

Sabir's Karate and Fitness  
4813-17 W Center St, Milwaukee, WI 53210

---

March 16, 2023

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

CITY OF MILWAUKEE  
2023 MAR 22 PM 2:38  
CITY CLERK'S OFFICE

Dear City Clerk Owczarski:

Enclosed are documents that have been provided to Alderman Russell Stamper from the City of Milwaukee Water Works regarding work that was done at 4013-17 West Center Street. I have been working with the Department of Public Works and City Treasurers office since this charge was incurred to rectify the situation. I have been advised to process a claim.

Milwaukee Water Works requested access to the building to change the water meter, at no charge, in August of 2021. An appointment was scheduled for the water meter switch for October 5, 2021. The city worker/contractor that came to install the meter caused a leak that the business owner contacted Milwaukee Water Works about on October 7, 2021. In the Work Order History provided by the Milwaukee Water Works, it is noted on October 11, 2021, the leak occurred after the exchange and that Milwaukee Water Works needed to use the curbside shut off in order to stop the leak.

These "repairs" started on October 15, 2021 and continued until October 23, 2021. During this time, according to the Milwaukee Water Works Work Order History, October 18, 2021, lead lateral replacement started. This location was then charged \$4,000 on a special tax bill for changing the lead laterals. This was not any part of the initial discussion or reason why Milwaukee Water Works was provided access to the building. There would not have been a need for repair, if the city worker/contractor had not banged on the value "attempting" to remove the water meter.

If additional information or clarification is needed, please contact me at [oomicac@aol.com](mailto:oomicac@aol.com) or (414) 587-6448. I appreciate your time and attention to the matter of eliminating the charge of \$4,000 for lead lateral work at the property address of 4013-14 West Center Street.

Regards,



Ibiyemi Akua Oladunjoye Ogboni

CC: Alderman Russell Stamper

Enclosures

OFFICE OF CITY ATTORNEY  
23 MAR '23 AM 11:36

# Milwaukee Water Works

Oct 5<sup>m</sup> 10<sup>30</sup> - 3<sup>30</sup> PM

Tuesday

August 13, 2021

Ibiyemi Oladunjoye Ogboni  
4813 W CENTER ST  
MILWAUKEE WI 53210

FIRST CONTACT ①  
8/13/21  
CHANGING H2O METER  
NO COST TO YOU

ACCOUNT NUMBER: 252-0932-300  
ADDRESS: 4813 17 W CENTER ST

Dear Ibiyemi Oladunjoye Ogboni:

The Milwaukee Water Works has begun a program to replace all the water meters as well as the electronic automatic reading devices attached to the meters. Updating this equipment will ensure continued accurate reading and billing of your water consumption. We will remove the old water meter and the new meter will fit in its place.

In the next several weeks, the Milwaukee Water Works will be replacing the water meters in your neighborhood. We would like to schedule a time with you to perform this work. The replacement will be performed by a Water Works technician with a photo identification card who will need to enter your home to access your meter. There is **NO COST TO YOU** for this meter replacement and it should take 20 to 30 minutes to complete.

Please call (414) 286-8000 and schedule an appointment to have your new water meter installed. Call soon to ensure access to the best appointment times.

Thank you for helping the Milwaukee Water Works **HELP YOU!**

Sincerely,

Richard Davila  
Meter Services Manager

CITY OF MILWAUKEE  
2023 MAR 22 PM 2:40  
CITY CLERK'S OFFICE

841 N. Broadway  
Zeidler Municipal Building  
Room 409  
Milwaukee, Wisconsin 53202  
[www.milwaukee.gov/water](http://www.milwaukee.gov/water)

Safe, Abundant Drinking Water



# Work Order History

# Milwaukee Water Works

Account 252-0832.300  
 Customer IBIYEMI OLADUNJOYE OGBONI  
 Address 481317 W CENTER ST  
 MILWAUKEE WI, 53210

Name	Order #	Date	Description	Notes			
OLADUNJOYE OGBONI	2021-257514	10/5/2021	X CON SURVEY COMPLETED	WORK ORDER CREATED FROM WO YR 2021 NUMBER 236660 Completion Comments from order 2021 236660:Completion Note: New read:974.28Old read:2336.86Occupied Tech 567 ,HH Read: 974.28			
OLADUNJOYE OGBONI	2021-236660	10/5/2021	MS SMALL EXCHANGE	Akua 414.587.6448 Completion Note: New read:974.28Old read:2336.86Occupied Tech 567 ,HH Read: 974.28			
Meter replaced (2) ↗ 10-5-21 business owner, Akua, called about streaming water in basement from valve. 10-7-21							
					* 8/13/2021	MS-WELCOME AMR LETTER	
					1/11/2021	MR OBTAIN INTERIM READ	c24 no use business/resboth vac? get meter rdn Completion Note: Tech 539Appears occupied but not currently operating ,HH Read: 2322.67
					11/20/2019	MS-WELCOME AMR LETTER	
					6/24/2019	MS-WELCOME AMR LETTER	
					10/18/2016	CUST-HIGH BILL	
					11/14/2002	MS-AMR APPT LETTER	NEED AMR APPT
					8/12/2002	MS-AMR APPT LETTER	NEED AMR APPT
					1/29/2002	MS-AMR APPT LETTER	NEED AMR APPT
					11/30/2001	MS-DISCONNECTION NOTICE	NEED AMR APPT
OCCUPANT	2001-107967	10/2/2001	MS-AMR APPT LETTER	NEED AMR APPT			
OCCUPANT	2000-26954	11/22/2002	MS-INSTALL AMR (X/M)	GO TO FRONT TO GET TO THE BASMEN 8:30 TO 9:30			
OCCUPANT	1997-117613	8/29/1997	MR TURN OFF LETTER SENT				
OCCUPANT	1991-16553	6/6/1991	TURN OFF-METER READING	TURN OFF 9 EST.			



# Work Order History



Account 252-0832.300  
 Customer IBIYEMI OLADUNJOYE OGBONI  
 Address 481317 W CENTER ST  
 MILWAUKEE WI, 53210

Name	Order #	Date	Description	Notes
OLADUNJOYE OGBO	2021-272278	10/15/2021	MS-AMR PLUMBING CONDITI	WORK ORDER CREATED FROM WO YR 2021 NUMBER 271526 Completion Comments from order 2021 271526:Completion Note: Itron read is 974.34. Inlet valve leaking (lead pipe) called supervisor Ron C. And he referred them to the lead service. Tech #514 ,HH Read: 974,Work Done - Internal info: (Found Occupied)Plumbing Condition: (Leaking Inlet Pipe)Plumbing Condition comments: Called supervisor Ron C. And customer is in the lead program - NO. NOT PART OF LEAD PRDG
Leak after Meter ③ exchange. Mentions "Customer in lead program." Business NOT in lead program 10/15/21		10/15/2021	MR INVEST STATUS/DATA	leak after exch Completion Note: Itron read is 974.34. Inlet valve leaking (lead pipe) called supervisor Ron C. And he referred them to the lead service. Tech #514 ,HH Read: 974,Work Done - Internal info: (Found Occupied)Plumbing Condition: (Leaking Inlet Pipe)Plumbing Condition comments: Called supervisor Ron C. And customer is in the lead program
		10/14/2021	MS-AMR PLUMBING CONDITI	
OLADUNJOYE OGBO	2021-271522	10/14/2021	MS-AMR PLUMBING CONDITI	
OLADUNJOYE OGBO	2021-271520	10/14/2021	MS-AMR PLUMBING CONDITI	
Leak @ valve - attempted curbside shut off 10/11/21 curbside shut off fixed 10/14/21		10/14/2021	STOP BOX MAINT CUST	Completion Note: Curb stop is operable and on use last meter readings ,Work Done info: (Locate/Mark,Make Operable,Blow Out)
		10/13/2021	MS-AMR PLUMBING CONDITI	
		10/11/2021	MS-SMALL INVESTIGATION	LEAK AFTER EXCHANGE Completion Note: Leak at his valve, tried to turn off at curbstop but valve does not turn, tried for 20 mins.Spoke to jose. ,Plumbing Condition comments: Leak at his valve, tried to turn off at curbstop but valve does not turn, tried for 20 mins.Spoke to jose.Tech 572

# Work Order History

# Milwaukee Water Works

Account 252-0832.300  
 Customer IBIYEMI OLADUNJOYE OGBONI  
 Address 481317 W CENTER ST  
 MILWAUKEE WI, 53210

Name	Order #	Date	Description	Notes
OLADUNJOYE OGBO	2022-2649	1/6/2022	MS-REPLACE TAP	REPLACES 86912
OLADUNJOYE OGBO	2022-2627	1/6/2022	MS-REPLACE TAP	REPLACES 86912
OLADUNJOYE OGBO	2021-323203	12/29/2021	MR OBTAIN INTERIM READ	c24 get rd for billingwater on/off? occ/vac? Completion Note: Occupied. Water is on. New read is 1881.46. Left door hanger. Tech 551 ,HH Read: 1881.46
OLADUNJOYE OGBO	2021-305334	11/30/2021	X CON SURVEY COMPLETED	
OLADUNJOYE OGBO	2021-297144	11/23/2021	STOP BOX MAINT CUST	Akua 587-6448lower to grade Work Done info: (Lower to Grade)Work Done comments: Lower grade at 4813 W Center st.
OLADUNJOYE OGBO	2021-296183	11/17/2021	MS SMALL EXCHANGE	Akua 414.587.6448leave voicemail Completion Note: Tech.RobNew:1881.26Old: 0974.57Occupied. ,HH Read: 1881.26
OLADUNJOYE OGBO	2021-292582	11/10/2021	MS-AMR EXCH METER NA	WORK ORDER CREATED FROM WO YR 2021 NUMBER 290269 Completion Comments from order 2021 290269:Completion Note: No access, left door hanger on door.Tech558
OLADUNJOYE OGBO	2021-291867	11/10/2021	REM LSL REPL ALERT DIST	
OLADUNJOYE OGBO	2021-290269	11/10/2021	CANNOT COMPLETE	LEAD REPLACEMENT Completion Note: No access, left door hanger on door.Tech558
OLADUNJOYE OGBO	2021-285058	11/1/2021	LEAD LTR PAPERWK	
OLADUNJOYE OGBO	2021-273689	10/18/2021	SET LSL REPL ALERT DIST	
OLADUNJOYE OGBO	2021-273687	10/18/2021	LEAD-LSL REPLACEMENT	LSLR COMPLETED 11/09/21*** LEAK BEFORE METER (METERS)

Lead LSL replace mnt (5) started  
 10/18/21  
 note mentions "leak before meter", contrary note 10/11/21 note (post it 4)

Temporary right (5a) of entry and hold harmless signed on 10/23/21 (7)  
 Election to use City Contractor to replace lead serve line and install meter signed 10/23 (8)

# Milwaukee Water Works

## Election to Use City Contractor to Replace Lead Service Line and Install Meter Setting

Name of Property Owner IBIYEMI AKUA OLADUNJOYE OGBO Address of Property Owner 5039 N 67TH ST

City MILWAUKEE State WI Zip 53218 Phone ( )

Address of Property with Lead Service Line to be Replaced 4813-4817 WC

Check one box below:

This is a non-commercial property with 1-, 2-, 3- or 4-Family Dwelling. The Milwaukee Water Works will coordinate the lead service line replacement costs up front. When the project is complete, my cost will be assessed to the property and billed by the city for \$1,843.00. I can pay this in full within 45 days of invoice date, pay over 10 years as part of my property tax, or pay it off early.

I would like a Water Quality specialist to call me to arrange for lead testing collected before the project begins and after the project is complete. This will provide a lead testing kit with instructions, and will pick up the bottles.

This is a property that is NOT a 1, 2, 3 or 4-Family Dwelling. The Milwaukee Water Works will coordinate the lead service line replacement costs up front. When the project is complete, my cost will be assessed to the property and billed by the City for the entire cost (100%) of the replacement of my service line within 45 days of invoice date, pay over 10 years as part of my property tax.

As the owner of the address with the lead service line, I have received written notice of the requirement to replace the privately-owned section of the lead service line to my property. I elect to have a City of Milwaukee contractor replace the privately-owned section of the lead service line.

I am eligible for special assessment financing because I agree to have the work performed by a city contractor. I agree to sign a Temporary Right of Entry, Construction Easement, and Hold Harmless Agreement.

There are children under the age of six and/or women who are pregnant, may become pregnant (ages 15-45) or who are breastfeeding in this home. The City of Milwaukee Health Department uses this information for its lead poisoning prevention program to qualify for funding. Yes  No

After work was complete (6) paperwork states "Replace lead service line & install meter setting"

NO signature  
↓

Signature of Property Owner

Date

Oct 13<sup>th</sup> 2021

For MWW use:  Check here if the property is currently vacant.

cc: City of Milwaukee Health Department 3/1/21





Work started on ⑦  
10/15/21 which  
is PRIOR to signature  
on 10/23/21

**Temporary Right of Entry, Construction Easement, and  
Hold Harmless Agreement**

**Replacement of Lead Service Line and Installation of Meter Setting**

The owner of the property described in this paragraph (please print name) IBIYEMI AKUA OLADUNJOYE OGBO  
("OWNER") grants to the City of Milwaukee ("CITY"), its agents and contractors, the right to enter upon the  
following real property:

[Property Address] 4813-4317 W CENTER ST

and the improvements thereupon ("PROPERTY") so that CITY may replace the lead water service line ("LSL") at  
the PROPERTY.

The OWNER and CITY agree to the following terms:

- (a) **Compliance with Laws.** All work performed on the PROPERTY by CITY, or CITY's employees, agents and contractors, shall be conducted in compliance with all federal, state and local laws, orders, regulations and ordinances.
- (b) **Scope of Work.** The Scope of Work shall be as set forth in Exhibit A.
- (c) **Hours.** CITY, and its employees, agents and contractors, shall have access to the PROPERTY as needed to perform the work.
- (d) **Hold Harmless.** CITY shall cause its contractor(s) to maintain appropriate insurance coverage. OWNER agrees to hold CITY harmless regarding any damage or injury to person or property caused by CITY or its employees, agents, or contractors on the PROPERTY.
- (e) **Duration.** This agreement shall be effective as of the date indicated below by OWNER and shall remain in effect until completion of the work.
- (f) **Conformed Copies Valid.** OWNER may send by email, fax, or regular U.S. mail, a signed copy of this agreement to CITY at the address, email address, or facsimile number provided by CITY.

Please sign below before returning this form to the Milwaukee Water Works.

CITY:

Name Printed: Karen Dettmer, P.E.

Name Signed:

Title:

Superintendent

OWNER:

Name Printed:

Ibiyemi Akua Oladunjoye Ogbo

Name Signed:

Date:

10-23-2021



# Milwaukee Water Works

## Election to Use City Contractor to Replace Lead Service Line and Install Meter Setting

Name of Property Owner IBIYEMI AKUA OLADUNJOYE OGBON Address of Property Owner 5039 N 67TH ST

City MILWAUKEE State WI Zip 53218 Phone ( 414 ) 587-6448

Address of Property with Lead Service Line to be Replaced 4813-4817 W CENTER ST

Check one box below:

This is a non-commercial property with 1-, 2-, 3- or 4-Family Dwelling. The Milwaukee Water Works will coordinate the lead service line replacement project, hire a contractor and pay all costs up front. When the project is complete, my cost will be assessed to the property as a special assessment. I will be billed by the city for \$1,843.00. I can pay this in full within 45 days of invoice date, pay over 10 years as part of my property tax, or pay it off early.

I would like a Water Quality specialist to call me to arrange for lead testing before the project begins and after the project is complete. The City of Milwaukee will provide a lead testing kit with instructions, and will pick up the kit after the testing is complete.

This is a property that is NOT a 1, 2, 3 or 4-Family Dwelling

The Milwaukee Water Works will coordinate the lead service line replacement project, hire a contractor and pay all costs up front. When the project is complete, my cost will be assessed to the property as a special assessment. I will be billed by the City for the entire cost (100%) of the replacement of my section of the lead service line. I can pay this in full within 45 days of invoice date, pay over 10 years as part of my property tax, or pay it off early.

As the owner of the address with the lead service line, I have received written notice of the requirement to replace the privately-owned section of the lead service line to my property. I elect to have a City of Milwaukee contractor replace the privately-owned section of the lead service line.

I am eligible for special assessment financing because I agree to have the work performed by a city contractor. I agree to sign a Temporary Right of Entry, Construction Easement, and Hold Harmless Agreement.

There are children under the age of six and/or women who are pregnant, may become pregnant (ages 15-45) or who are breastfeeding in this home. The City of Milwaukee Health Department uses this information for its lead poisoning prevention program to qualify for funding. Yes \_\_\_ No

Oludunjoye Ogboni  
Signature of Property Owner

10/23/2021  
Date

For MWW use:  Check here if the property is currently vacant.

cc: City of Milwaukee Health Department 3/1/21





## Fw: Clarification on Lead Lateral-4813-17 W Center

---

From: Donyel Smith (donyels@yahoo.com)  
To: russell.stamper@milwaukee.gov; oomicac@aol.com  
Bcc: donyels@yahoo.com  
Date: Tuesday, January 17, 2023 at 01:08 PM CST

---

Hello,

There is a clarification for note 5a. "Election to use City Contractor to replace lead service line and install meter settings" is referring to the title of the form that Akua Oladunjoye, owner of Sabir's Karate & Fitness, was pressured to sign on 10/23/2021, after the work was completed. The referenced note is attached, as well as, the original documents sent earlier today.

Below is a summary of the chain of events. It was very confusing at the time due to the physical mess that was made and the number of people that were involved in resolving the issue.

- Milwaukee Water Works came to the business on 10/5/2021 to change the water meter at "no cost" to the business/home owner. (note 1)
- Due to the worker banging on and breaking the valve, which resulted in a leak, Milwaukee Water Works returned to the business on 10/11/21 to repair the leak. (note 4)
- The worker was unable to shut off the valve inside or at the curbside 10/11/21. The worker contacted a supervisor for assistance. (note 4)
- Shut off at curbside was fixed 10/14/21 (note 4)
- Milwaukee Water Works Work Order History on 10/15/21 states "Inlet valve leaking". (note 3)
- Milwaukee Water Works also notes on 10/15/21 that supervisor Ron C. was called and that the "customer is in the lead program". Sabir's Karate & Fitness was not informed of or asked to be a part of a lead program. (note 3)

Looking at the Work Order History, there is no mention of lead pipe until 10/15/21, which is after the leak was fixed. I am curious whether other residences or businesses on that block had their meters changed during that same time frame. Seems very convenient that the meter is being replaced at no charge, the valve is broken and now there is a lead pipe after all is done.

Again, thank you for your assistance with this matter.

On behalf of Akua Oladunjoye,

Regards,

Donyel Smith



Clarification Lead lateral-4813-17 W Center.jpg  
358kB



Lead lateral-4813-17 W Center St.pdf  
4.1MB

Lead lateral-4813-17 W Center...

## Work Order History

**Milwaukee  
Water Works**

Account 252-0832.300  
 Customer IBIYEMI OLADUNJOYE OGBONI  
 Address 481317 W.CENTER ST  
 MILWAUKEE WI, 53210

Name	Order #	Date	Description	Notes
OLADUNJOYE OGBO	2022-2649	1/6/2022	MS-REPLACE TAP	REPLACES 86912
OLADUNJOYE OGBO	2022-2627	1/6/2022	MS-REPLACE TAP	REPLACES 86912
OLADUNJOYE OGBO	2021-323203	12/29/2021	MR OBTAIN INTERIM READ	c24 get rd for billing water on/off? occ/vac? Completion Note: Occupied. Water is on. New read is 1881.46. Left door hanger. Tech 551 ,HH Read: 1881.46
OLADUNJOYE OGBO	2021-305334	11/30/2021	X CON SURVEY COMPLETED	
OLADUNJOYE OGBO	2021-297144	11/23/2021	STOP BOX MAINT CUST	Akua 587-6448 lower to grade Work Done Info: (Lower to Grade) Work Done comments: Lower grade at 4813 W Center st.
OLADUNJOYE OGBO	2021-296183	11/17/2021	MS SMALL EXCHANGE	Akua 414.587.6448 leave voicemail Completion Note: Tech. Rob New: 1881.26 Old: 0974.57 Occupied. ,HH Read: 1881.26
OLADUNJOYE OGBO	2021-292582	11/10/2021	MS-AMR EXCH METER NA	WORK ORDER-CREATED FROM WO YR 2021 NUMBER : 290269 Completion Comments from order 2021 290269: Completion Note: No access, left door hanger on door. Tech 558
OLADUNJOYE OGBO	2021-291857	11/10/2021	REM LSL REPL ALERT DIST	
OLADUNJOYE OGBO	2021-290269	11/10/2021	CANNOT COMPLETE	LEAD REPLACEMENT. Completion Note: No access, left door hanger on door. Tech 558
OLADUNJOYE OGBO	2021-285058	11/1/2021	LEAD LTR PAPERWK	
OLADUNJOYE OGBO	2021-273689	10/18/2021	SET LSL REPL ALERT DIST	
OLADUNJOYE OGBO	2021-273687	10/18/2021	LEAD-LSL REPLACEMENT	LSLR COMPLETED 11/09/21*** LEAK BEFORE METER (METERS)

Lead LSL replace mnt. (5)  
 started  
 10/18/21  
 note mentions "leak before  
 meter". Contrary note  
 10/11/21 note (post it 4)

Temporary right (5a)  
 of entry and hold harmless  
 signed on 10/23/21 (7)  
 Election to use City Contractor  
 to replace lead service line  
 and install meter signed 10/23  
 (8)

