

**STANFORD**  
LAW OFFICES, S.C.

September 10, 2020

Peter A. Stanford  
Attorney at Law  
PAS@StanfordLawOffices.com

Wendy J. Godden  
Paralegal  
WJG@StanfordLawOffices.com

Sally J. Ward  
Legal Administrative Assistant  
SJW@StanfordLawOffices.com

EIN: 39-1769283  
Licensed: Wisconsin \* Illinois \* Missouri  
www.StanfordLawOffices.com

Milwaukee City Clerk  
Attn: Judiciary and Legislation Committee  
200 E. Wells St. #205  
Milwaukee, WI 53202-3567

Re: Claimant: Sally J. Ward  
Address: 214 S. 60th Street, Milwaukee, WI 53214  
Date/Loss: 12/28/19  
Loc/Loss: Hawley Road-Pipe Failure  
C.I. File No: 1048-2020-793

CITY OF MILWAUKEE  
2020 SEP 15 A 8:29  
CITY CLERK'S OFFICE

Dear Committee Members:

Please be advised I have been retained by Sally J. Ward (Ward), to represent her interests arising out of the December 28, 2019 Hawley Road Pipe Failure.

Enclosed are

1. Ward's April 24, 2020 Notice of Claim and Notice of Injury;
2. A copy of the City's August 27, 2020 Denial of Ward's Notice of Claim and Notice of Injury; and
3. A copy of the envelope containing the City's August 27, 2020 Denial, showing a postmark of August 27, 2020.

Please consider this letter, together with its enclosures, Ward's written request for a hearing to reverse the City's August 27, 2020 Denial.

The underlying basis for Ward's request for a hearing to reverse the City's August 27, 2020 Denial is Ward's investigation concludes the City failed to exercise ordinary care in managing, maintaining, inspecting and controlling the pipe to ensure it operated without interruption.

By virtue of the City's neglect, the pipe burst, causing damage to Ward's personal property, itemized in Ward's April 24, 2020 Notice of Claim and Notice of Injury.

Ward requests a hearing before the City's Judiciary and Legislature Committee. Ward requests the City reverse its August 27, 2020 Denial and accept responsibility for the

RECEIVED  
OFFICE OF CITY ATTORNEY

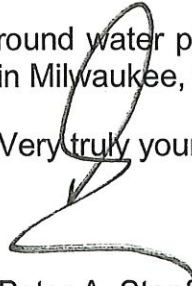
SEP 17 2020

9 46 AM

Milwaukee City Clerk  
September 10, 2020  
Page 2 of 2

City's neglect in maintaining the underground water pipe which traveled under Hawley Road at or near its intersection with I-94 in Milwaukee, Wisconsin.

Very truly yours,

A handwritten signature in black ink, appearing to read "Peter A. Stanford". The signature is stylized with a large loop at the top and a long horizontal stroke at the bottom.

Peter A. Stanford

PAS/Sw  
Enclosure

cc: Ms. Sally J. Ward (w/ enc.)



**STANFORD**  
LAW OFFICES, S.C.

April 24, 2020

Peter A. Stanford  
Attorney at Law  
PAS@StanfordLawOffices.com

Wendy J. Godden  
Paralegal  
WJC@StanfordLawOffices.com

Sally J. Ward  
Legal Administrative Assistant  
SJW@StanfordLawOffices.com

EIN: 39-1769283  
Licensed: Wisconsin \* Illinois \* Missouri  
www.StanfordLawOffices.com

**VIA REGISTERED AND CERTIFIED MAIL**

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

**VIA REGISTERED AND CERTIFIED MAIL**

Mayor Tom Barrett  
City of Milwaukee  
200 E. Wells St. #201  
Milwaukee, WI 53202-3567

**VIA REGISTERED AND CERTIFIED MAIL**

City Attorney  
City of Milwaukee  
841 N. Broadway #716  
Milwaukee, WI 53202

**VIA REGISTERED AND CERTIFIED MAIL**

Clerk of Department of Public Works  
City of Milwaukee  
841 N. Broadway #501  
Milwaukee, WI 53202

**VIA REGISTERED AND CERTIFIED MAIL**

Clerk of City of Milwaukee Water Works  
841 N. Broadway 4th Floor  
Milwaukee, WI 53202

**NOTICE OF CLAIM**

Re: Claimant: Sally J. Ward  
Address: 214 S. 60th Street, Milwaukee, WI 53214  
Date/Loss: 12/28/19  
Loc/Loss: Hawley Road-Pipe Failure

Dear Sir/Madam:

Sally J. Ward (Ward), 214 South 60th Street, Milwaukee, Wisconsin 53214, in accordance with § 893.80, Wis. Stats., submits the following Notice of Claim and Notice of Injury.

Please take notice on December 28, 2019, the City of Milwaukee, Department of Public Works, and the City of Milwaukee Water Works (collectively the "City") had ownership, management and control over an underground water pipe which lay underneath Hawley Road (the "pipe"), at or near its intersection with I-94 in Milwaukee, Wisconsin.

The City's obligation, while owning, managing, maintaining and controlling the pipe, included installing and repairing the pipe, in order to ensure it did not fail and cause damage.

The City's obligations include a statutory and common law duty to manage, maintain and control the pipe to ensure it operated without interruption. The City's obligations include a statutory and common law duty to ensure the pipe was maintained and repaired in a reasonable fashion so as to not cause damage to the City's residents or their property, including Ward or Ward's property.

On December 28, 2019, as a direct and proximate result of the City's failure to exercise ordinary care in installing, managing, maintaining and repairing the pipe, the pipe burst, causing property damage to Ward, 214 South 60th Street, Milwaukee, Wisconsin 53214.

### **NOTICE OF INJURY**

As a direct and proximate result of the City's failure to exercise ordinary care in installing, managing, maintaining and repairing the pipe, Ward has incurred the following damages:

1. Destroyed basement carpeting, drywall, cabinets, trim (baseboard and shoe), electric wall heater;
2. Destroyed basement bathroom drywall, cabinet, trim (baseboard and shoe);
3. Destroyed basement laundry room drywall, trim (baseboard and shoe); and
4. Loss of personal items stored in the basement (cabinet and tables).

Following the December 28, 2019 incident, Ward has repaired the damage to her property, to the best of her ability, in hiring tradesmen and craftsmen.

As a direct and proximate result of the City's failure to exercise ordinary care in installing, managing, maintaining and repairing the pipe, Ward has incurred the following damages:

1. Attached hereto, incorporated herein, and marked as Exhibit 1 is MW Fire & Water Restoration invoice for repair totaling \$13,148.23;
2. Attached hereto, incorporated herein, and marked as Exhibit 2 are copies of personal receipts reflecting the costs Ward has incurred necessary to purchase material to repair the damage caused by the City's failure to install, manage, maintain and repair the pipe in a reasonable fashion; and

Notice of Claim  
Notice of Injury  
April 24, 2020  
Page 3 of 3

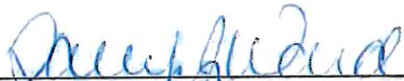
3. Attached hereto, incorporated herein, and marked as Exhibit 3 are 49 photographs reflecting the damage to Ward's property.

WHEREFORE, Ward demands satisfaction in the amount of \$13,357.78 against the City.



\_\_\_\_\_  
Peter A. Stanford  
Attorneys for Sally Ward  
State Bar No. 1004936  
STANFORD LAW OFFICES, S.C.  
225 East Fairmount Avenue  
Milwaukee, WI 53217  
Phone: (414) 276-8269  
Fax: (414) 276-2868  
Email: PAS@StanfordLawOffices.com

Dated: 4/24/2020



\_\_\_\_\_  
Sally J. Ward, homeowner and  
owner of property damaged/destroyed  
214 S. 60th Street  
Milwaukee, WI 53214

Dated: 4.24.2020

**MW Fire & Water Restoration, LLC**

7403 West View Drive  
Wind Lake, WI 53185 US  
414-759-6268  
tina@mwrestores.com  
www.mwrestores.com



**INVOICE**

BILL TO  
Sally Ward

INVOICE 1035  
DATE 01/18/2020  
TERMS Net 30  
DUE DATE 02/17/2020

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/18/2020	Restoration	Remediation and remediation of water damage from burst water main in basement.	1	13,148.23	13,148.23

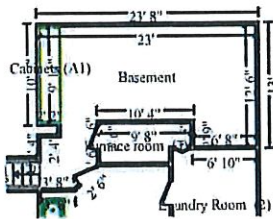
BALANCE DUE **\$13,148.23**



**WARD**  
**Main Level**

**Main Level**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Haul debris - per pickup truck load - including dump fees	2.00 EA	143.55	0.00	0.00	287.10
15. Equip. setup, take down & monitoring - after hrs	2.00 HR	0.00	63.67	7.13	134.47
29. Plastic contractor debris bag	5.00 EA	0.89	0.00	0.25	4.70
30. Content Manipulation charge - per hour - after hours	4.00 HR	0.00	63.83	0.00	255.32
32. Content Manipulation charge - per hour	2.00 HR	0.00	42.51	0.00	85.02
40. Final cleaning - construction - Residential	580.65 SF	0.00	0.20	6.50	122.63
42. Emergency service call - after business hours	1.00 EA	0.00	188.60	10.56	199.16
<b>Total: Main Level</b>				<b>24.44</b>	<b>1,088.40</b>



Missing Wall

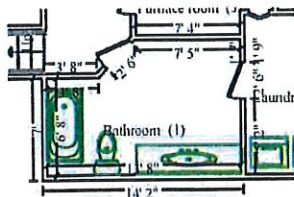
**Basement**

**Height: 8'**

680.35 SF Walls	278.56 SF Ceiling
958.91 SF Walls & Ceiling	278.56 SF Floor
30.95 SY Flooring	85.04 LF Floor Perimeter
85.04 LF Ceil. Perimeter	

3' X 8'

Opens into STAIRS



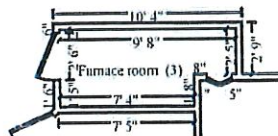
**Subroom: Bathroom (1)**

**Height: 8'**

354.56 SF Walls	113.64 SF Ceiling
468.20 SF Walls & Ceiling	113.64 SF Floor
12.63 SY Flooring	44.32 LF Floor Perimeter
44.32 LF Ceil. Perimeter	

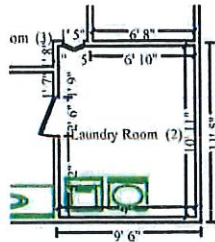
**Subroom: Furnace room (3)**

**Height: 8'**



220.00 SF Walls	35.58 SF Ceiling
255.58 SF Walls & Ceiling	35.58 SF Floor
3.95 SY Flooring	27.50 LF Floor Perimeter
27.50 LF Ceil. Perimeter	

CONTINUED - Basement



Subroom: Laundry Room (2)

Height: 8'

318.67 SF Walls	98.25 SF Ceiling
416.92 SF Walls & Ceiling	98.25 SF Floor
10.92 SY Flooring	39.83 LF Floor Perimeter
39.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
2. Dehumidifier (per 24 hour period) - XLarge - No monitoring	15.00 EA	0.00	114.72	96.36	1,817.16
4. Floor protection - self-adhesive plastic film	150.00 SF	0.00	0.56	1.01	85.01
6. Water extraction from carpeted floor-after hours	526.04 SF	0.00	0.66	19.44	366.63
3. Air mover (per 24 hour period) - No monitoring	87.00 EA	0.00	25.56	124.53	2,348.25
10. Tear out wet carpet pad, cut/bag - after hours	526.04 SF	0.60	0.00	2.06	317.68
11. Baseboard - Detach & reset	196.70 LF	0.00	2.21	0.22	434.93
13. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	70.72	11.88	224.04
14. Carbon vapor filter (for air scrubber) - 16" x 16"	1.00 EA	0.00	65.69	7.05	72.74
17. Tear out wet drywall, cleanup, bag, per LF - 2' alt hrs	47.00 LF	3.84	0.00	1.03	181.51
19. Tear out and bag wet insulation - after hours	47.00 SF	0.84	0.00	0.18	39.66
20. Apply plant-based anti-microbial agent to the surface area	65.00 SF	0.00	0.20	0.89	13.89
21. Baseboard electric heater - 7' to 10' - Detach & reset	1.00 EA	0.00	146.35	0.00	146.35
25. Countertop - post formed plastic laminate - Detach & reset	8.00 LF	0.00	15.24	0.00	121.92
26. Washing machine - Detach - after hours	1.00 EA	0.00	25.14	1.41	26.55
27. Dryer - gas - Detach	1.00 EA	0.00	17.41	0.97	18.38
28. Interior door - Detach & reset	1.00 EA	0.00	64.95	0.05	65.00
23. Cabinetry - lower (base) units - Detach & reset	8.00 LF	0.00	54.19	0.00	433.52
33. Toilet - Detach & reset	1.00 EA	0.00	255.02	0.34	255.36
35. Laundry tub - Detach & reset	1.00 EA	0.00	310.31	0.00	310.31
36. Drywall (Bid Item)	1.00 EA	0.00	2,400.00	0.00	2,400.00
37. Painting (Bid Item)	1.00 EA	0.00	1,200.00	0.00	1,200.00
38. Cabinetry (Bid Item)	1.00 EA	0.00	500.00	0.00	500.00



CONTINUED - Basement

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
39. Finish Carpentry / Trim (Bid Item) (Reinstall base and shoe)	1.00 EA	0.00	450.00	0.00	450.00
Totals: Basement				267.42	11,828.89
Total: Main Level				291.86	12,917.29
<b>Labor Minimums Applied</b>					
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
5. Painting labor minimum	1.00 EA	0.00	132.23	0.00	132.23
22. Electrical labor minimum	1.00 EA	0.00	98.71	0.00	98.71
Totals: Labor Minimums Applied				0.00	230.94
Line Item Totals: WARD				291.86	13,148.23

**Grand Total Areas:**

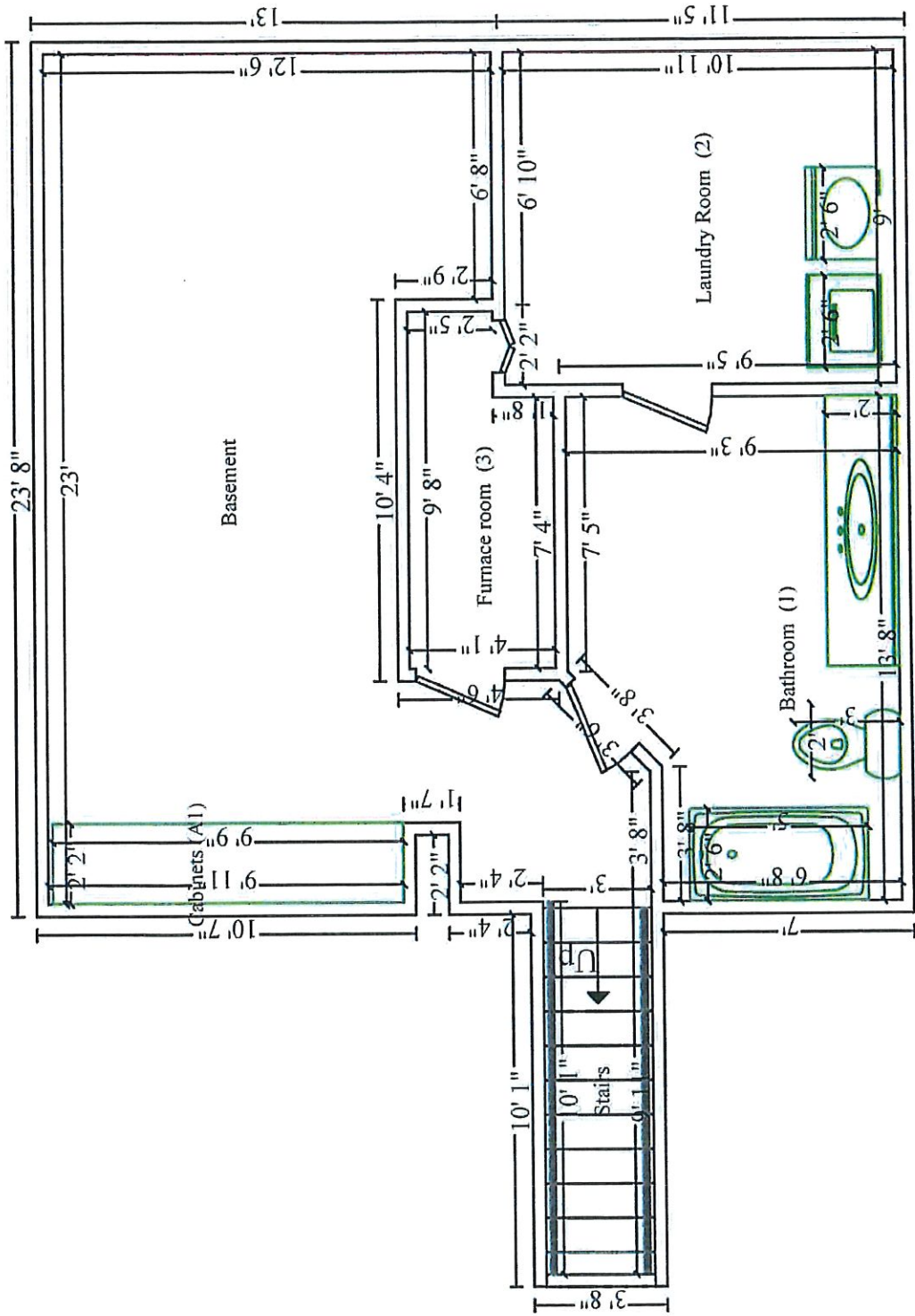
1,798.75 SF Walls	555.79 SF Ceiling	2,354.54 SF Walls and Ceiling
580.65 SF Floor	64.52 SY Flooring	220.57 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	216.70 LF Ceil. Perimeter
580.65 Floor Area	612.85 Total Area	1,573.58 Interior Wall Area
871.50 Exterior Wall Area	96.83 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

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**Summary for Dwelling**

Line Item Total	12,856.37
Material Sales Tax	5.14
Services Mat'l Tax	3.34
	<hr/>
Subtotal	12,864.85
Service Sales Tax	283.38
	<hr/>
<b>Replacement Cost Value</b>	<b>\$13,148.23</b>
<b>Net Claim</b>	<b>\$13,148.23</b>
	<hr/> <hr/>

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More saving.  
More doing.<sup>SM</sup>

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

4902 00061 26205 01/27/20 06:45 PM  
SALE CASHIER CORQUETTA

077089102307 3PK 1/2" GRNW <A> 11.98  
BEST 9" X 1/2" IN-WOVEN ROLL COV 3PK  
678885070267 INT PAINT <A> 34.98  
BEHR:ULTRA INT 3754 SG MED 1200Z

SUBTOTAL 46.91  
SALES TAX 2.63  
TOTAL \$49.54

XXXXXXXXXX7165 VISA

USD\$ 49.54 TA

AUTH CODE 08945D/1613618  
Chip Read  
AID A0000000031010

CHASE VISA



4902 61 26205 01/27/2020 8806

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 04/26/2020

\*\*\*\*\*  
DID WE NAIL IT?

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A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 57601 52760  
PASSWORD: 20077 52699

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.

79.96 +  
14.97 +  
8.98 +  
39.98 +  
4.27 +  
11.93 +  
34.98 +  
14.48 +  
209.55 \*



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6489 SOUTH 27TH STREET  
FRANKLIN, WI. 53132 (414)-304-1024

4907 00061 54140 01/28/20 11:46 AM  
SALE SELF CHECKOUT

678885051181 INT PAINT <A> 14.48  
BEHR PPI 7050 SATIN UPW 320Z

SUBTOTAL 14.48  
SALES TAX 0.81  
TOTAL \$15.29

XXXXXXXXXXXX2104 VISA

USD\$ 15.29 TA

AUTH CODE 028654/0612354  
Chip Read  
AID A0000000031010

Visa Credit



4907 61 54140 01/28/2020 9991

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 04/27/2020

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DID WE NAIL IT?

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

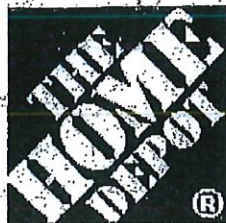
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[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 113476 108630  
PASSWORD: 20078 108569

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or





More saving.  
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6489 SOUTH 27TH STREET  
FRANKLIN, WI. 53132 (414)-304-1024

4907 00062 03590 01/17/20 04:39 PM  
CASHIER DIANA

678885136116 INT PAINT <A S> 79.96  
BEHR MQT 1454 MATTE MED 1160Z 2039.98  
086876222159 SCRUB BRUSH <A> 14.07  
ROP BT LEVEL SCRUB BRUSH  
638060277447 COMMAND ADJ <A> 8.98  
COMMAND ADJUSTABLES REPOSITIONABLE

SUBTOTAL 103.91  
SALES TAX 5.82  
TOTAL \$109.73

XXXXXXXXXX2104 VISA USD 109.73  
AID A000000031010 TA  
AID A000000031010 Visa Credit



4907 62 03590 01/17/2020 9511

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 04/16/2020

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DID WE NAIL IT?

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www.homedepot.com/survey

User ID: H89 12376 7531  
PASSWORD: 20067 7469

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.



More saving.  
More doing.<sup>SM</sup>

150 WEST HOLT AVENUE  
MILWAUKEE WI 53207 (414)481-87

4941 00061 07163 01/20/20 05:28 PM  
CASHIER CARINA

678885136116 INT PAINT <A S> 39.98  
BEHR MQT 1454 MATTE MED 1160Z  
077089145120 ROLL COVER <A> 14.27  
BETTER 9 X 3/4 IN KNIT POLY ROLLER

SUBTOTAL 44.25  
SALES TAX 2.48  
TOTAL \$46.73

XXXXXXXXXX6323 DEBIT USD 46.73  
AUTH CODE 261459  
AID A000000980840 DEBIT



4941 61 07163 01/20/2020 2599

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 04/19/2020

\*\*\*\*\*  
DID WE NAIL IT?

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

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www.homedepot.com/survey

User ID: H88 19556 14676  
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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.

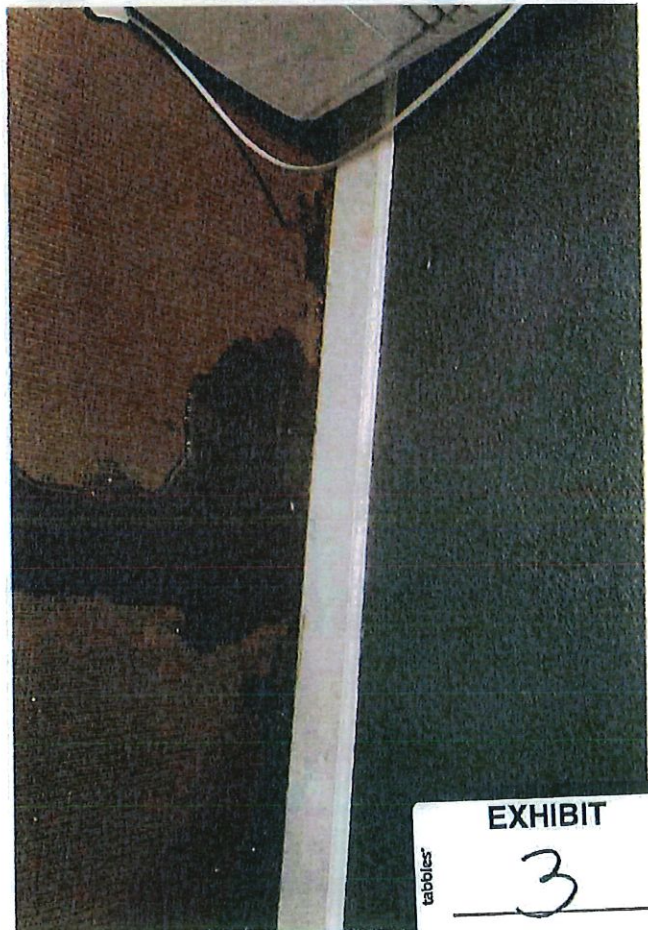
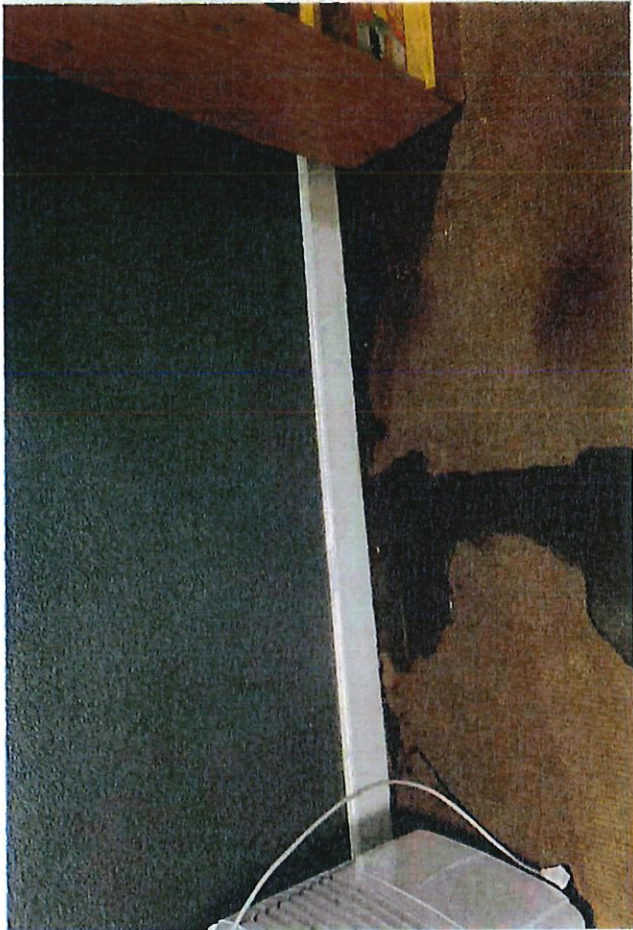


EXHIBIT  
3

