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DMS

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CITY OF MILWAUKEE

2002 AUG -2 PM 1:59

RONALD D. LEONHARDT
CITY CLERK

JULY 30, 2002

02-167

CITY CLERK
CITY OF MILWAUKEE
200 E. WELLS ST. #205
MILWAUKEE, WI. 53202

TO WHOM IT MAY CONCERN,

THIS IS AN APPEAL FOR THE CHARGES ON THE DEMOLITION OF OUR COACH HOUSE THAT OCCURRED ON MONDAY, APRIL 22, 2002.

THE TOTAL AMOUNT OF THIS CHARGE WHICH IS TO BE PUT ON OUR TAX BILL IS \$16,190, PLUS \$190 FOR BARRICADES.

WE RECEIVED A 14 DAY REPAIR ORDER FROM THE CITY DATED, MARCH 25, 2002. UPON RECEIVING THIS ORDER I CONTACTED THE INSPECTOR ON THAT ORDER TO ASK FOR AN EXTENDED PERIOD TO CORRECT THE VIOLATIONS LISTED. I WAS TOLD THAT THE MATTER WAS TURNED OVER TO A CONSTRUCTION INSPECTOR FOR REVIEW.

WE RECEIVED ANOTHER ORDER DATED, APRIL 16, 2002. THIS ORDER GAVE US 3 DAYS TO SHORE UP THE STRUCTURE. DURING ALL THIS WE WERE OUT OF TOWN, AND I WAS CARING FOR MY WIFE WHO WAS VERY ILL, AND UNDER DOCTOR'S CARE.

I CONTACTED TWO COMPANIES BY PHONE, LONG DISTANCE, TO HAVE THEM LOOK AT THE STRUCTURE WITH THE INTENT OF SHORING IT UP UNTIL WE WERE ABLE TO RETURN TO MILWAUKEE TO SEE ABOUT REPAIRING THE BUILDING. NEITHER COMPANY WANTED THE JOB.

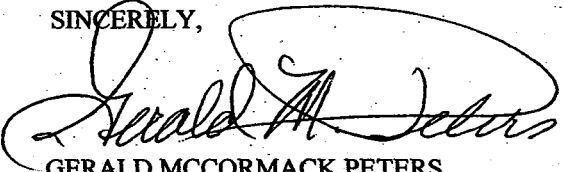
WE RECEIVED ANOTHER ORDER DATED APRIL 19, 2002, GIVING US A 72 HR. DEMOLITION NOTICE.

BECAUSE OF OUR CIRCUMSTANCE, WE DID NOT HAVE ENOUGH TIME TO TAKE CARE OF THIS ORDER ON OUR OWN, BY EITHER REPAIRING IT OR TEARING IT DOWN AT A MUCH LOWER PRICE.

THERE WAS A RUMOR, THAT CANNOT BE PROVEN, THAT A CITY OF MILWAUKEE
GARBAGE TRUCK STRUCK THE FOUNDATION CAUSING THE STRUCTURE TO BE
UNSTABLE.

IN CONCLUSION, FOR THE REASONS STATED ABOVE WE WOULD REQUEST THAT
THE COST OF THE DEMOLITION BE REMOVED FROM OUR TAX BILL.

SINCERELY,

A handwritten signature in cursive script, appearing to read "Gerald M. Peters". The signature is written in black ink and is positioned above the typed name and address.

GERALD MCCORMACK PETERS
3112 W. MCKINLEY BLVD.
MILWAUKEE, WI. 53208
(414) 342-8009

CITY OF MILWAUKEE

ADMINISTRATIVE REVIEW APPEALS BOARD

August 19, 2002

Gerald McCormack Peters
3112 W. McKinley Blvd.
Milwaukee, WI 53208

Dear Appellant:

This is to acknowledge receipt of your appeal to the
Administrative Review Appeals Board in the City of Milwaukee.

You will be notified of the date and the time of the hearing.
If you have questions, call Mrs. Marquardt at 286-2231.

Sincerely yours,

Kathleen M. Marquardt /ml

Kathleen M. Marquardt
Staff Assistant
Administrative Review Appeals Board

KMM:mbh

2001 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
 TAX KEY / ACCOUNT NO.: 365-1346-1
 LOCATION OF PROPERTY: 3112 W MC KINLEY BL
 LEGAL DESCRIPTION: PLAT PAGE 365-26 NEIGHBORHOOD 2300
 YATES & WOLCOTT'S SUBD IN SE 1/4 SEC 24-7-21
 BLOCK 5 LOT 14-W 9' LOT 15

Wayne F. Whittow

CITY TREASURER
 CITY HALL, ROOM 103
 200 EAST WELLS STREET
 MILWAUKEE, WISCONSIN 53202
 TELEPHONE (414) 286-2240

GERALD A PETERS &
 MAUREEN MC CORMACK
 3112 W MCKINLEY BLVD
 MILWAUKEE WI 53208

| Class | Assessment-Land | Assmt-Improvements | Total Assessment | Detail of Special Assessments and Other Charges | | |
|--|---|---|---|---|-----------------|--|
| RES | 4,900 | 107,800 | 112,700 | | | |
| Avg. Assmt. Ratio | Est. Fair Market-Land | Est. Fair Mkt-Improvements | Total Est. Fair Market | | | |
| 0.9337 | | | 120,700 | | | |
| School taxes reduced by school levy tax credit | | | 187.08 | | | |
| Tax Levy | 2000 Est. State Aids Allocated to Tax District | 2001 Est. State Aids Allocated to Tax District | 2000 Net Tax | 2001 Net Tax | % Tax Change | |
| State of Wisconsin | | | 22.20 | 24.79 | +11.6 | |
| Sewerage District | | | 189.11 | 210.52 | +11.3 | |
| Public Schools | 647,827,287 | 662,663,681 | 921.54 | 953.57 | +3.4 | |
| Technical College | 10,912,203 | 11,017,223 | 225.51 | 250.98 | +11.2 | |
| County Government | 28,265,507 | 29,681,267 | 615.57 | 666.73 | +8.3 | |
| City of Milwaukee | 268,431,127 | 272,032,712 | 1,182.45 | 1,224.60 | +3.5 | |
| Total | 955,436,124 | 975,394,883 | 3,156.38 | 3,331.19 | +5.5 | |
| Lottery and Gaming Credit | | | -67.91 | -74.20 | +9.2 | |
| Net Property Tax | | | 3,088.47 | 3,256.99 | +5.4 | |
| Special Assessments and Charges | | | | | | |
| WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details. | | | TOTAL DUE ▶ | 3,256.99 ◀ | | |
| Monthly Installment Payment Due: February through July 2002 | 361.48 | Net Assessed Value Rate Before Lottery Credit | FULL PAYMENT DUE ON OR BEFORE JAN. 31, 2002 | | 3,256.99 | |
| Monthly Installment Payment Due: August, September, and October 2002 | 242.19 | 29.558 | FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE JAN. 31, 2002 | | 361.54 | |

02-L-168

NOTICE OF INJURY AND
CIRCUMSTANCE OF CLAIM

CITY OF MILWAUKEE
2003 FEB -3 PM 12:59
RONALD D. LEDNIAK/DJ
CITY CLERK

TO: CITY CLERK
CITY OF MILWAUKEE
200 E. Wells Street
Milwaukee, Wi 53202

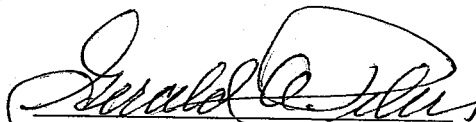
City of Milwaukee
Attorney's Office
200 E. Wells Street
Milwaukee, Wi 53202
Case No. 02L168
Attn: Steve Carini

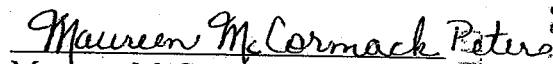
PLEASE TAKE NOTICE that on April 26, 2002 in the City of Milwaukee, Milwaukee County, Wisconsin, Gerald A. Peters and Maureen McCormack Peters, husband and wife, suffered damages as a result of the acts and omissions of the City of Milwaukee, its agents, servants and/or Employees as a result of demolition of claimant's coach house/garage at 3112 W. McKinley Blvd, Milwaukee, Wisconsin 53208; said damages were caused or contributed to by negligence of the City of Milwaukee, its agents, servants and/or employees in wrongfully causing the property to be demolished.

As a result of said negligence and the damage sustained thereby, claimants Have incurred financial loss, as indicated on the attached Claim for Damages.

This Notice of Injury is filed pursuant to Wis. Stat. 893.80.

Dated this 28 day of January, 2003.


Gerald A. Peters


Maureen McCormack-Peters

CITY OF MILWAUKEE
RECEIVED
03 FEB -3 PM 3:27
OFFICE OF
CITY ATTORNEY

CLAIM FOR DAMAGES

TO: City Clerk
City of Milwaukee
200 E. Wells St.
Milwaukee, Wi 53202

City of Milwaukee
Attorney's Office
200 E. Wells St.
Room 800
Milwaukee, Wi 53202
Case No. 02L168
Attn: Steve Carini

The following claim has been made pursuant to Section 893.80 (1)(b), Wis. Stats.

1. Claimants, Gerald A. Peters and Maureen McCormack-Peters, are husband and wife and are adult residents of the City of Milwaukee residing at 3112 W. McKinley Boulevard, Milwaukee, Wisconsin 53208

2. On April 19, 2002, the City of Milwaukee, Department of Neighborhood services, did wrongfully issue an emergency order to raze and remove the claimants' coach house/garage located at the Above-described residence.

3. On April 26, 2002, the City of Milwaukee did wrongfully cause to be razed and did remove the above-described coach house/garage. The City of Milwaukee wrongfully determined that said building was A hazard and had to be razed, and did further refuse or fail to give Claimants sufficient notice to take remedial action that may have been necessary to maintain said building without razing.

4. As a direct and proximate result of said wrongful demolition, claimants have sustained damages as follows:

- | | |
|--|-------------|
| a. Special assessment from City of Milwaukee for razing condemned building | \$15,600.00 |
| b. City of Milwaukee Public Works Assessment for a barricades | 91.95 |
| c. Cost of fencing, dirt, sod and landscaping for removed building | 5,000.00 |
| d. Loss of State Historic Tax Credit for home improvement. | 6,500.00 |

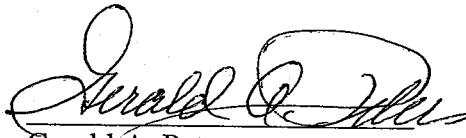
e. Cost of replacement of said coach house/
Garage. \$50,000.00

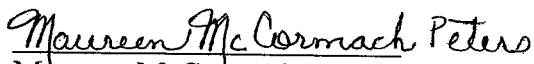
5. At all times material, the City of Milwaukee had actual notice of the claimants' damages and of the above-described incident.

6. As a direct and approximate result of the actions of the City of Milwaukee, Gerald A. Peters and Maureen McCormack-Peters were damaged in the sum of \$77,191.95.

WHEREFORE, Gerald A. Peters and Maureen McCormack-Peters demand satisfaction in the amount of \$77,191.95 against the City of Milwaukee.

Dated this 28 day of January, 2003.


Gerald A. Peters


Maureen McCormack-Peters