc'd the City Attorney and City Clerk - please disregard if irrelevant.

Thank you,

Lacy Landre  
[Landre Photography](#)  
[1518 N. Farwell Ave.](#)  
[Milwaukee, WI 53202](#)  
(414) 595-4155