

City Clerk
Attn: CLAIMS
200 E. Wells S., Room 205
Milwaukee, WI 53202

05 September, 2025

Dear City Clerk,

As per Section 893.80(1), Wis. Stats. I am submitting a claim to the City of Milwaukee for damages incurred as the result of a City of Milwaukee lateral break. The break was on the city lateral portion as stated to us by "Lee" - Supervisor of the Water Department and the report the city received from Mid City who was contracted by the City of Milwaukee to perform the lateral pipe repair. Details:

- The break occurred on or just before midnight July 11, 2025
- The break resulted in severe flooding and mud in the basement of 608 N Broadway
- The break caused destruction of property in the basement
- Total Compensation amount is \$44,283.85 for cleanup and mitigation provided by ServPro and \$9,743.00 for personal property loss for a grand total of **\$54,025.85**. See attachments.

Attached please find:

- Detailed report (with photos) from ServPro who performed the mitigation and cleanup
- Paid ServPro invoice
- Detailed spreadsheet of destroyed personal property and example photos

I look forward to hearing from you regarding this claim and a timely resolution.

I can be reached at 414.704.3080 for any questions regarding this claim

Sincerely,



Donald S. Arenson

donaldsarenson@sbcglobal.net

414.704.3080

Owner, 608 N Broadway, Milwaukee WI 53202

2025 SEP 05 10:09 AM
CITY CLERK'S OFFICE



SERVPRO of South Kenosha County
1000 E Lotus Dr Ste 6
Silver Lake, WI 53170 US
office@servprosouthkenoshacounty.com
www.servprosouthkenoshacountywi.com

Invoice



BILL TO

Donald Arenson
608 N Broadway
Milwaukee, WI 53202

SHIP TO

Donald Arenson
608 N Broadway
Milwaukee, WI 53202

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4968838	07/18/2025	\$0.00	08/01/2025	Due upon receipt	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Water Remed	Water Restoration	1	41,041.57	41,041.57
Thank you for your business, we value you as our customer!					
SUBTOTAL					41,041.57
TAX (7.9%)					3,242.28
TOTAL					44,283.85
PAYMENT					44,283.85
BALANCE DUE					\$0.00

PAID



SERVPRO of South Kenosha County

Franchise 10224
1000 Lotus Drive - Unit 6
Silver Lake, WI 53170
262.332.7044
Fed ID: 46-2988907
office@servprosouthkenoshacounty.com

Client: Donald S Arenson
Property: 608 N Broadway
Milwaukee, WI 53202

Home: (414) 704-3080

Operator: OFFICE

Estimator: Shawn S Durbin
Position: Operations Manager
Company: SERVPRO S.Kenosha Cty. -10224
Business: 1000 Lotus Drive
Silver Lake, WI 53170

Business: (414) 750-2388
E-mail: sdurbin@servprosouthkenosha
county.com

Type of Estimate: Water Damage
Date Entered: 7/16/2025 Date Assigned:

Price List: WIMW8X_JUL25
Labor Efficiency: Restoration/Service/Remodel
Estimate: ARENSON_MIT

Effective April 22nd, 2010, the EPA mandates that any child occupied building built before 1978 be tested for lead-based paint prior to the disturbance of building material. Lead-Safe Certified Restorers must use lead-safe practices until it can be determined the no lead exist in painted/finished surfaces. More information about the new lead rule is available at www.epa.gov/lead <<http://www.epa.gov/lead>>.

Servpro of South Kenosha County appreciates the opportunity to provide you with this scope of work and loss estimate for your project. This report is based on our representatives's inspection of the the lost site and is provided for either informational purpose as an estimate or as an invoice for services already provided.

This report is not a contract to commence the services contained in it. By definition an estimate is a statement of the approximate cost of work to be done. Every effort is made to make the cost and scope of work as accurate as possible. This report does not guarantee that further latent damages may be discovered during the course of services performed.



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ARENSON_MIT DOCUMENT1 Main Level



Basement

Height: 9' 6"

2,907.00 SF Walls	3,451.25 SF Ceiling
6,358.25 SF Walls & Ceiling	3,451.25 SF Floor
383.47 SY Flooring	306.00 LF Floor Perimeter
306.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
*** CONTENT MANIPULATION ***					
1. Content Manipulation charge - per hour	6.00 HR	0.00	57.00	0.00	342.00
<i>2 techs times 3 hours</i>					
*** DEMOLITION ***					
2. Tear out non-salv solid/eng. wood flr & bag for disposal	700.00 SF	4.67	0.00	4.42	3,273.42
*** CLEANING ***					
3. Clean with pressure/chemical spray - Heavy	4,063.25 SF	0.00	0.71	231.37	3,116.28
4. Clean floor or roof joist system in confined space - Heavy	24.00 SF	0.00	4.16	7.95	107.79
<i>Elevator pit</i>					
5. Apply plant-based anti-microbial agent to more than the floor	4,063.25 SF	0.00	0.35	133.13	1,555.27
*** EQUIPMENT ***					
6. Air mover (per 24 hour period) - No monitoring	208.00 EA	0.00	26.50	435.45	5,947.45
7. Dehumidifier (per 24 hr period) - 70-109 ppd - No monitor.	20.00 EA	0.00	77.52	122.48	1,672.88
8. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor.	14.00 EA	0.00	120.70	133.49	1,823.29
9. Negative air fan/Air scrubber (24 hr period) - No monit.	8.00 DA	0.00	73.50	46.45	634.45



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CONTINUED - Basement

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<i>13.3.2 - Engineering Controls: Containment and Managed Airflow: airborne contaminants can be spread by natural circulation, an installed mechanical system, or by using air moving equipment. When drawing moist air out of potentially contaminated cavities using negative pressure, an in-line HEPA filter should be used to remove contamination before exhausting the air into the room. Airmoving devices inherently tend to aerosolize soils and particulates present in the environment. As water evaporates from surfaces and materials such as carpet, more particles often become aerosolized, creating possible health, safety, comfort and cleanliness issues. Restorers should perform a preliminary cleaning of materials and surfaces (e.g., carpet, hard surface floors, exposed subfloors) to reduce the amount of soil or particulates that can become aerosolized, before activating airmoving devices. Where preliminary cleaning cannot sufficiently remove soil or particulates, or there are high-risk occupants, restorers can install one or more air filtration devices (AFDs) as a negative air machine, or to control or direct airflow.</i>					
Totals: Basement				1,114.74	18,472.83
Total: Main Level				1,114.74	18,472.83
Total: DOCUMENT1				1,114.74	18,472.83

General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
*** DEBRIS REMOVAL ***					
10. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	639.98	0.00	0.00	639.98
*** PROTECTION & PPE ***					
11. Add for personal protective equipment (hazardous cleanup)	4.00 EA	0.00	13.47	8.22	62.10
12. Containment Barrier/Airlock/Decon. Chamber	50.00 SF	0.00	0.92	4.31	50.31
Section 13.3.2 - Engineering Controls: Containment and Managed Airflow: ...restorers shall implement procedures to minimize the spread of contaminants...by isolating contaminated areas, erecting containment, and employing appropriate work practices.					
13. Containment Barrier - tension post (per day)	8.00 DA	0.00	3.35	2.12	28.92
14. Peel & seal zipper - heavy duty	1.00 EA	0.00	17.30	2.43	19.73
*** MONITORING & EQUIPMENT ***					
15. Equipment setup & moisture mapping (hourly charge)	3.00 HR	0.00	70.75	16.77	229.02
16. Equipment monitoring (hourly charge)	1.00 HR	0.00	70.75	5.59	76.34
17. Equipment monitoring (hourly charge)	1.00 HR	0.00	70.75	5.59	76.34
18. Equipment take down (hourly charge)	3.00 HR	0.00	70.75	16.77	229.02
19. Equipment decontamination charge - per piece of equipment	61.00 EA	0.00	33.93	191.38	2,261.11



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CONTINUED - General

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
<i>Section 13.3.3 Tools and equipment should be cleaned and decontaminated, or contained on the job site before being loaded for transport away from the site.</i>					
20. Power distribution box - 100+ amp (per day)	4.00 DA	0.00	125.00	39.50	539.50
Totals: General				292.68	4,212.37

Subcontractors

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
21. CONTENT MANIPULATION	1.20 EA	0.00	3,826.00	0.00	4,591.20
<i>Packing out unaffected contents, storing in a pod in climate controlled warehouse for up to one month, & returning them at a later date.</i>					
22. ELECTRICAL	1.20 EA	0.00	2,500.00	0.00	3,000.00
<i>Electrician to connect/disconnect multiple temp power panels.</i>					
23. WATER EXTRACTION & REMEDIATION	1.20 EA	0.00	12,506.21	0.00	15,007.45
<i>Environmental company to remove & dispose of the sludge.</i>					
Totals: Subcontractors				0.00	22,598.65
Line Item Totals: ARENSON_MIT				1,407.42	45,283.85

Grand Total Areas:

2,907.00 SF Walls	3,451.25 SF Ceiling	6,358.25 SF Walls and Ceiling
3,451.25 SF Floor	383.47 SY Flooring	306.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	306.00 LF Ceil. Perimeter
3,451.25 Floor Area	3,553.69 Total Area	2,907.00 Interior Wall Area
3,241.00 Exterior Wall Area	308.67 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

Line Item Total	43,876.43
Material Sales Tax	4.42
Services Mat'l Tax	53.65
Subtotal	43,934.50
Service Sales Tax	1,349.35
Replacement Cost Value	\$45,283.85
Net Claim	\$45,283.85

Shawn S Durbin
Operations Manager



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Recap of Taxes

	Material Sales Tax (7.9%)	Services Mat'l Tax (7.9%)	Service Sales Tax (7.9%)	Manuf. Home Tax (7.9%)	Storage Tax (7.9%)
Line Items	4.42	53.65	1,349.35	0.00	0.00
Total	4.42	53.65	1,349.35	0.00	0.00



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Recap by Room

Estimate: ARENSON_MIT

Area: DOCUMENT1

Area: Main Level

Basement

17,358.09 39.56%

Area Subtotal: Main Level

17,358.09 39.56%

Area Subtotal: DOCUMENT1

17,358.09 39.56%

General

3,919.69 8.93%

Subcontractors

22,598.65 51.51%

Subtotal of Areas

43,876.43 100.00%

Total

43,876.43 100.00%



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Recap by Category

Items	Total	%
CLEANING	2,984.75	6.59%
CONTENT MANIPULATION	4,933.20	10.89%
GENERAL DEMOLITION	3,908.98	8.63%
ELECTRICAL	3,000.00	6.62%
WATER EXTRACTION & REMEDIATION	29,049.50	64.15%
Subtotal	43,876.43	96.89%
Material Sales Tax	4.42	0.01%
Services Mat'l Tax	53.65	0.12%
Service Sales Tax	1,349.35	2.98%
Total	45,283.85	100.00%

For services already provided by Servpro of South Kenosha County this report serves as an invoice. As such, the cost contained within it are owed to Servpro of South Kenosha County, by the client which has contracted for the services provided at the property address, within 5 days of receipt.



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1 1-1 AFD at the top of the stairs. Date Taken: 7/25/2025



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2 2-1 AFD at top of Stairs on 7_28, Date Taken: 7/28/2025
placed on 7_1



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3 3-1 air mover in Basement Hallway. Date Taken: 7/25/2025



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4 4-1 air mover in Basement on 7_ Date Taken: 7/28/2025
28, placed on 7_



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5

5-1 air mover in Basement.

Date Taken: 7/25/2025



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6 6-1 air movers in Basement on 7_ Date Taken: 7/29/2025
29, placed on 7



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7

7-1 dehu in Basement on 7_21,
placed on 7_11.

Date Taken: 7/21/2025



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8

8-1 dehu in Basement on 7_22,
placed on 7_11.

Date Taken: 7/22/2025



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9

9-1 dehu in Basement on 7_24,
placed on 7_11.

Date Taken: 7/24/2025



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10 10-1 dehu in Basement on 7_25, Date Taken: 7/25/2025
placed on 7_11.



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11 11-1 more air mover in Basement. Date Taken: 7/28/2025



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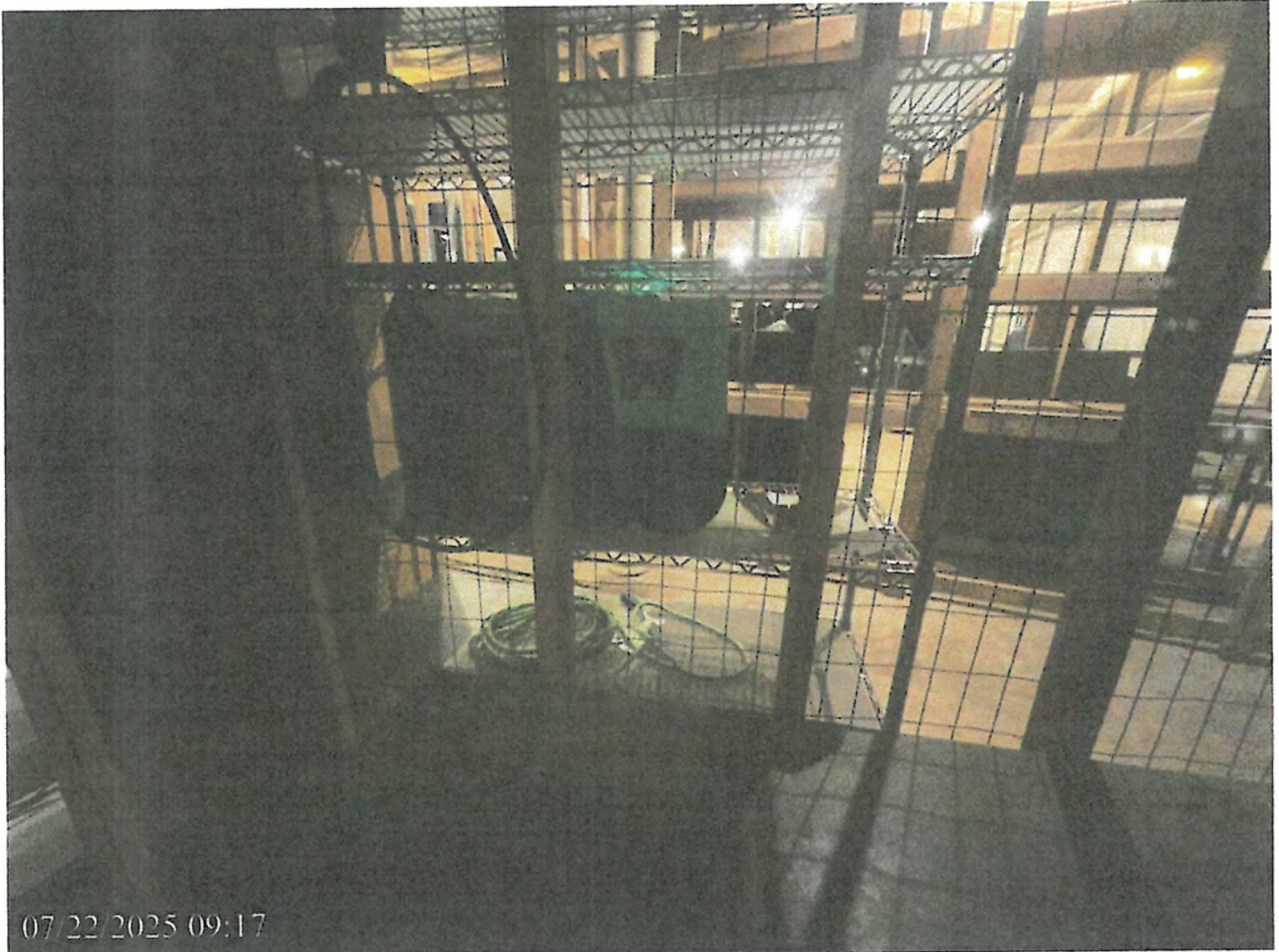


12 12-1 more dehu in Basement on 7_ Date Taken: 7/21/2025
21, placed on 7_



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13 13-1 more dehu in Basement on 7_ Date Taken: 7/22/2025
22, placed on 7_



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07/24/2025 09:05

14 14-1 more dehu in Basement on 7_ Date Taken: 7/24/2025
24, placed on 7_



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15 15-1 more dehu in Basement on 7_ Date Taken: 7/25/2025
25, placed on 7_



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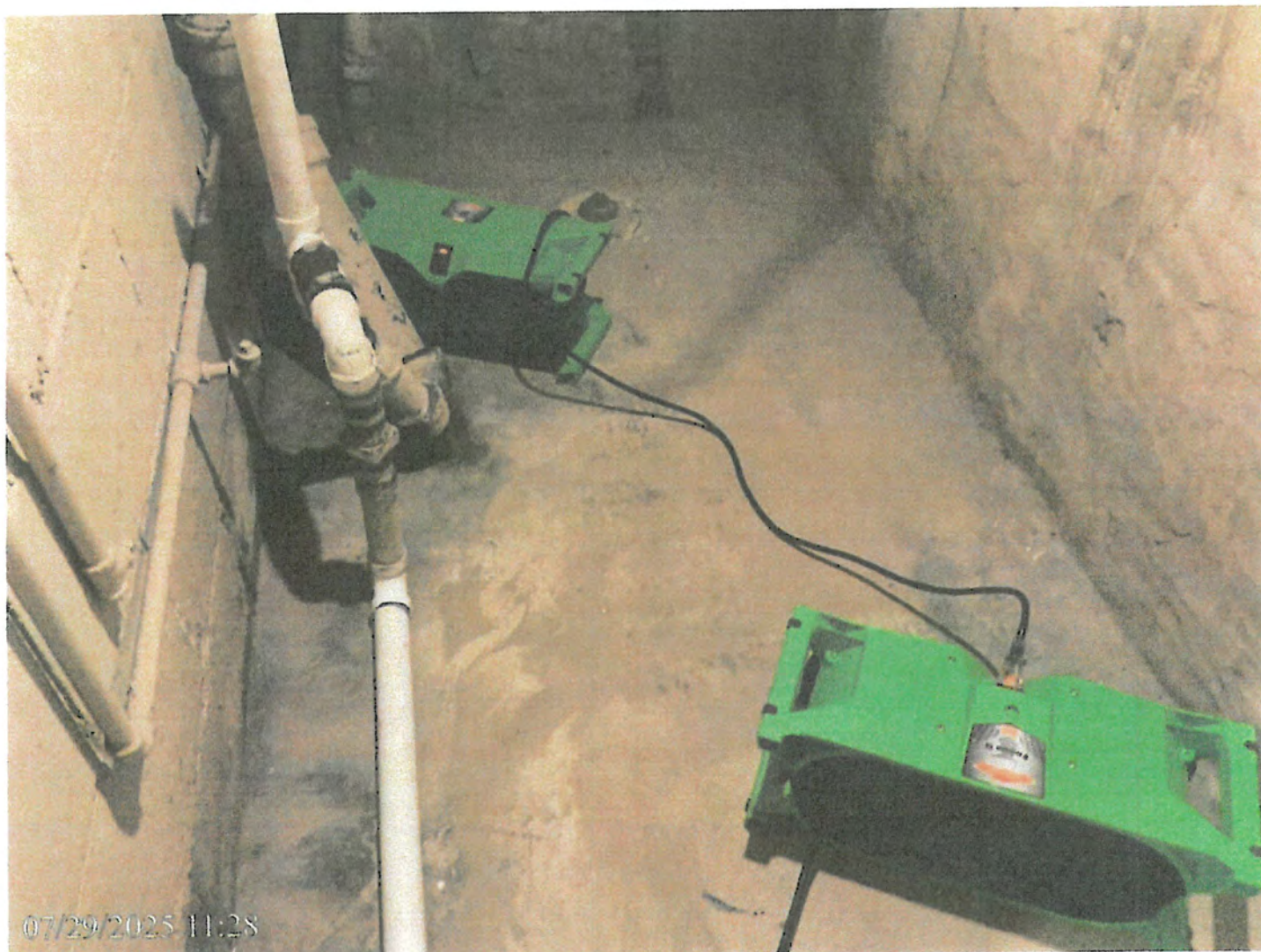


16 16-2 air movers in Basement Closet Date Taken: 7/28/2025
on 7_28, plac



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17 17-2 air movers in Basement Closet Date Taken: 7/29/2025
on 7_29, plac



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18 18-2 air movers in Basement Closet. Date Taken: 7/25/2025



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19 19-2 air movers in Basement on 7_ Date Taken: 7/28/2025
28, placed on 7



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20 20-2 air movers in Basement on 7_ Date Taken: 7/29/2025
29, placed on 7



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21 21-2 air movers in Center
Catacombs.

Date Taken: 7/25/2025



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22 22-2 air movers in Left Catacombs Date Taken: 7/28/2025
on 7_28, place



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23 23-2 air movers in Left Catacombs Date Taken: 7/29/2025
on 7_29, place



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24 24-2 air movers in Left Catacombs. Date Taken: 7/25/2025



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25

25-2 air movers in Middle
Catacombs on 7_28, pla

Date Taken: 7/28/2025



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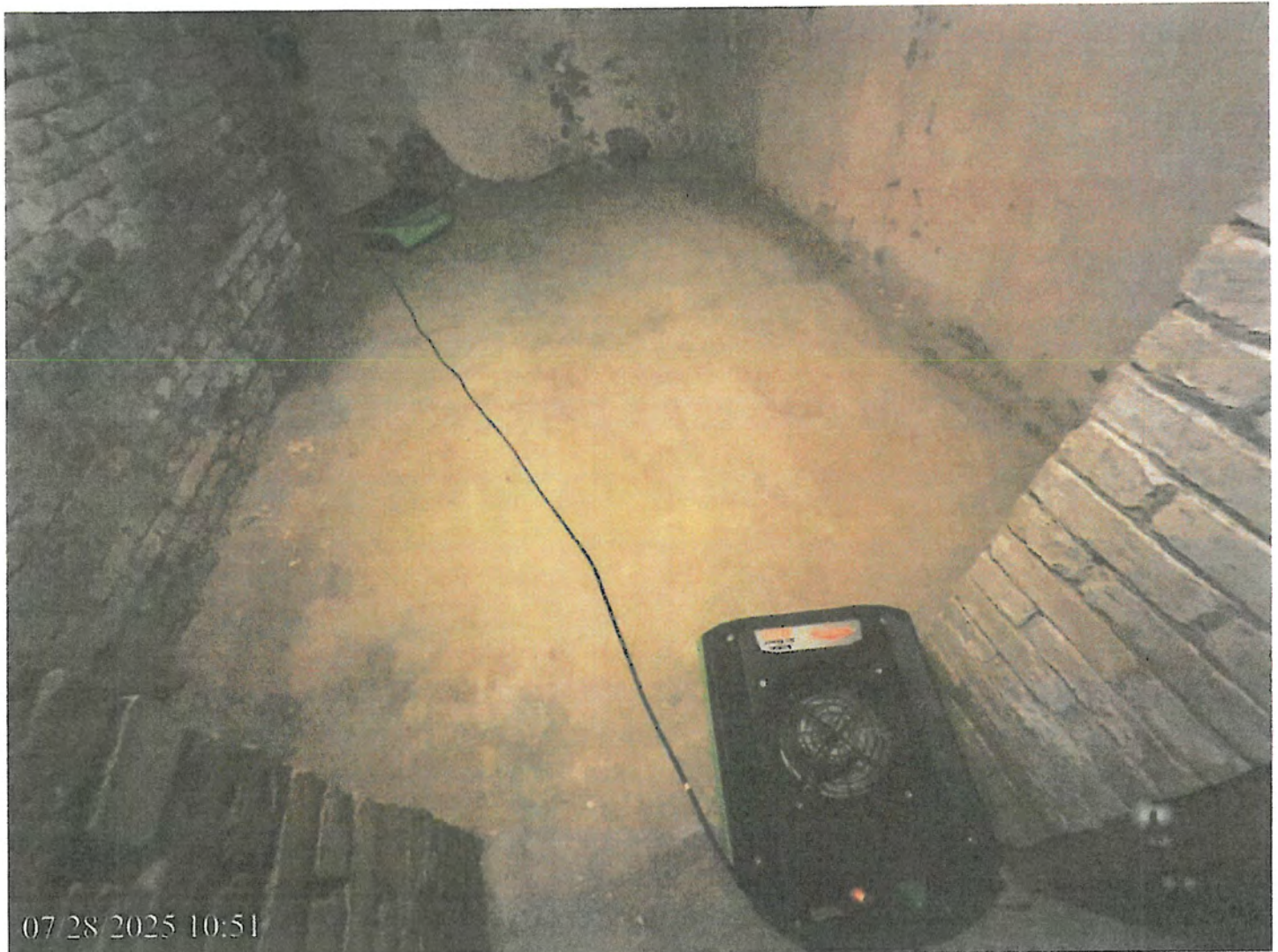
26 26-2 air movers in Middle
Catacombs on 7_29, pla

Date Taken: 7/29/2025



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27 27-2 air movers in Right
Catacombs on 7_28, plac

Date Taken: 7/28/2025



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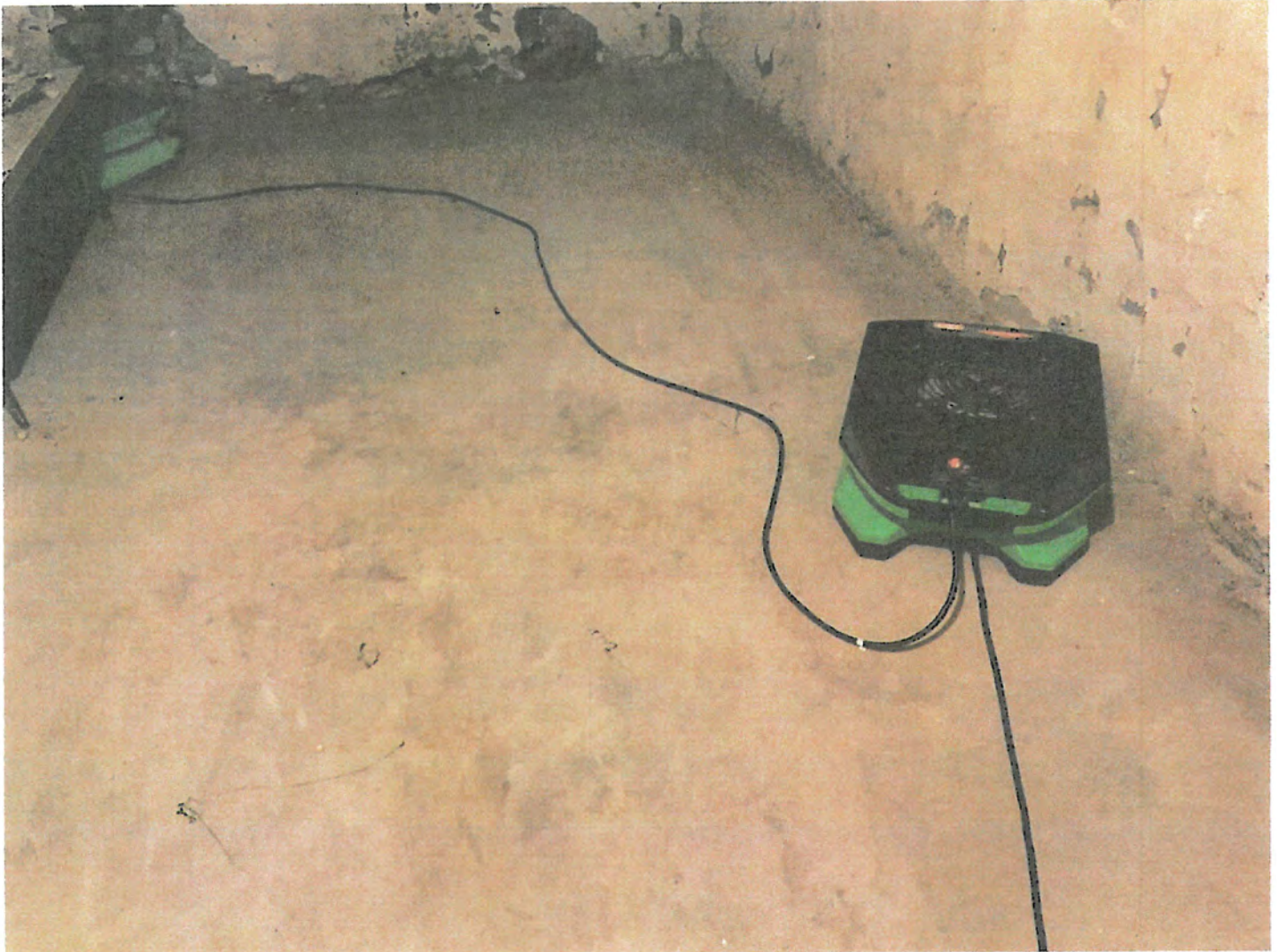
28 28-2 air movers in Right
Catacombs on 7_29, plac

Date Taken: 7/29/2025



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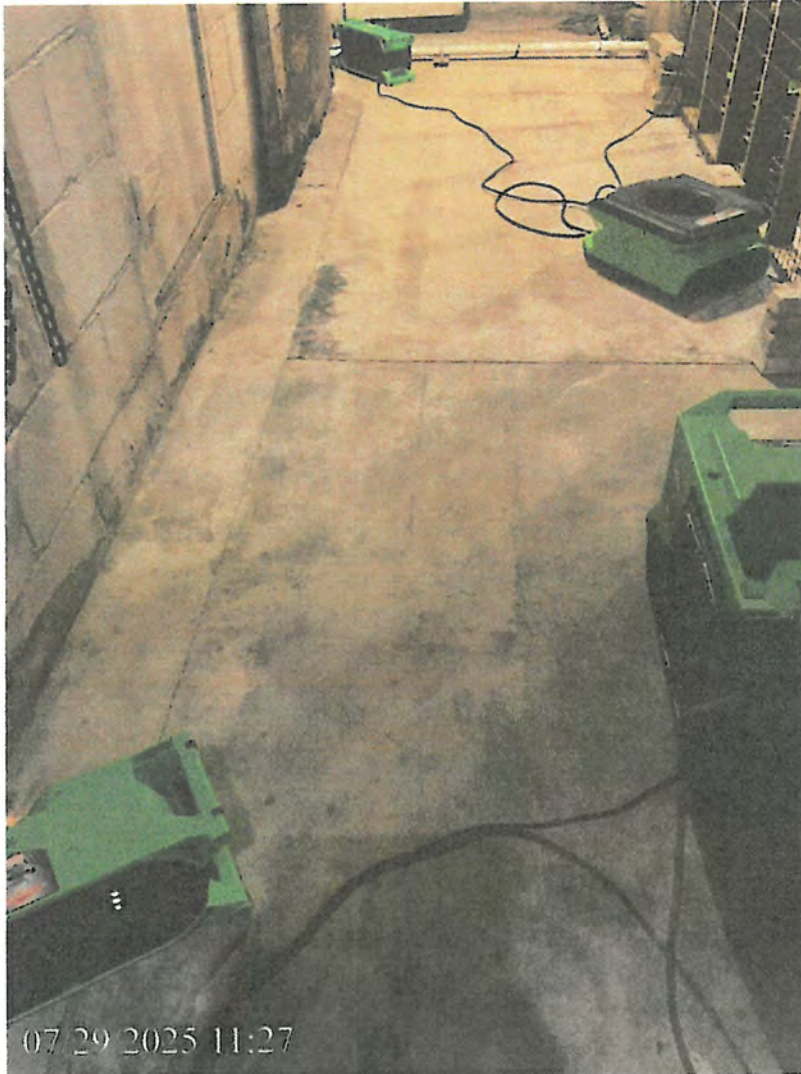
29 29-2 air movers in Right
Catacombs.

Date Taken: 7/25/2025



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30 30-3 air movers & 1 dehu Under Date Taken: 7/29/2025
Stairs on 7_29, p



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- 31 31-3 air movers in Basement on 7_ Date Taken: 7/28/2025
28, placed on 7



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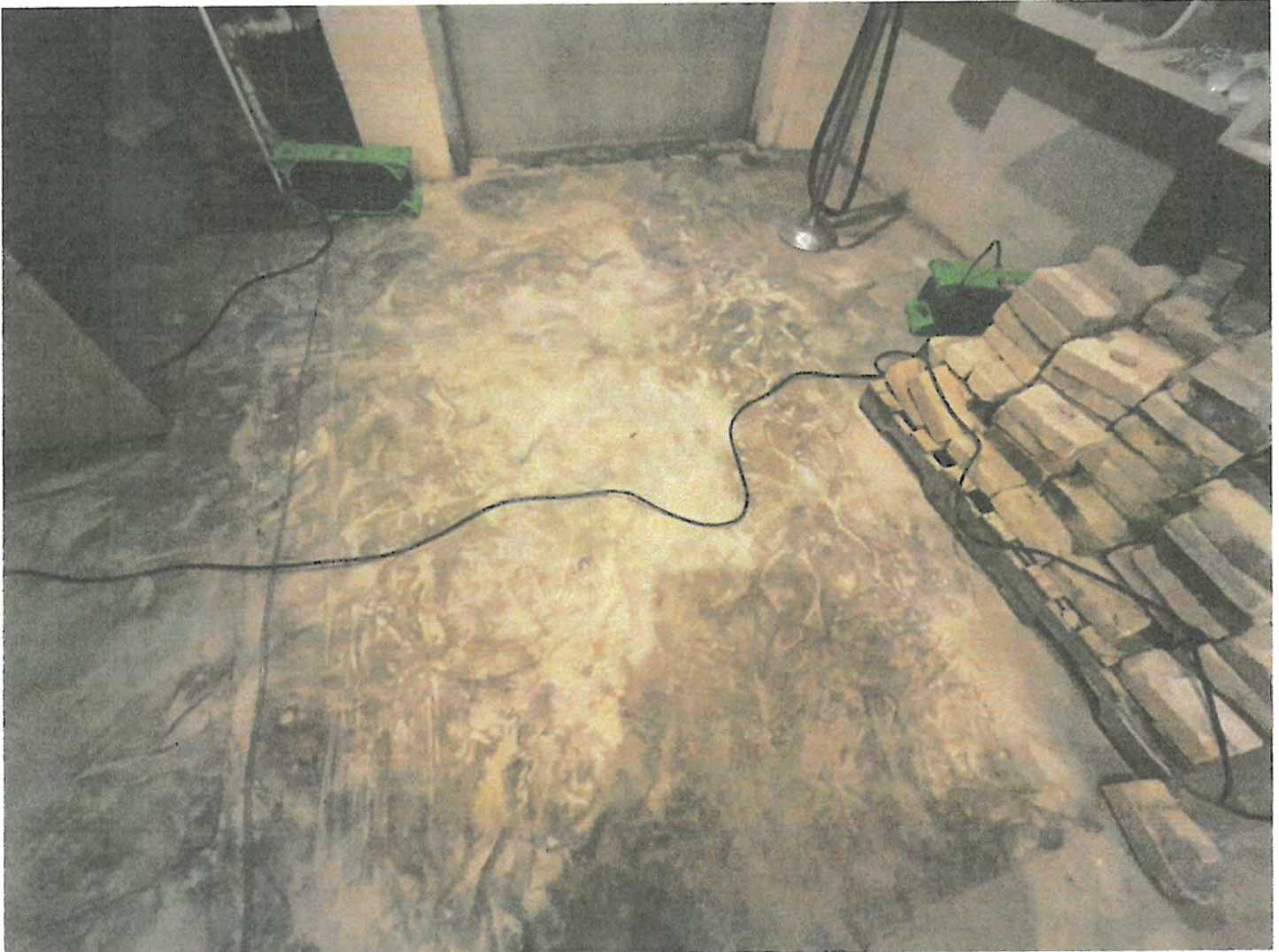


32 32-3 air movers in Basement on 7_ Date Taken: 7/29/2025
29, placed on 7



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33 33-3 air movers in Basement. Date Taken: 7/25/2025



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34 34-3 air movers Under Stairs on 7_ Date Taken: 7/28/2025
28, placed on



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35 35-4 air movers & 1 dehu in
Basement Storage on

Date Taken: 7/28/2025



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36 36-4 air movers & 1 dehu in
Basement Storage on

Date Taken: 7/29/2025



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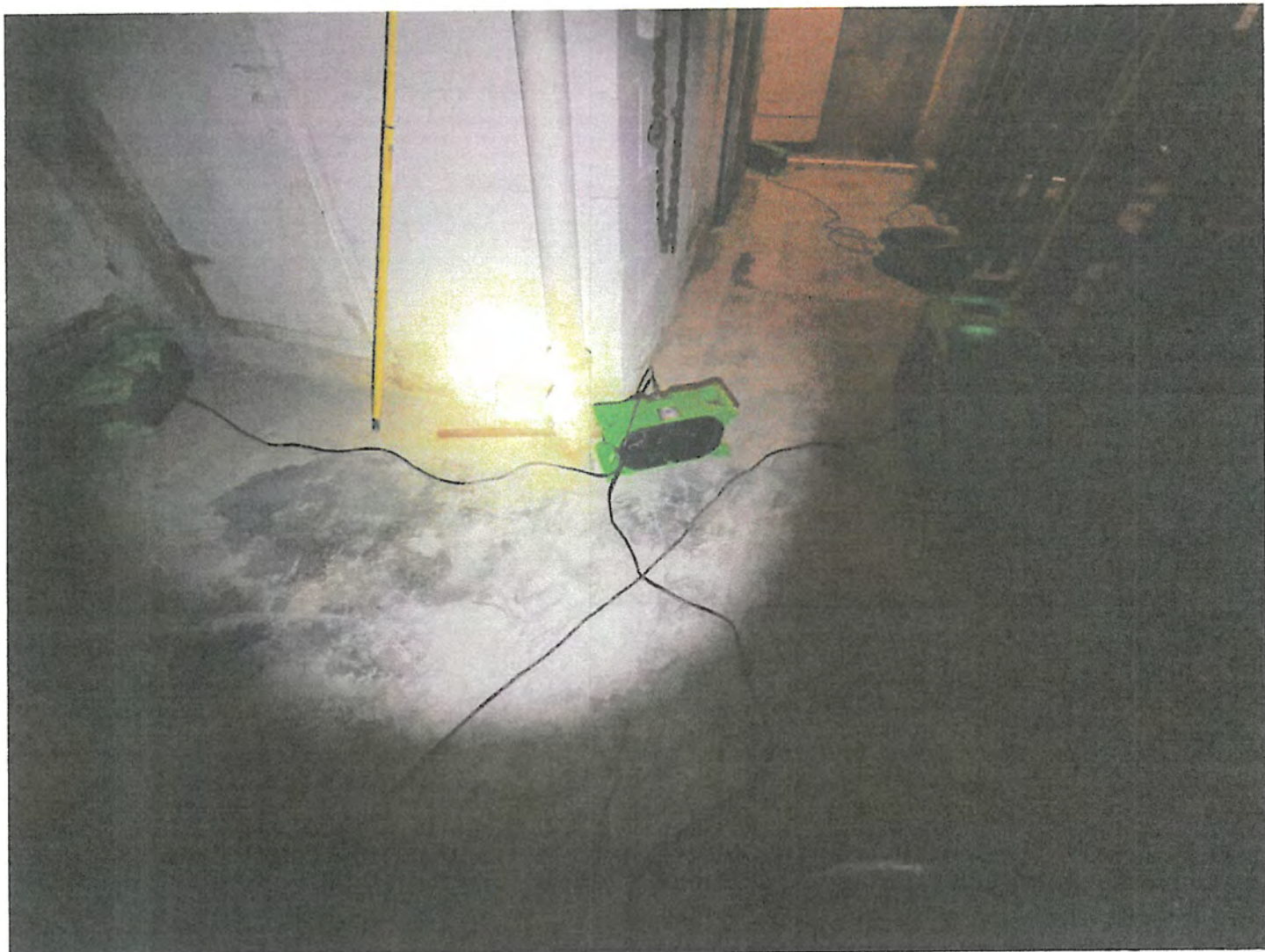
37 37-4 air movers & 1 dehu in
Basement Storage.

Date Taken: 7/25/2025



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38 38-4 air movers & 1 dehu in
Basement under stair

Date Taken: 7/25/2025



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39 39-4 air movers & 1 dehu in
Basement.

Date Taken: 7/25/2025



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40

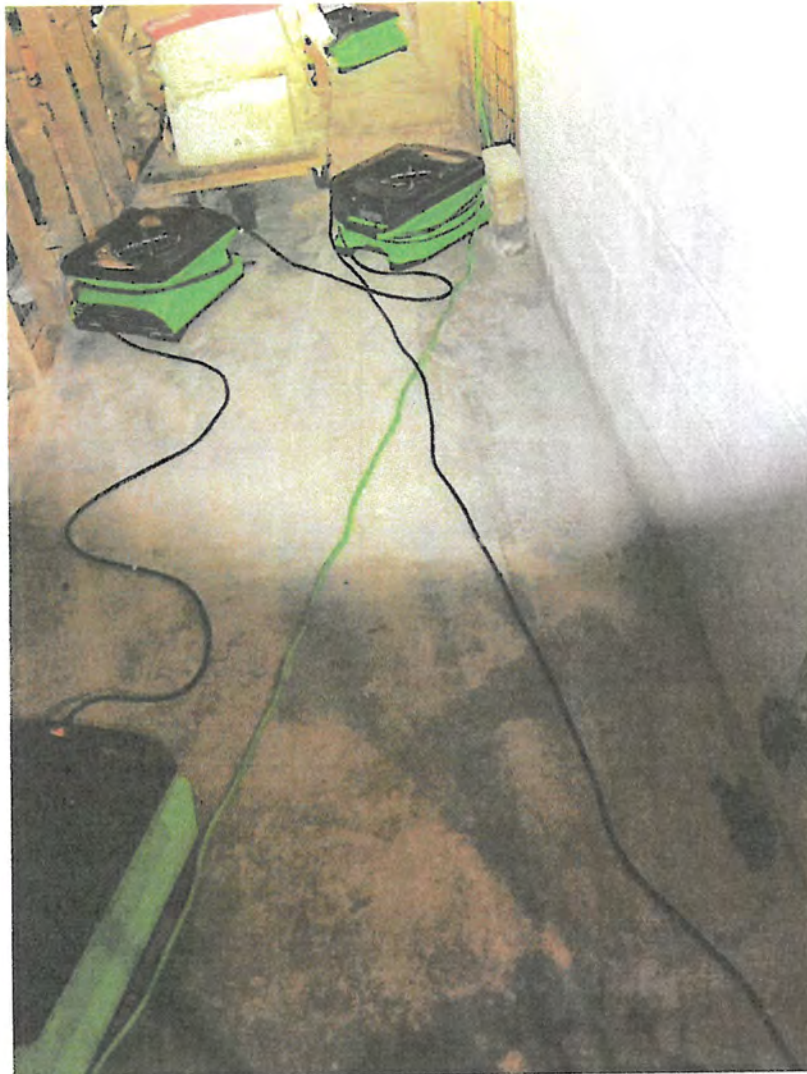
40-4 air movers in Basement
Hallway on 7_29, pla

Date Taken: 7/29/2025



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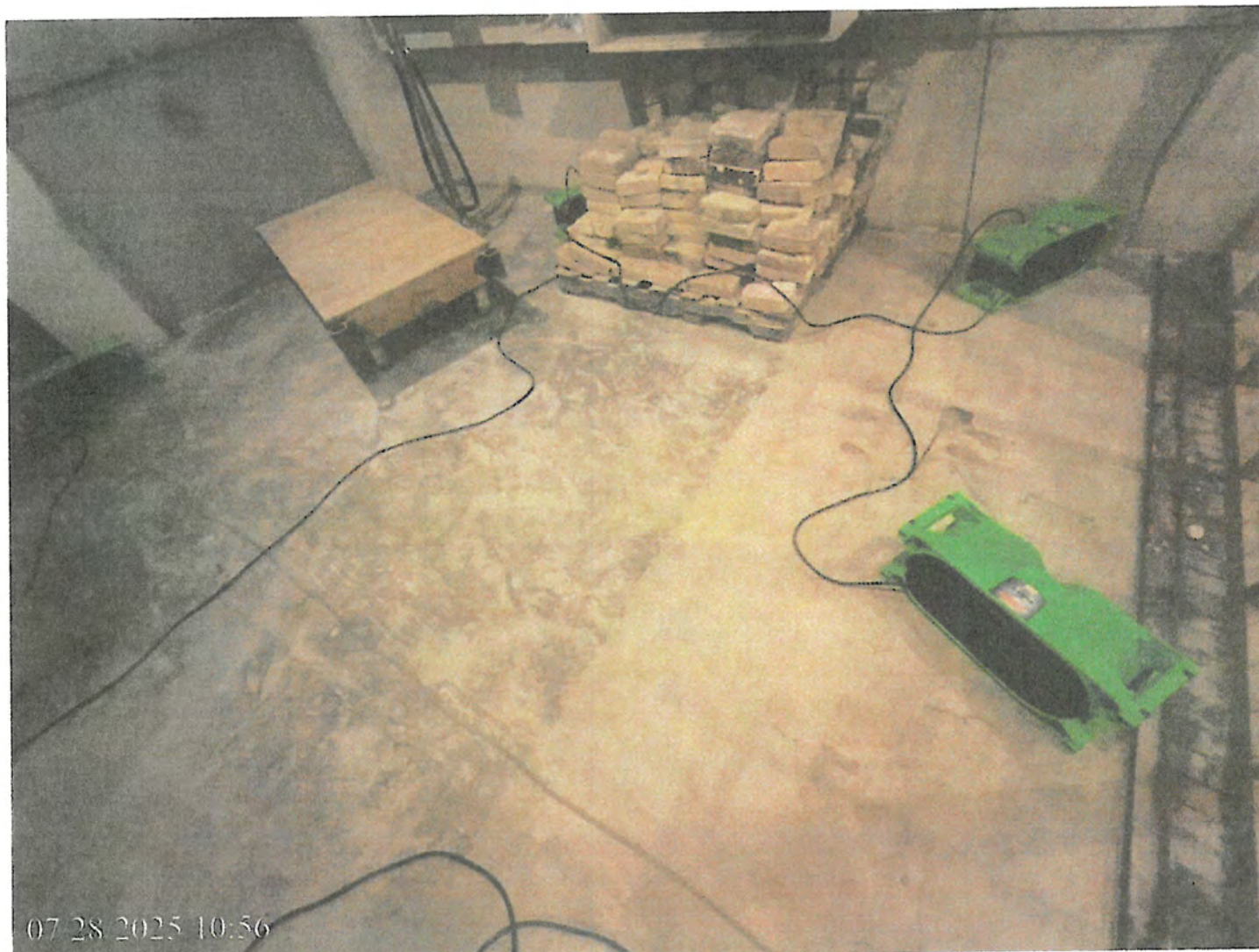
41 41-4 air movers in Basement
Hallway.

Date Taken: 7/25/2025



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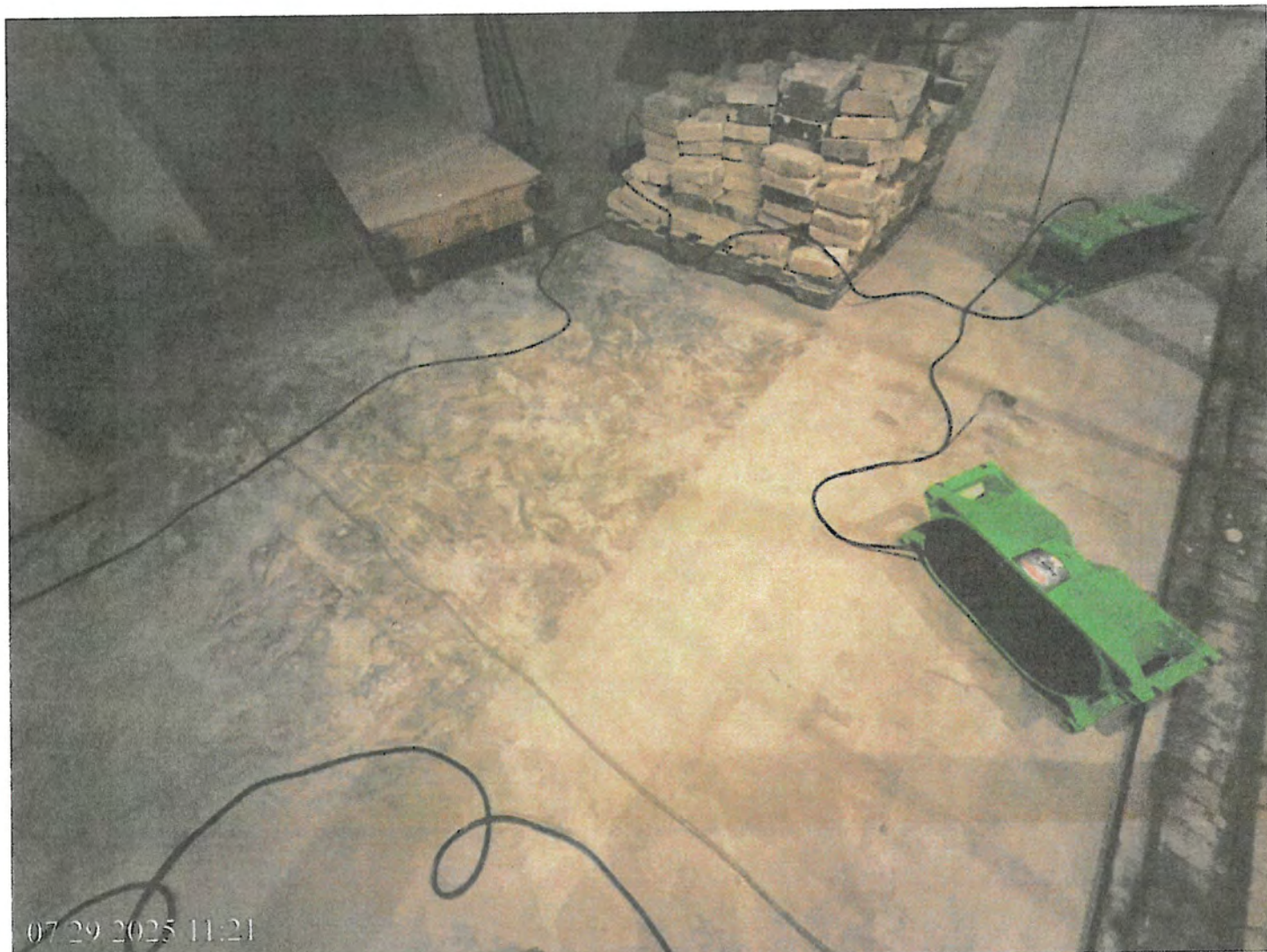


42 42-4 air movers in Basement on 7_ Date Taken: 7/28/2025
28, placed on 7



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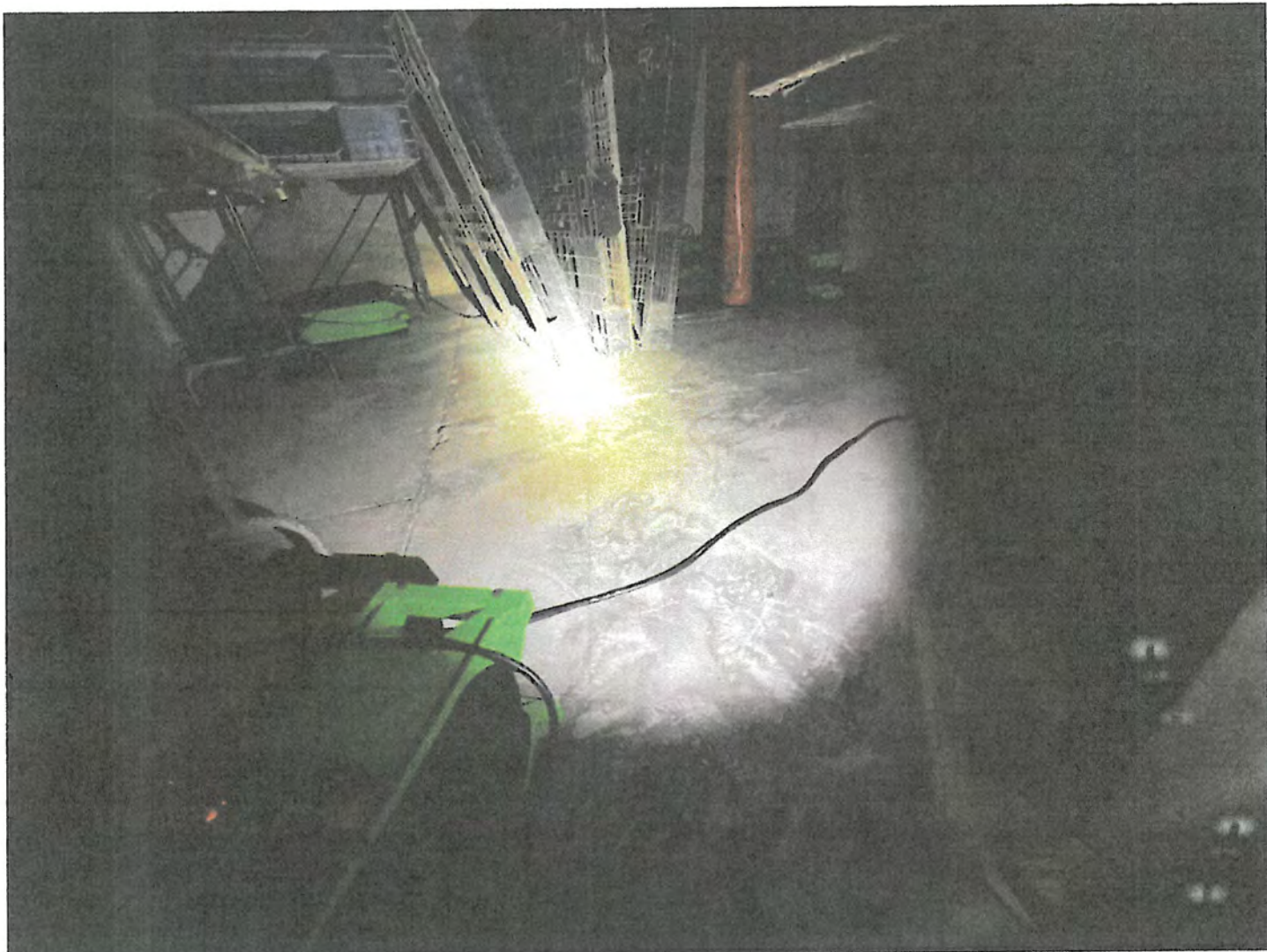


43 43-4 air movers in Basement on 7_ Date Taken: 7/29/2025
29, placed on 7



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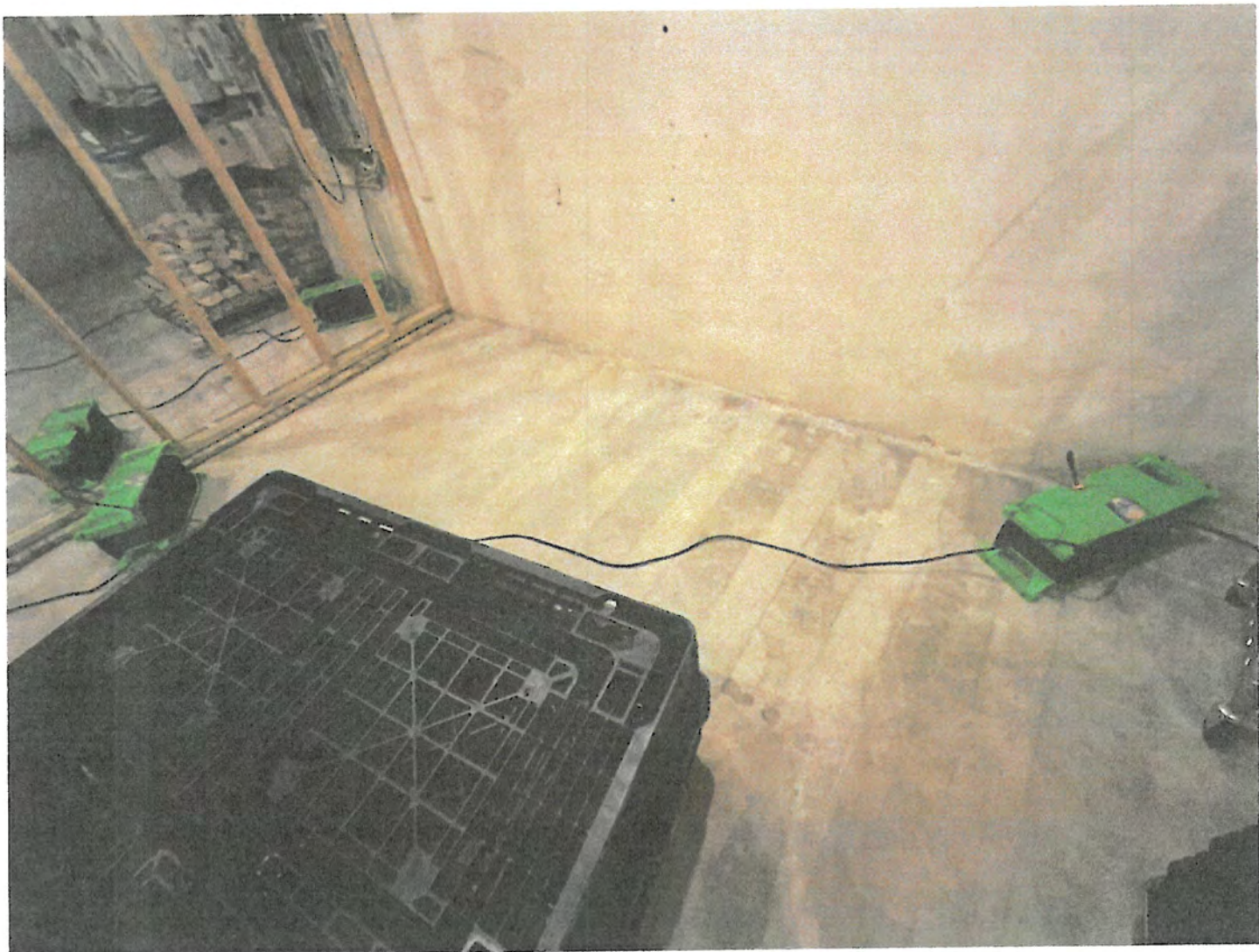


44 44-4 air movers in Basement under stairs. Date Taken: 7/25/2025



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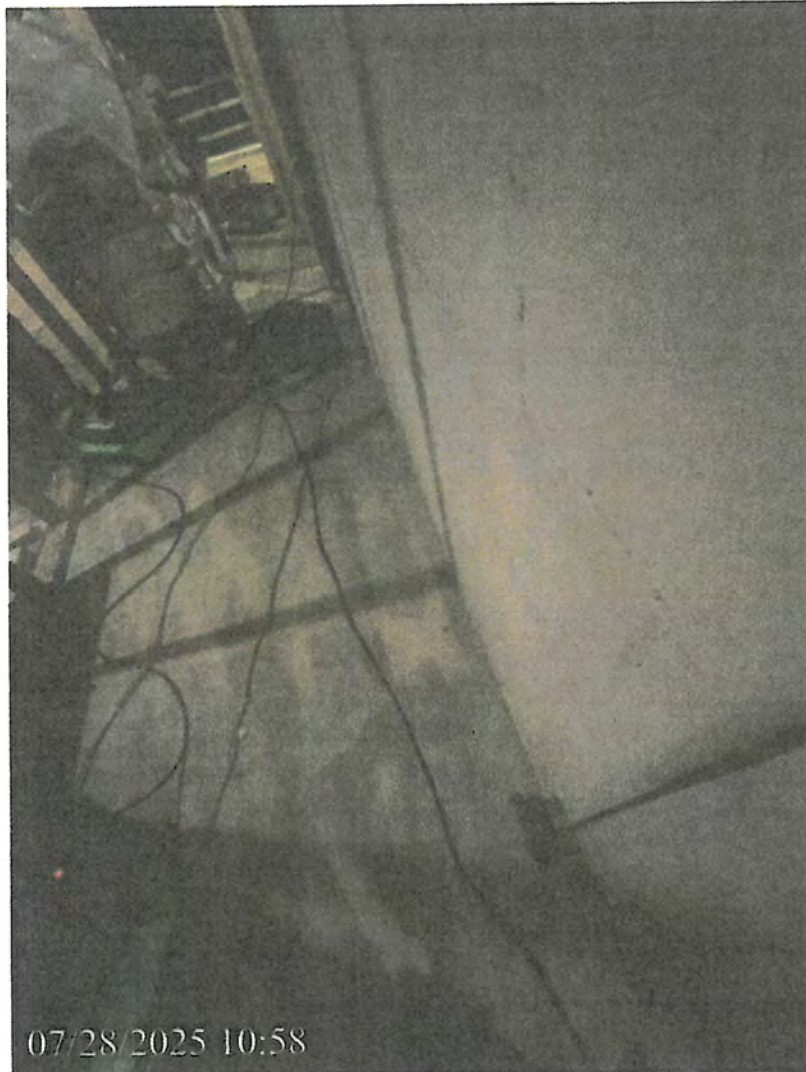


45 45-4 air movers in Basement. Date Taken: 7/25/2025



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46

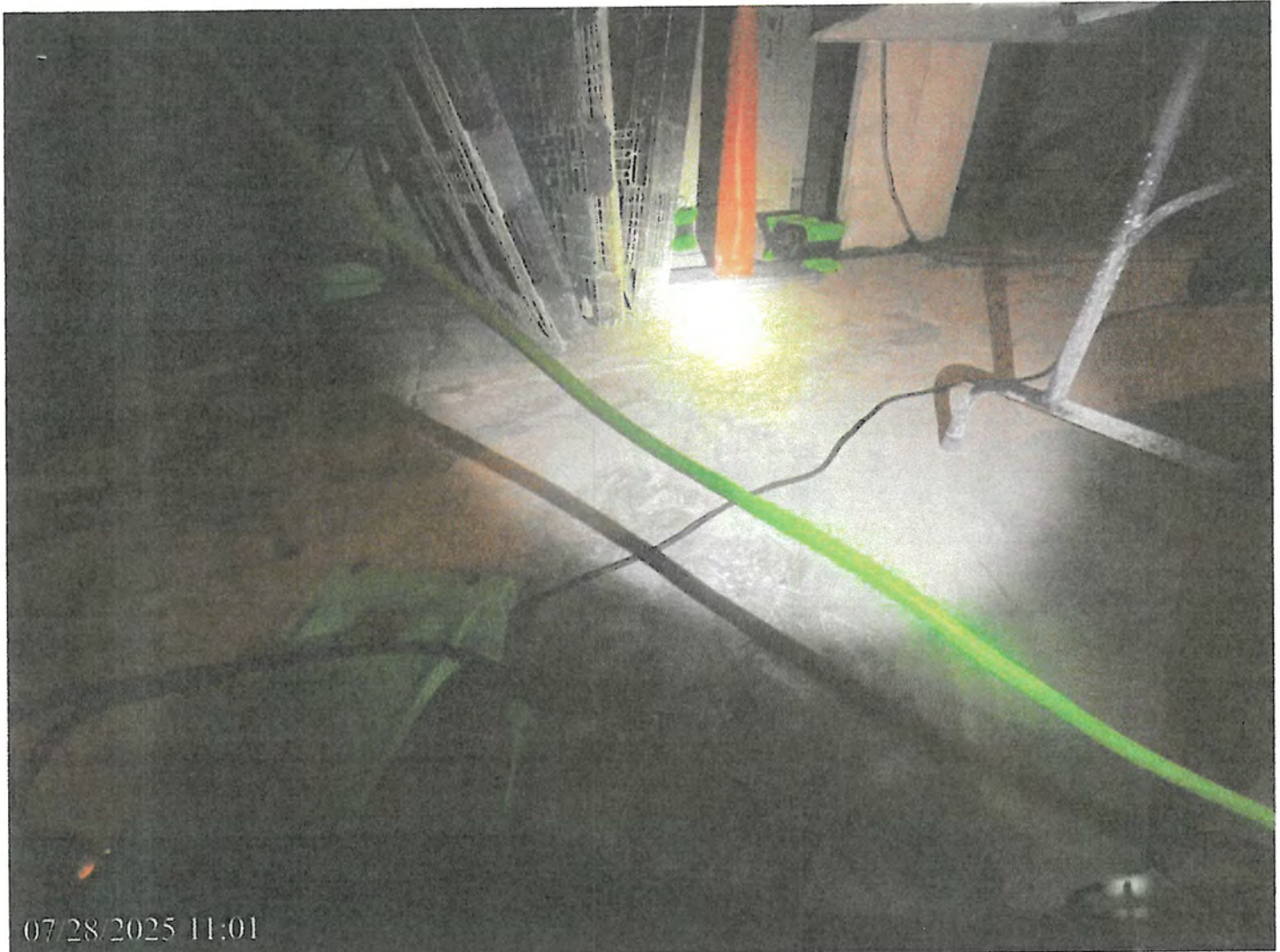
46-5 air movers in Basement
Hallway on 7_28, pla

Date Taken: 7/28/2025



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47 47-5 air movers Under Stairs on 7_ Date Taken: 7/28/2025
28, placed on



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48 48-5 air movers Under Stairs on 7_ Date Taken: 7/29/2025
29, placed on



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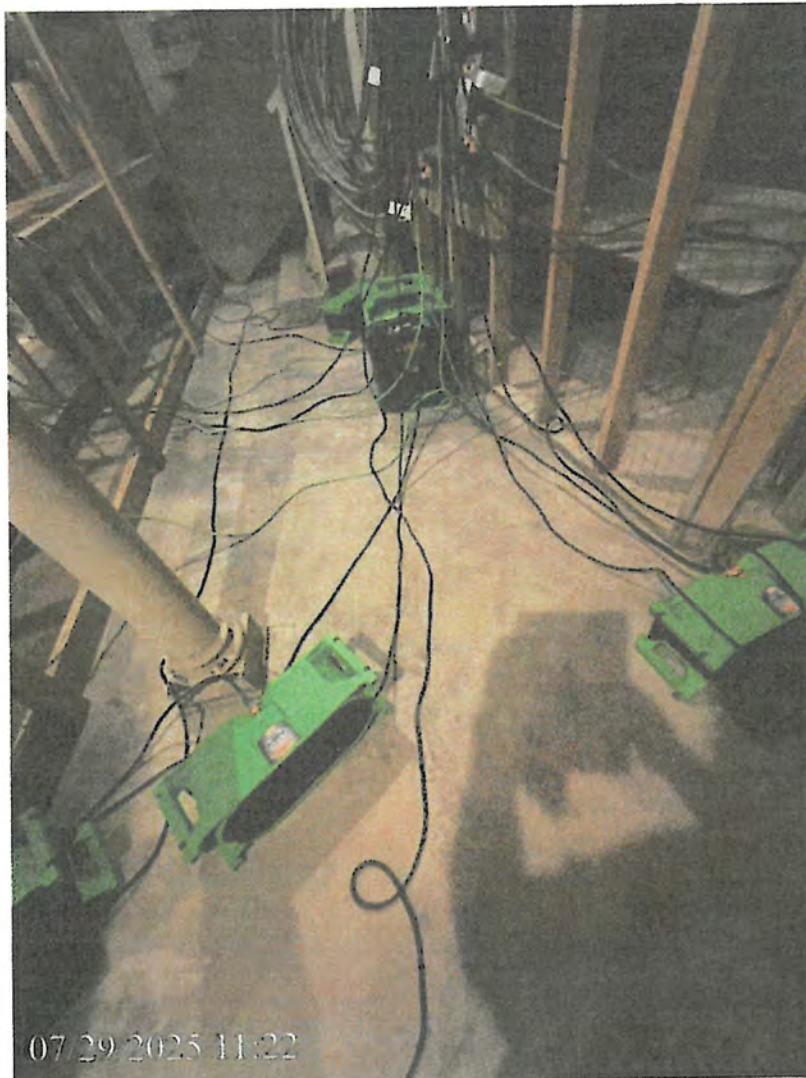


49 49-5 air movers, 1 dehu, & 1 temp panel in Basem Date Taken: 7/28/2025



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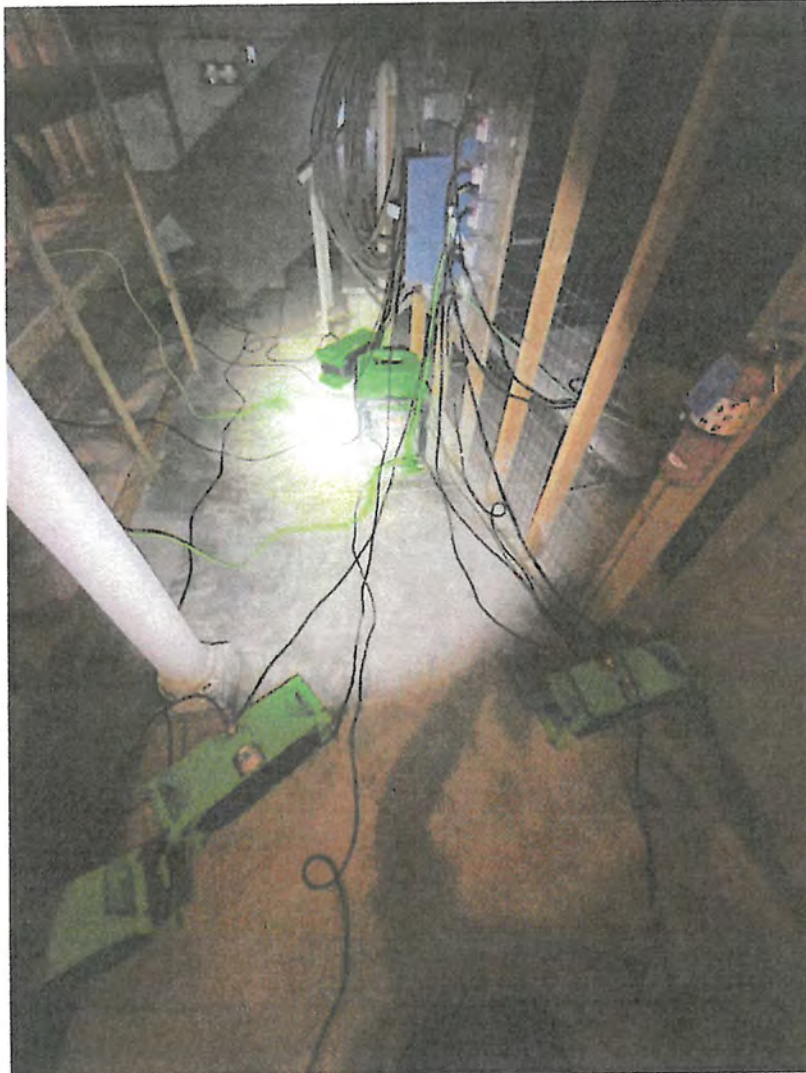


50 50-5 air movers, 1 dehu, & 1 temp Date Taken: 7/29/2025
panel in Basem



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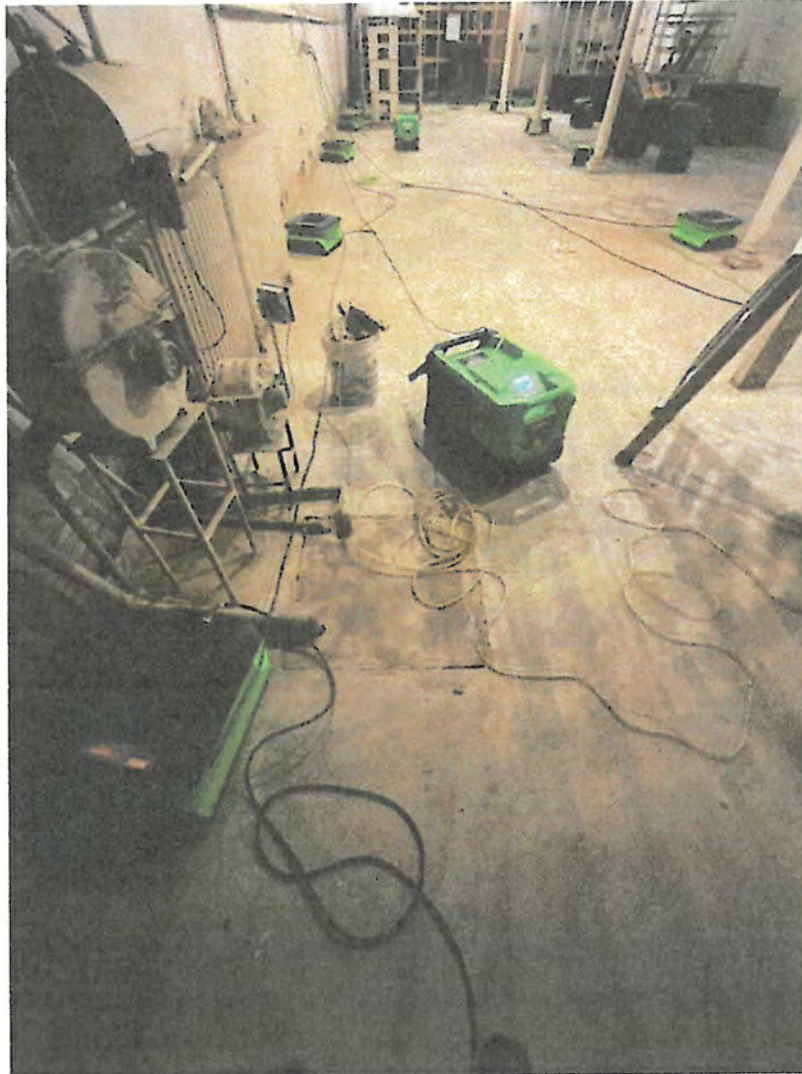


51 51-5 air movers, 1 dehu, & 1 temp Date Taken: 7/25/2025
panel in Basem



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52 52-10 air movers, 3 dehus, & 1 Date Taken: 7/25/2025
AFD in Basement.



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53 53-12 air movers, 4 dehus, & 1
AFD in Basement o

Date Taken: 7/28/2025



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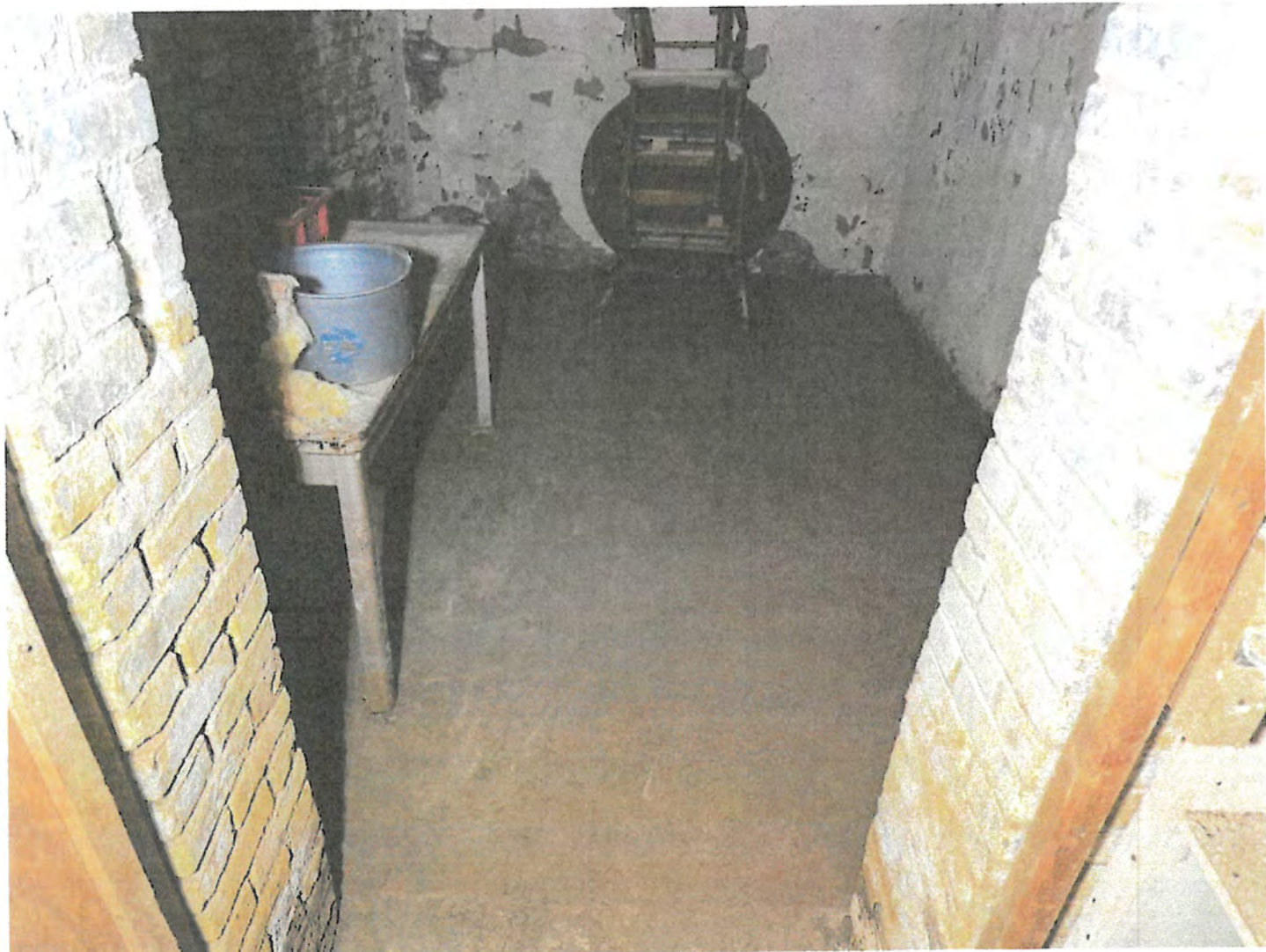
07/29/2025 11:17

54 54-12 air movers, 4 dehus, & 1 Date Taken: 7/29/2025
AFD in Basement o



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55 55-After environmental company removed the sludg Date Taken: 7/15/2025



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56 56-After environmental company removed the sludge Date Taken: 7/15/2025



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57 57-After environmental company removed the sludge Date Taken: 7/15/2025



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58

58-Cause of Loss_Source of
Damage

Date Taken: 7/11/2025



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59 59-Dumpsters 2

Date Taken: 8/1/2025



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60 60-Dumpsters

Date Taken: 8/4/2025



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61 61-Environmental company
removing the sludge. 2

Date Taken: 7/15/2025



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62 62-Environmental company
removing the sludge.

Date Taken: 7/15/2025



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63

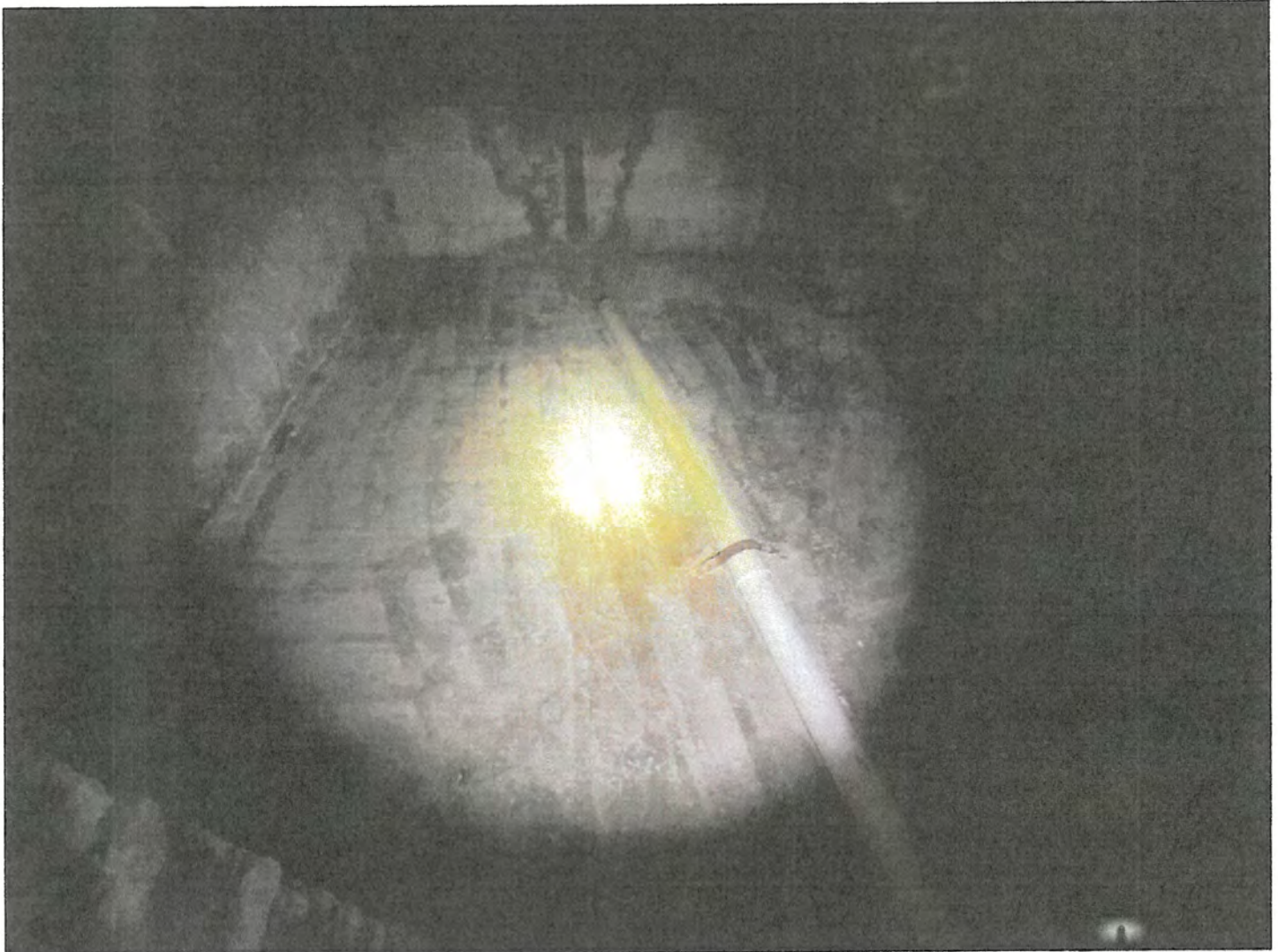
63-Front of Structure

Date Taken: 7/22/2025



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64 64-Post photos 2

Date Taken: 7/30/2025



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65 65-Post photos 3

Date Taken: 7/30/2025



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66 66-Post photos 4

Date Taken: 7/30/2025



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67

67-Post photos 5

Date Taken: 7/30/2025



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68 68-Post photos 6

Date Taken: 7/30/2025



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69 69-Post photos 7

Date Taken: 7/30/2025



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70

70-Post photos 8

Date Taken: 7/30/2025



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71

71-Post photos 9

Date Taken: 7/30/2025



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72

72-Post photos 10

Date Taken: 7/30/2025



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73

73-Post photos 11

Date Taken: 7/30/2025



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74

74-Post photos 12

Date Taken: 7/30/2025



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75

75-Post photos 13

Date Taken: 7/30/2025



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76

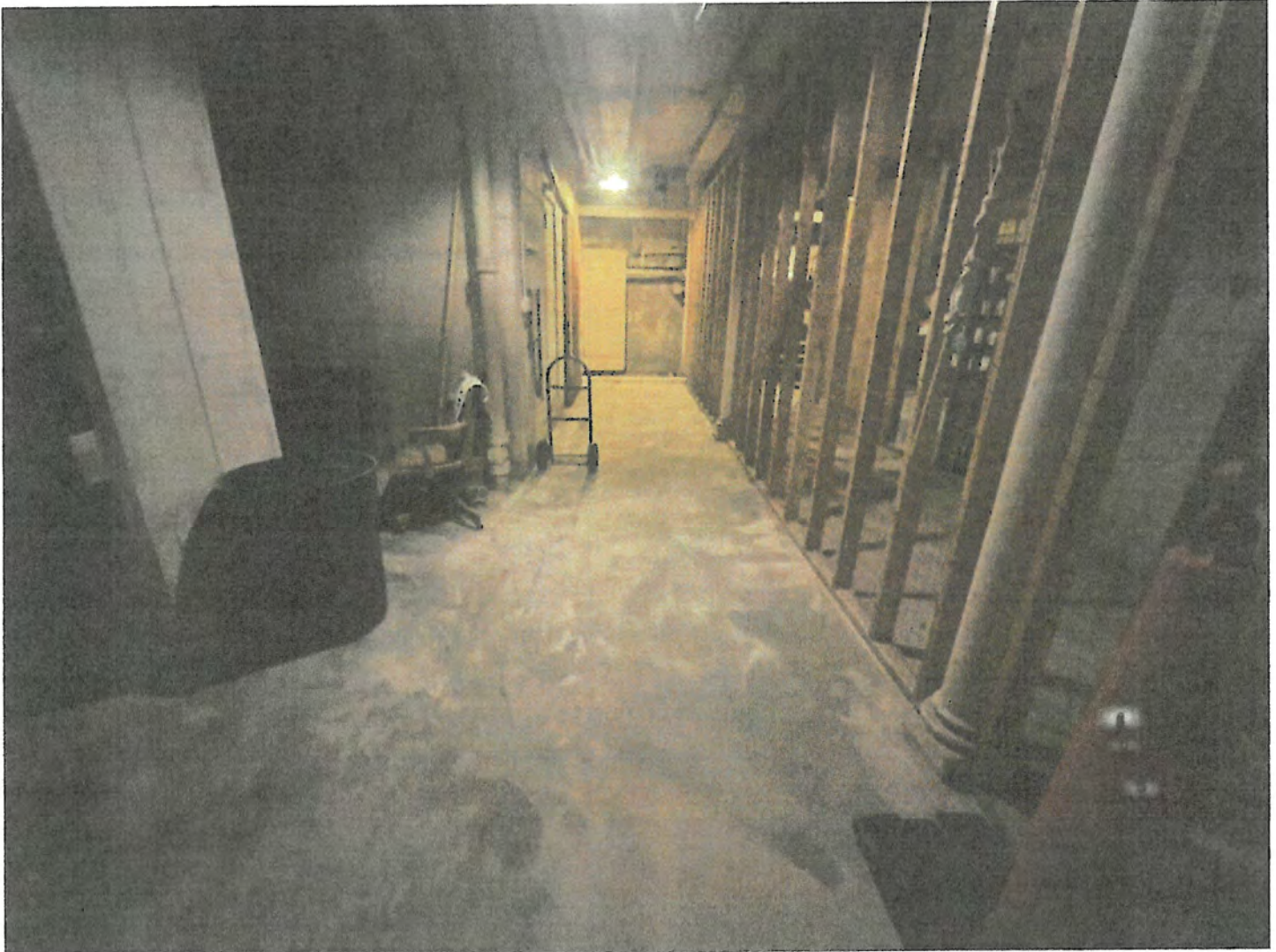
76-Post photos 14

Date Taken: 7/30/2025



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77

77-Post photos 15

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78

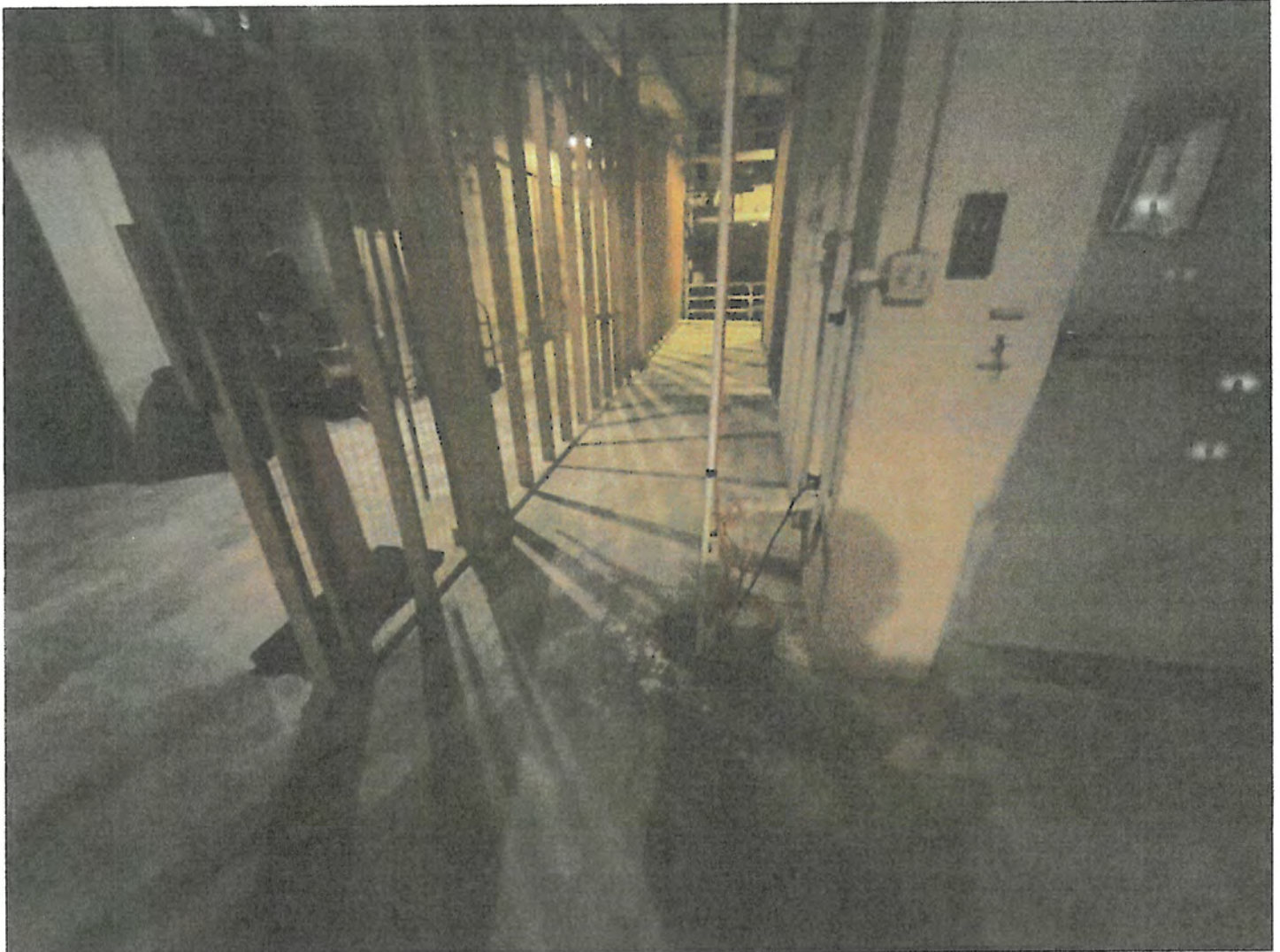
78-Post photos 16

Date Taken: 7/30/2025



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79

79-Post photos 17

Date Taken: 7/30/2025



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80

80-Post photos 18

Date Taken: 7/30/2025



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81 81-Post photos 19

Date Taken: 7/30/2025



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82 82-Post photos

Date Taken: 7/30/2025



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83 83-Pre photos 2

Date Taken: 7/11/2025



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84

84-Pre photos 3

Date Taken: 7/11/2025



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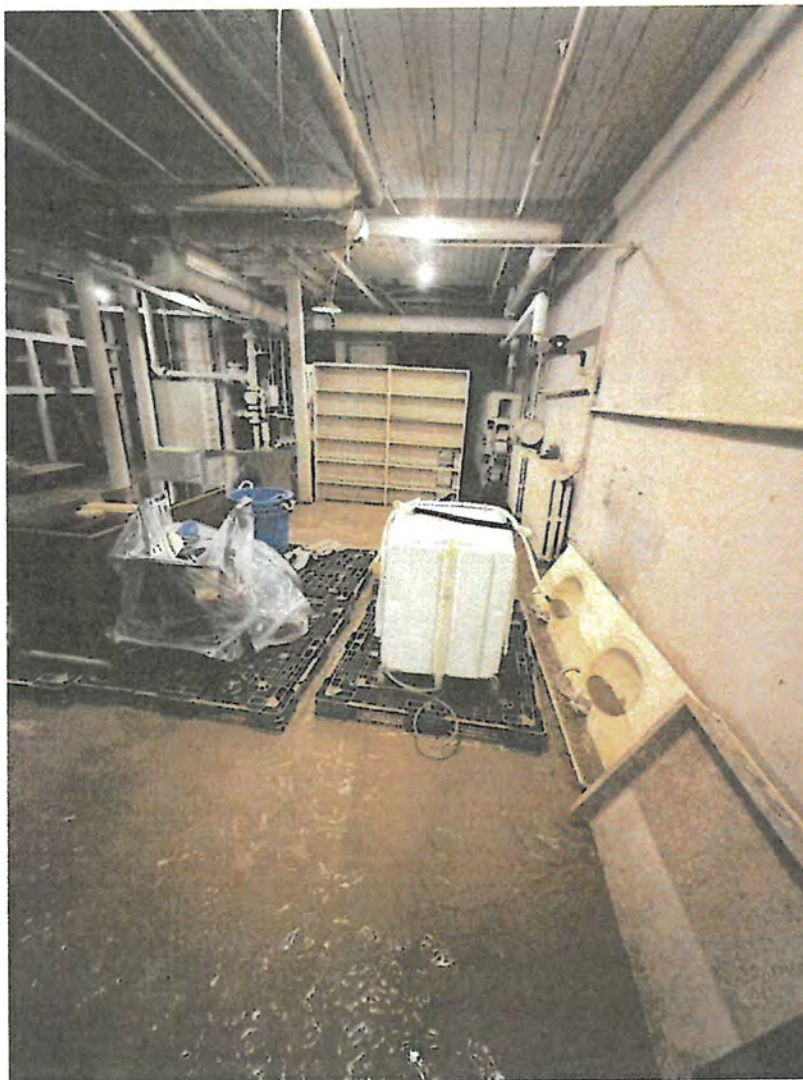
85 85-Pre photos 4

Date Taken: 7/11/2025



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86

86-Pre photos 5

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87

87-Pre photos 6

Date Taken: 7/11/2025



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88 88-Pre photos 7

Date Taken: 7/11/2025



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89 89-Pre photos 8

Date Taken: 7/11/2025



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90

90-Pre photos 9

Date Taken: 7/11/2025



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91 91-Pre photos 10

Date Taken: 7/11/2025



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92

92-Pre photos 11

Date Taken: 7/11/2025



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93 93-Pre photos 12

Date Taken: 7/11/2025



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94 94-Pre photos

Date Taken: 7/11/2025



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95

95-Pre-Mitigation - Main Level
Basement (Zone 1)

Date Taken: 7/11/2025



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N
T

Main Layout

96 96-sketch-0000-0001



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Main Level

97 97-sketch-0001-0001



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98 98-Visible potential microbial growth. 2

Date Taken: 7/21/2025



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99 99-Visible potential microbial growth. 3

Date Taken: 7/21/2025



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100 100-Visible potential microbial growth. 4

Date Taken: 7/21/2025



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101 101-Visible potential microbial growth. 5 Date Taken: 7/21/2025



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102 102-Visible potential microbial growth. 6 Date Taken: 7/21/2025



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103 103-Visible potential microbial growth. Date Taken: 7/21/2025

