

1225 Properties LLC  
David P. Ohrmundt, Managing Member  
PO Box 04313  
Milwaukee, WI 53204  
(414) 687-7557

CITY OF MILWAUKEE

2005 AUG -5 PM 2: 11

RONALD D. LEONHARDT  
CITY CLERK

August 3,2005

Milwaukee City Clerk  
200 E Wells St., room 205  
Milwaukee, WI 53202

Re: 1225 Properties LLC  
C.I. File No: 05-S-120

To: Milwaukee City Clerk

I am responding to your letter postmarked July 15, 2005 denying my claim for \$917.46.

The reasoning used for the denial is faulty. This was a temporarily vacant duplex. THERE WAS NO EMERGENCY! It was not necessary to gain immediate entry to determine the source of leaking water. This event happened on a normal workday at about 7am. Had the person in charge waited one half hour he would have reached the owner (who was properly registered at DNS) who could have resolved this issue without the city incurring any costs or using unnecessary brute force methods to gain entry.

Also as stated in my claim, less destructive methods of entry such as drilling out one dead bolt lock would have gotten them into the building faster than the nuclear option they chose.

On site supervisors should be trained to evaluate situations like this so that they could help minimize property damage rather than contribute to it.

By this letter I am requesting a hearing to appeal this decision.

Sincerely,



1225 Properties LLC  
by David P. Ohrmundt, Managing Member

1225 Properties, LLC  
David P. Ohrmundt, managing member  
PO Box 04313  
Milwaukee, WI 53204  
(414) 687-7557

5  
CITY OF MILWAUKEE  
2005 APR 20 PM 12:05  
RONALD G. LEONHARDI  
CITY CLERK

April 19, 2005

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

Re: 1919 S 6<sup>th</sup> St. - Damage Claim

To: City Clerk

The object of this letter is to describe the senseless, negligent break-in damage done to 1919 S. 6<sup>th</sup> St. by the Milwaukee Fire Dept. and reimbursement request for break-in damage repairs.

CITY OF MILWAUKEE  
REVENUE  
2005 APR 20 PM 2:55  
OF FIC...  
CITY ATTORNEY

### **Circumstances of Claim**

This duplex was temporarily vacant when the break-in damage occurred. A water pipe had burst in the 2<sup>nd</sup> floor apartment. Someone must have seen water flowing out of the building and called the Police. There was no health or safety threat other than a slippery sidewalk.

A neighbor said the Fire Department broke into the building at about 7am on Monday, December 27<sup>th</sup>, 2004, a normal workday. At approximately 8:45am someone from the City called us and chose to leave a message on our answering machine saying what they had done, rather than talk to us directly.

The quickest, least destructive way to break into the building would have been to drill out one dead bolt lock in a rear entrance door. Instead the front entrance storm door was heavily damaged when it was forced open so that they could attempt to break down the front entrance door, a heavy-duty solid core wood door. The front entrance door was heavily damaged, as was its dead bolt lock and lockset. However they were unable to gain entry.

Next they went to the rear entrance and completely destroyed a heavy-duty metal, insulated door and its dead bolt lock and lockset before determining they couldn't open it. They then

proceeded to smash a storm window and corresponding permanent window that was next to the rear entrance door they just destroyed.

At last they were able to gain entry and turn off the water. I guess I should be thankful that they didn't have access to dynamite at the time.

This is a well-kept house that was vandalized by the Fire Dept. and boarded up by the City. You can't begin to understand how extremely depressing it was to drive up to the house and see green board defacing the building. The destructive methods used to gain entry will cost as much to repair as the actual water damage.

And then there are those who complain about the quality of Milwaukee's rental housing stock. Instead of Owners being able to spend resources to improve their properties, events like this force Owners to use these same resources to just try to maintain the status quo. Why bother making improvements when the City demonstrates this type of contempt and disregard for private property.

Considering the day and time of day this happened a simple phone call to us before they broke in would have resolved this situation (They knew the number as they called it when they were done). Another alternative would have been to turn the water off at the street and call us. Either alternative would have freed Police and Fire Department personnel to pursue more productive, cost effective endeavors and prevented senseless, expensive break-in damage to this building.

Both City and Owner would be much better served if Police and Fire Dept personnel were better trained to resolve situations like this.

I am asking for reimbursement in the amount of \$917.46 substantiated by the attached Damage Repair Cost Addendum.

Sincerely,



1225 Properties, LLC

By David P. Ohrmundt, managing member

# Addendum

## Damage Repair Costs

For

1919 S. 6<sup>th</sup> St., Milwaukee, WI 53204

<b>Amount</b>	<b>Description</b>
\$171.12	labor, 12/31/04
\$99.84	labor, 12/31/04
\$161.46	labor, 1/4/05
\$112.32	labor, 1/4/05
\$10.00	front storm door lock assembly (from my stock)
\$15.00	front entrance deadbolt lock (from my stock)
\$10.00	front entrance lockset (from my stock)
\$20.00	2 door rein forcere for front entrance door (from my stock)
\$15.00	rear entrance deadbolt lock (from my stock)
\$12.97	rear entrance lock set
\$70.75	rear entrance door
\$219.00	City board up charges
<b>\$917.46</b>	<b>Total</b>

Affordable Rentals  
 P.O. Box 04313  
 Milwaukee, WI 53204  
 (414) 643-5635

Past due accounts subject to 1.5% per month service fee

Affordable Rental Associates, LLC now accepts  
 MasterCard and Visa payments from owners.

Your tenants may also now use MasterCard, Visa or  
 Debit cards for rent payment.

**DMO MGT LLC**

**This Period**

**1,795.74** *CR 21739*

**Total Due**

**4,961.97** *1-19-05*

			Job #		Amount	
1/1/05		Unit Fee			650.00	
12/3/04	1919 S. 6th st	Application Processing			7.50	
12/3/04	1919 S. 6th st	Application Processing			7.50	
12/10/04	2811 -21 S 14th	Application Processing			7.50	
12/21/04	1919 S. 6th st	Application Processing			7.50	
12/3/04	1919 S. 6th st	Credit Reports			6.50	
12/3/04	1919 S. 6th st	Credit Reports			6.50	
12/10/04	2811 -21 S 14th	Credit Reports			6.50	
12/21/04	1919 S. 6th st	Credit Reports			6.50	
1/5/05	1927 S. 6th st	Sherwin Williams			55.18	
12/31/04	2811 -21 S 14th	Keith Barthelemy	70-109	1.3	19.50	
12/31/04	1919 S. 6th st	Martin Jurado	70-447	8.0	171.12	<i>171.12</i>
12/31/04	1919 S. 6th st	Oscar Casillas Garcia	70-447	8.0	99.84	<i>99.84</i>
1/3/05	2811 -21 S 14th	Keith Barthelemy	70-534	1.5	23.40	
1/3/05	2811 -21 S 14th	Keith Barthelemy		1.1	16.90	
1/4/05	1927 S. 6th st	David Nash	70-527	1.0	12.48	
1/5/05	536 W. Burnham	Vacancy advertising			9.75	
1/5/05	2811 -21 S 14th	Vacancy advertising			9.75	
1/5/05	1919 S. 6th st	Vacancy advertising			9.75	
1/5/05	1919 S. 6th st	Vacancy advertising			9.75	
1/4/05	2553 - 55 S. 6th	Keith Barthelemy	70-520	2.3	35.10	
1/4/05	1919 S. 6th st	Martin Jurado	70-447	9.0	161.46	<i>161.46</i>
1/4/05	1919 S. 6th st	Oscar Casillas Garcia	70-447	9.0	112.32	<i>112.32</i>
1/4/05	1927 S. 6th st	Pacheco Gaspar	70-526	4.5	70.20	
1/4/05	1910 - 12 S. 11th	Roberto A Rodriquez		0.3	4.29	
1/4/05	2243 - 45 S. 6th	Roberto A Rodriquez	70-574	0.3	5.72	

1919 S 6TH Lower

THE HOME DEPOT 4907  
6489 SOUTH 27TH STREET  
FRANKLIN, WI. 53132 (414)-304-1024

SALE 4907 00001 07615 12/30/04  
62 RGB428 09:49 AM

DEC 31 ENTG



764666103191	15/8CSDW	3.20
077027007121	STD WHT 10.1	3.77
024721171054	DOOR LCK KIT	12.97
010306700054	XLG SPONGE	1.95
010186081670	5LB GROUT	4.29
010186014173	ACRYL PRO 1G	10.96
31099000164	EZ SAND 45	5.68
724764016052	4X4 WHITE	
2 @ 11.20		22.40
047585033214	16X200FNSWDR	24.90
081099000386	1/2-8 WR GYP	6.83
081099000270	1/2-8DRYWALL	
2 @ 5.28		10.56
	SUBTOTAL	107.51
	SALES TAX	6.02
	TOTAL	\$113.53
XXXXXXXXXXXX4021	MASTERCARD	113.53
AUTH CODE 072091/7012185		TA



4907 01 07615 12/30/2004 6046

KEEP YOUR RECEIPT FOR FASTER RETURNS  
SHOP ONLINE AT WWW.HOMEDEPOT.COM  
YOU CAN DO IT. WE CAN HELP

\*\*\*\*\*

1919 S 6TH Lower

Use Your  1%  
BIG CARD REBATE

**MENARDS**

6800 SOUTH 27TH ST.  
OAK CREEK, WI 53154



Sale Transaction

PINE 6-PANEL INT DOO	
4091620	67.00
TOTAL	67.00
TAX AT 5.6%	3.75
TOTAL SALE	70.75
M/C 4021	70.75
059927 EXP: 01/06	

THANK YOU, YOUR CASHIER, KRISTIE

33482 11 1011 12/30/04 10:27AM 3032



Department of Public Works

Mariano A. Schifalacqua  
Commissioner of Public Works

James P. Purko  
Director of Operations

December 29, 2004

1225 PROPERTIES LLC  
P O BOX 04313  
MILWAUKEE, WI 53204

RE: Board-up Number 573

Dear Property Owner:

In accordance with City of Milwaukee Ordinance No. 218-7, the Milwaukee Police Department ordered the premises (listed below) be secured, and the Department of Public Works carpentry staff in response to their request performed the necessary work to secure the following structure:

<u>Address</u>	<u>Tax Key</u>	<u>Date of Board-up</u>	<u>Charge</u>
1919 S 6TH ST	468-1428-000	12/27/2004	\$219.00

You have thirty (30) days from the date of this notice to appeal the necessity of and/or the amount of the special charge to the Administrative Review Appeals Board under the provisions of City Ordinance Section 309-72. Upon the expiration of the appeal period or the affirmation of the charge by the Administrative Review Appeals Board, the amount shown above shall be due. Failure to pay for this special charge shall result in this charge being placed on your property's tax statement for next year. If you choose to pay for this charge prior to it being placed on the tax roll, please make your check payable to 'City of Milwaukee' and mail with the attached coupon. If you have any questions regarding these charges or the appeal process, please contact Mr. David Lewis, Department of Public Works, at (414)286-3315

Please detach and return this portion with payment for  
City of Milwaukee - DPW Board-up Charge

Bill To: **1225 PROPERTIES LLC**

Board-up Number: **573**

Make check payable to: **City of Milwaukee**

Amount Due: **\$\$219.00**

Mail to: **Dept. of Public Works**  
**Attn: Jason Nygard**  
**841 N. Broadway, Room 712**  
**Milwaukee, WI 53202**