

Milwaukee County Eviction Set

Enter your name and address

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Enter your tenant's name and address:

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Court Date

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Date 5 day served

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Amount of rent due:

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Date rent was due

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Description of Unit: (i.e. lower of duplex)

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1. Fill in the information in the left column.
2. Print pages 2-9. The court prefers that you use pink paper for the court copy of the summons, the first page that will print.
3. Go to room 105 of the courthouse and purchase a court seal, which you then affix to the court copy of the summons.
4. Go to room 105 of the courthouse (directly up the steps from G9) and hand the clerk the three sets of papers, which will be stamped. The tenant's set and the owner's set will be given back to you.
5. A person must serve the tenant set who is at least 18 years old and is not a party to the action. In most cases a husband or wife cannot serve for the other spouse.
6. If you have questions consult your attorney

PLAINTIFF (NAME AND ADDRESS)  
Demandante Nombre y Direccion

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VS

DEFENDANT (NAME AND ADDRESS)  
Demandado Nombre y Direccion

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case No. \_\_\_\_\_

Número de Caso

If you need help in this matter because  
of a disability, please call: **278-4120**

Small Claims - Eviction  
(Case Code 31004)

**EVICION SUMMONS CITA DE DESALOJO**

You are being sued as described below.  
Usted esta siendo demandado como se describe abajo.

If you wish to dispute this matter, you must appear at the date and time stated.  
Si usted desea alegar asunto tiene que presentarse en la fecha y tiempo dicho.

If you do not appear an eviction may be ordered and a judgment may be granted to the plaintiff in the amount demanded.  
Si usted no se presenta, El desalojo sera ordenado y la decision pueda ser para el demandante en la cantidad expresada.

You are encouraged to bring with you all papers and documents relating to this matter, but there is no need to bring witnesses at this time.  
Se le aconseja que traiga con usted todos los papeles y documentos relacionados con este asunto no es necesario de traer testigos esta vez.

**When to Appear**  
Visa en la corte

Date Fecha      Time Hora 2:00 o'clock P.M.

**Place to Appear**  
Direccion

Milwaukee County Courthouse  
901 North Ninth Street, Room 400  
Milwaukee, WI 53233

**COMPLAINT DEMANDA**

**Plaintiff's demand** Demandante del demanda:

The plaintiff states the following claim against the defendant:  
El demandante afirma do signiente reclamacion en contra del demandado:

**1. Plaintiff demands judgment for Eviction and Money damages in the**  
Demandante damando fallo de desalojo y danos

**amount of \_\_\_\_\_ plus interest, costs, attorney fees, if any, and such other relief as the court deems proper.**  
en dineros en la cantidad \_\_\_\_\_ mas intereses, costos, costos de abogado, si algunos, y alia releva que lo corte jusgue propio.

**2. Brief statement of dates and facts:**

Eviction for nonpayment of rent due

Mark box if additional information is attached. Provide copy of attachments for court and defendant(s)

Plaintiff's Attorney or Plaintiff (Signature)  
Firma del Abogado firma del Demandante

Date Fecha

Law Firm and Address Direccion

Telephone Number Telefono

Attorney's State Bar Number

Subscribed and sworn to before me  
on \_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Wisconsin

**Verification:** Under oath, I state that the above complaint is true, except as to those matters stated upon information and belief, and as to those matters, I believe them to be true  
I am:  plaintiff.       attorney for the plaintiff.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Signature of Plaintiff/Attorney

**STATE OF WISCONSIN : CIRCUIT COURT : MILWAUKEE COUNTY**  
**SMALL CLAIMS EVICTION COMPLAINT**  
**(CASE CODE 31004)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ vs. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The plaintiff alleges the following:

1. The plaintiff is the owner of the premises located at:

\_\_\_\_\_  
\_\_\_\_\_

Which the defendant(s) rented

**FIRST CAUSE OF ACTION**

2. The defendant (s) is/are delinquent in rent in the sum of \_\_\_\_\_
3. On \_\_\_\_\_, the plaintiff served the defendant(s) with a 5 day notice to vacate the premises. Said notice was served personally/ by posting and mailing.
4. The defendant(s) is / are in possession of the premises without permission of the plaintiff.

**SECOND CAUSE OF ACTION**

1. The plaintiff realleges the allegations of the first cause of action as is fully set forth above.
2. There is still due and owing to the plaintiff, from the defendant(s) delinquent rent in the sum of \_\_\_\_\_
3. There is further due from the defendant(s), damages in an amount to be determined after the unit is vacated
4. There is now due and owing to the plaintiff from the defendant(s) the total sum of \_\_\_\_\_ plus damages and unpaid rent not to exceed \$5,000.00

Wherefore, the plaintiff asks that a summons issue and proceedings be held pursuant to law and that on the first cause of action, the defendant(s) be removed from the premises and that the plaintiff be restored to the possession thereof; as for the second cause of action, the plaintiff asks judgment against the defendant(s) in the amount of \_\_\_\_\_ plus damages and unpaid rent not to exceed \$5,000.00 together with interest from date of commencement of this action plus cost and disbursements of this action and for such **other relief as is just and equitable**

Dated this \_\_\_\_\_, \_\_\_\_\_, Plaintiff

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plaintiff.

VS.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Defendant.

**AFFIDAVIT OF SERVICE  
TERMINATING TENANCY**

State of Wisconsin     )  
  ) ss.  
Milwaukee County     )

The undersigned, being first sworn, on oath deposes and says:

- 1. He is an adult resident of the State of Wisconsin and makes this affidavit upon his personal knowledge.
- 2. That he served the (check appropriate box)
  - 5 day notice                       14 day notice
  - 28 day notice                    \_\_\_ day notice terminating tenancy

filed in the above-entitled action on \_\_\_\_\_, in the following manner:

- By giving a copy personally to the defendant.
- By leaving a copy with the apparent person in charge of the premises and mailing a copy to the last known address of the defendant.
- After reasonable diligence, being unable to serve the attached document, affixed a copy to a conspicuous place on the premises and mailing a copy to the last known address.
- By mailing a copy of the notice by registered or certified mail to the last known address of the defendant.

Dated at Milwaukee, Wisconsin this \_\_\_\_\_

\_\_\_\_\_  
(Signature)

Personally came before me this \_\_\_\_\_, the person above named, known to me to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

STATE OF WISCONSIN -CIRCUIT COURT -MILWAUKEE COUNTY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
vs. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plaintiff

Case No. \_\_\_\_\_

**AFFIDAVIT OF  
NON-MILITARY SERVICE**

Defendant

STATE of WISCONSIN }  
County of Milwaukee } ss.

\_\_\_\_\_ being first duly sworn on oath, deposes and says that he is the ~~attorney for~~ plaintiff, that he makes this affidavit in behalf of the plaintiff, being duly authorized to do so; and makes this Affidavit in accordance with Section 200 of an Act of Congress, entitled: Soldiers and Sailors Civil Relief Act of 1940, approved Oct. 17, 1940, Public No. 861-76 Congress.

That the affiant knows of his/her own knowledge that the above named defendant is not in the active service, active duty or military service of the United States, or any branch of the military service of the United States, defined in Section 101 of said Act.

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Wisconsin

My Commission expires \_\_\_\_\_

PLAINTIFF (NAME AND ADDRESS)  
*Demandante Nombre y Direccion*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VS

DEFENDANT (NAME AND ADDRESS)  
*Demandado Nombre y Direccion*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case No. \_\_\_\_\_

*Número de Caso*

If you need help in this matter because  
of a disability, please call: **278-4120**

Small Claims - Eviction  
(Case Code 31004)

**EVICION SUMMONS CITA DE DESALOJO**

You are being sued as described below.  
Usted esta siendo demandado como se describe abajo.

If you wish to dispute this matter, you must appear at the date and time stated.  
Si usted desea alegar asunto tiene que presentarse en la fecha y tiempo dicho.

If you do not appear an eviction may be ordered and a judgment may be granted to the plaintiff in the amount demanded.  
Si usted no se presenta, El desalojo sera ordenado y la decision pueda ser para el demandante en la cantidad expresada.

You are encouraged to bring with you all papers and documents relating to this matter, but there is no need to bring witnesses at this time.  
Se le aconseja que traiga con usted todos los papeles y documentos relacionados con este asunto no es necesario de traer testigos esta vez.

**When to Appear**  
*Visa en la corte*

Date Fecha      Time Hora 2:00 o'clock P.M.

**Place to Appear**  
*Direccion*

Milwaukee County Courthouse  
901 North Ninth Street, Room 400  
Milwaukee, WI 53233

**COMPLAINT DEMANDA**

**Plaintiff's demand** Demandante del demanda:

The plaintiff states the following claim against the defendant:  
El demandante afirma do signiente reclamacion en contra del demandado:

**1. Plaintiff demands judgment for Eviction and Money damages in the**  
Demandante damando fallo de desalojo y danos

**amount of \_\_\_\_\_ plus interest, costs, attorney fees, if any, and such other relief as the court deems proper.**  
en dineros en la cantidad \_\_\_\_\_ mas intereses, costos, costos de abogado, si algunos, y alia releva que lo corte jusgue propio.

**2. Brief statement of dates and facts:**

Eviction for nonpayment of rent due

Mark box if additional information is attached. Provide copy of attachments for court and defendant(s)

Plaintiff's Attorney or Plaintiff (Signature)  
*Firma del Abogado firma del Demandante*

Date *Fecha*

Law Firm and Address *Direccion*

Telephone Number *Telefono*

Attorney's State Bar Number

Subscribed and sworn to before me  
on \_\_\_\_\_  
\_\_\_\_\_  
Notary Public, State of Wisconsin

**Verification:** Under oath, I state that the above complaint is true, except as to those matters stated upon information and belief, and as to those matters, I believe them to be true  
I am:  plaintiff.       attorney for the plaintiff.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Signature of Plaintiff/Attorney

**STATE OF WISCONSIN : CIRCUIT COURT : MILWAUKEE COUNTY**  
**SMALL CLAIMS EVICTION COMPLAINT**  
**(CASE CODE 31004)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ vs. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The plaintiff alleges the following:

1. The plaintiff is the owner of the premises located at:

-----  
-----

Which the defendant(s) rented

**FIRST CAUSE OF ACTION**

2. The defendant (s) is/are delinquent in rent in the sum of \_\_\_\_\_
3. On \_\_\_\_\_, the plaintiff served the defendant(s) with a 5 day notice to vacate the premises. Said notice was served personally/ by posting and mailing.
4. The defendant(s) is / are in possession of the premises without permission of the plaintiff.

**SECOND CAUSE OF ACTION**

1. The plaintiff realleges the allegations of the first cause of action as is fully set forth above.
2. There is still due and owing to the plaintiff, from the defendant(s) delinquent rent in the sum of \_\_\_\_\_
3. There is further due from the defendant(s), damages in an amount to be determined after the unit is vacated
4. There is now due and owing to the plaintiff from the defendant(s) the total sum of \_\_\_\_\_ plus damages and unpaid rent not to exceed \$5,000.00

Wherefore, the plaintiff asks that a summons issue and proceedings be held pursuant to law and that on the first cause of action, the defendant(s) be removed from the premises and that the plaintiff be restored to the possession thereof; as for the second cause of action, the plaintiff asks judgment against the defendant(s) in the amount of \_\_\_\_\_ plus damages and unpaid rent not to exceed \$5,000.00 together with interest from date of commencement of this action plus cost and disbursements of this action and for such **other relief as is just and equitable**

Dated this \_\_\_\_\_, \_\_\_\_\_, Plaintiff

**State of Wisconsin** : **Circuit Court** : **Milwaukee County**  
**Small Claims**

**Affidavit of Service**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plaintiff

vs.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Defendant

**State of Wisconsin** }  
                                  } ss.  
Milwaukee County }

\_\_\_\_\_ being first duly sworn on oath says that he is a citizen of this State and is not a party to this action. That on \_\_\_\_\_ at \_\_\_\_\_ in the City of Milwaukee, County of Milwaukee, State of Wisconsin she duly served the eviction summons and complaint , in the above entitled action, hereto annexed, upon the above named defendant \_\_\_\_\_ by delivering to and leaving with them a true and correct copy thereof, and that deponent knew the person so served to be the defendant mentioned therein.

Time of service: \_\_\_\_:\_\_\_\_ am / pm

\_\_\_\_\_

Subscribed and sworn to before me  
this \_\_\_\_\_

\_\_\_\_\_

Notary Public, State of Wisconsin  
My Commission \_\_\_\_\_

PLAINTIFF (NAME AND ADDRESS)  
Demandante Nombre y Direccion

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VS

DEFENDANT (NAME AND ADDRESS)  
Demandado Nombre y Direccion

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Case No. \_\_\_\_\_  
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Date Fecha

Law Firm and Address Direccion

Telephone Number Telefono

Attorney's State Bar Number

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\_\_\_\_\_  
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I am:  plaintiff.  attorney for the plaintiff.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Signature of Plaintiff/Attorney

**STATE OF WISCONSIN : CIRCUIT COURT : MILWAUKEE COUNTY**  
**SMALL CLAIMS EVICTION COMPLAINT**  
**(CASE CODE 31004)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ vs. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Which the defendant(s) rented

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Dated this \_\_\_\_\_, \_\_\_\_\_, Plaintiff