

EVAN C. GOYKE
City Attorney

MARY L. SCHANNING
ROBIN A. PEDERSON
NAOMI E. SANDERS
JULIE P. WILSON
Deputy City Attorneys



KATHRYN Z. BLOCK
THOMAS D. MILLER
PETER J. BLOCK
PATRICK J. MCCLAIN
ANDREA J. FOWLER
JOANNA FRACZEK
HANNAH R. JAHN
MEIGHAN M. ANGER
ALEXANDER R. CARSON
GREGORY P. KRUSE
ALEX T. MUELLER
ALEXANDER D. COSSI
KATHERINE A. HEADLEY
SHEILA THOBANI
STACY J. MILLER
JORDAN M. SCHETTLE
THERESA A. MONTAG
ALEXANDER E. FOUNDOS
TRAVIS J. GRESHAM
KYLE W. BAILEY
JOSEPH M. DOBBS
WILLIAM K. HOTCHKISS
CLINT B. MUCHE
TYLER M. HELSEL
ZACHARY A. HATFIELD
MEGHAN C. MCCABE
CYNTHIA HARRIS ORTEGA
OLUWASEUN CHRIS IBITOYE
KEVIN P. TODT
NATHANIEL E. ADAMSON
MATTEO REGINATO
JOSHUA B. CRONIN
ROBERT W. SANDERS
Assistant City Attorneys

October 27, 2025

To the Honorable Common Council
Of the City of Milwaukee
Room 205 – City Hall

RE: Communication from the Mallory S.C. LLC Law Firm on behalf of
MANORVIEW APARTMENT HOMES LLC,
and WISCONSIN LAKEFRONT PROPERTY
MANAGEMENT LLC

C.I. File No. 1048-2025-936

Dear Council Members:

Manorview Apartment Homes LLC and Wisconsin Lakefront Property Management LLC, through their attorney, Mallory S.C. LLC, submitted a demand for \$61,583.01 for damages allegedly caused by a water main break at 8509 W. Oklahoma Ave, on January 24, 2025. The claim includes damages to the basement, landscaping, drain tile system, fixtures, utility room, garage, and a recurring sinkhole, supported by an evaluation from GZA GeoEnviromental, Inc., contracted by Manorview.

Our investigation, conducted with Milwaukee Water Works (MWW) and the Department of Public Works Street maintenance (DPW), determined that MWW responded promptly to the water main break, shutting off the affected main by 9:45 a.m. and completing repairs the same day. Subsequent inspections revealed no evidence of ongoing leaks or negligence. Reports of a recurring sinkhole were addressed, and DPW completed full restoration work by October 13, 2025, meeting all quality standards. Additionally, we requested an evaluation by CIA Custard, who identified pre-existing damage to the property.



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Based on these findings, we conclude that the claimed damages are unrelated to the City of Milwaukee's maintenance or repair work. The water main break was addressed timely and in accordance with all applicable procedures despite the low temperatures experienced that day. Therefore, we recommend denying the claim.

Very truly yours,



EVAN C. GOYKE
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ECG/NES/CEC/cdr

1048-2025-936/