



# METROPOLITAN ASSOCIATES

Milwaukee City Clerk  
200 East Wells Street  
Room 205  
Milwaukee, WI 53202

CITY OF MILWAUKEE  
2022 DEC 29 P 3:20  
CITY CLERK'S OFFICE

Attn:  
Tearman Spencer, City Attorney  
Patricia Klosiewski, Investigator/Adjuster

RE: File No: 1061-2022-1514

Tearman Spencer and Patricia Klosiewski,

We are in receipt of your letter dated November 29, 2022 in regards to the Milwaukee Fire Department responding to 1110 East Ogden Avenue #316 on March 18, 2022. In your letter you stated that the damage claim has been denied due to the keys not working from the lockbox and the damage claim not being submitted within 120 days after the happening of the event.

We are appealing the decision to deny the claim. In regards to the keys in the lockbox not working the main responders to the incident on March 18, 2022 came back to the property on March 19, 2022. Our Maintenance Technician spoke with one of the responders and they stated that they were unaware of any lockbox or key. According to the maintenance technician no one attempted to use the lockbox. In regards to the claim not being submitted in a timely matter, I have an email that was submitted on March 24, 2022 that was sent to [fpc@milwaukee.gov](mailto:fpc@milwaukee.gov) regarding the damage claim, which I have enclosed in this letter.

If the statement is true that the keys in the lockbox aren't working, the office staff at The Franklin were not notified of this and have not had a representative from the fire department come to The Franklin to request a new set of keys so this occurrence doesn't happen again.

We are asking you to reconsider the denial of the claim or work with us in some capacity in regards to the damage that was endured to an apartment door costing \$1,577. I have enclosed a copy of that invoice.

We appreciate your consideration and if you have any further questions please feel free to contact me at 414-276-1515 or at [sspector@metapts.com](mailto:sspector@metapts.com)

Kindest Regards,

Stacy Sheahan-Spector  
Property Supervisor

6380 WEX LINDEN  
414-276-1515

Miller

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**From:** Keith Russo  
**Sent:** Thursday, March 24, 2022 9:25 AM  
**To:** fpc@milwaukee.gov  
**Cc:** Kelli Miller  
**Subject:** Damage Claim

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

Good Morning,

On 3/18/22 The Milwaukee Fire Department was called to our property for a smoke detector issue.

The responding crew broke into the Apartment in question 1110 E Ogden #316 by excessive force vs using our master key & Fob which is located in the lock box right in front of the main entrance, The Milwaukee Fire department does have a key to the lock box.

As much as we appreciate the immediate response, we now have to replace the unit in questions door estimated around \$2500.

Please let us know next steps.

Our Property Manager Kelli Miller can be reached at 414-277-7726

Thanks,

**Keith Russo**

Leasing Agent



THE FRANKLIN  
1110 E. Ogden Avenue | Milwaukee, WI 53202  
P: 414.277.7726 | F: 414.277.7748  
[krusso@metapts.com](mailto:krusso@metapts.com)



# LAFORCE



## INVOICE

Remit To: P.O. BOX 10068, GREEN BAY, WI 54307, USA  
 Questions: 1-924-497-7100  
 1-800-236-8858  
 1-800-672-6795 Auto Attendant  
 ar@lforceinc.com

Handwritten mark resembling a stylized 'n' or '2'.

INVOICE NUMBER	1196633
INVOICE DATE	7/15/2022
CUSTOMER REQUISITION	00351127
CUSTOMER	17689
CONTACT	TODD NOWAKOWSKY
ORDER NUMBER	1994826SO
SALESPERSON	RYAN HOLT

SOLD TO	METROPOLITAN ASSOCIATES PO BOX 510558 MILWAUKEE, WI 53203-0102 USA
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SHIP TO	THE FRANKLIN APARTMENTS 1212 E. OGDEN AVE. MILWAUKEE, WI 53202 USA
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### JOB \*\*\* THE FRANKLIN UNIT 314

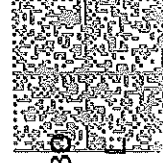
LINE	QTY	ITEM	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.000	1	WDD	UNIT314 3 - 0 X 6 - 9 UL20 ROTARY CUT NATURAL BIRCH WOOD DOOR *PREFINISHED*		
2.000	1	WDD	internal production order - 1 WOOD DOOR TO TIMBER		
3.000	3	03481	HAGER BB1279 4.5 X 4.5 US26D FULL MORTISE HINGE		
4.000	1	HDW	SCHLAGE S210JD SAT 16-481 10-109 US26D INTERCONNECTED LOCK LESS LFIC		
5.000		INSTALL	INSTALLATION OF MATERIAL		

### RECEIPT REQUIRED FOR REFUNDS OR EXCHANGES.

You may apply this order to your Credit Card account by calling 1-800-236-8858. (MC / VISA / AMEX / DISC) A transaction fee of 3% will be charged on all payments made via credit card, which is not greater than our cost of acceptance.  <b>PAST DUE ACCOUNTS</b> All Past Due Accounts are subject to a SERVICE CHARGE of 1.5% per month on the unpaid balance. This is an ANNUAL PERCENTAGE RATE of 10%.	FREIGHT	
	SUBTOTAL	\$1,577.00
	SALES TAX	
	<b>TOTAL</b>	<b>\$1,577.00</b>
PAY TERMS: NET 30 DAYS		

METROPOLITAN  
ASSOCIATES

MILWAUKEE WI 530  
27 DEC 2022 PM 6

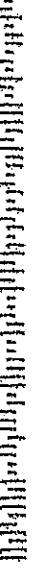


US POSTAGE PITNEY BOWES



ZIP 53202 \$000.57<sup>0</sup>  
02 4W  
0000371325 DEC 27 2022

52202-357099



**TEARMAN SPENCER**  
City Attorney

**ODALO J. OHIKU**  
**ROBIN A. PEDERSON**  
**S. TODD FARRIS**  
Deputy City Attorneys



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Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

HEIDI WICK SPOERL  
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JAMES D. LEWIS  
TRAVIS J. GRESHAM  
Assistant City Attorneys

November 29, 2022

*mailed*  
*11-30-22*

Metropolitan Associates  
Attn: Keith Russo, Leasing Office  
1110 East Ogden Avenue  
Milwaukee, WI 53202

RE: Communication from Metropolitan Associates  
C.I. File No.: 1061-2022-1514

Dear Mr. Russo:

We have received your claim in the amount of \$2,500.00, relating to damages that occurred when the Milwaukee Fire Department (MFD) responded to a smoke detector alarm at 1110 East Ogden Avenue, #316 on March 18, 2022.

Our investigation reveals that this claim was filed on November 3, 2022. Wisconsin Statute § 893.80 (1)(a) requires that a notice of claim must be filed within 120 days after the happening of the event giving rise to the claim. This notice of claim was not timely filed.

In addition, the MFD immediately responded to the alarm sounding at the apartment and attempted to use keys found in a lockbox. Because the keys did not work, they forced entry into the apartment, causing damage to the door. They found that the alarm had malfunctioned, and there was no smoke or fire.

**CC COPY**




Metropolitan Associates  
Attn: Keith Russo, Leasing Office  
November 29, 2022  
Page Two

Because the MFD acted within the scope of their responsibility, and because the claim was not filed in a timely manner, the City is not liable for damages in this case. Therefore, we are denying your claim. If you wish to appeal this decision, you may do so by sending a letter within 21 days of the receipt of this letter to the Milwaukee City Clerk, 200 East Wells Street, Room 205, Milwaukee, Wisconsin 53202, requesting a hearing.

Very truly yours,



TEARMAN SPENCER  
City Attorney



PATRICIA KLOSIEWSKI  
Investigator / Adjuster

PK/cdr

1061-2022-1514/282770