

## About the Authors

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**Kristin K. Beilke** is an associate at Murphy Desmond S.C. and member of the Creditor's Rights, Business Bankruptcy, and Commercial Litigation practice group. She received her B.A. from the University of Wisconsin-Madison and her J.D. from Loyola University Chicago School of Law, where she was a member of the *Loyola University Chicago International Law Review*. Ms. Beilke is a member of the State Bar of Wisconsin and its Bankruptcy, Insolvency, & Creditors' Rights Section, the International Woman's Insolvency & Restructuring Confederation, the American Bankruptcy Institute, and the Dane County Bar Association. She was in the National Conference of Bankruptcy Judges Next Generation class for 2019. In addition to her collections practice, Ms. Beilke has extensive experience in civil litigation and in insolvency matters, working as attorney for a panel Chapter 7 Trustee. She is admitted to the Wisconsin Supreme Court, the Illinois Supreme Court, and the U.S. District Courts for the Eastern and Western Districts of Wisconsin and Northern District of Illinois.

**Carol A. Chapman** is a licensed Wisconsin attorney, a co-owner of residential rental properties in Madison and Milwaukee, and the publications manager at the State Bar of Wisconsin. She received her undergraduate degree from the University of Wisconsin-Madison, and her J.D., cum laude, from Marquette University Law School. Ms. Chapman clerked for the Hon. Joan Kessler, the Hon. Paul Higginbotham, and the Hon. Mark Gundrum, and was also in private practice where she focused on litigation, including representing landlords, and employment law, before joining the State Bar.

**Steven C. Harvey** is an attorney at Steven Harvey Law, LLC, in East Troy, Wisconsin. He received his B.A. from the University of Notre Dame in 1989 and his J.D. from Marquette University Law School in 1993. Mr. Harvey is a member of the State Bar of Wisconsin and the Walworth County Bar Association. He has a general practice, focusing on landlord-tenant law, family law, criminal defense, and municipal law. He was on the State Bar of Wisconsin Board of Governors from 2015 to 2019.

**Jennifer M. Hayden** is an attorney with Petrie + Pettit S.C. Her practice focuses on assisting residential and commercial landlords and property management companies throughout the state of Wisconsin. Ms. Hayden received her undergraduate degree and her law degree from Marquette University. She is licensed to practice in the state of Wisconsin and is admitted in the U.S. District Courts for the Eastern and Western Districts of Wisconsin and the Seventh Circuit Court of Appeals. She presents seminars on landlord-tenant law, is a regular guest author on Tristan Pettit's Wisconsin landlord-tenant law blog, and coauthored an article for *Wisconsin Lawyer* on changes to the laws affecting landlords.

**Mitch** is an associate clinical professor at the University of Wisconsin Law School and director of the law school's Neighborhood Law Clinic, as well as a founder and board member of the nonprofit law firm Community Justice Inc. in Madison, Wisconsin. He is a member of the Wisconsin Access to Justice Commission and is involved in state and local bar activities, including serving as past president/chair of the Public Interest Law Section of the State Bar of Wisconsin. A long-time renter, he currently owns and rents several residential properties. Mitch has experience representing renters and property managers. He has litigated rental housing matters in municipal, circuit, and appellate courts.

**Robert (Bob) A. Pasch** is a shareholder with Murphy Desmond S.C. He received his B.A. in 1968 from Tulane University and his J.D. in 1972 from the University of Wisconsin Law School. He has practiced law in Madison since 1972 and is admitted to practice in the state of Wisconsin, the U.S. District Courts for the Western and Eastern Districts of Wisconsin, the U.S. Bankruptcy Court for the Western District of

Wisconsin, the U.S. Court of Appeals for the Seventh Circuit, and the U.S. Supreme Court. His practice emphasizes creditors' rights, collection law, contract law, general business representation, real and personal property leases, and commercial law and litigation. In collection matters, he has represented a broad spectrum of local, national, and international clients, from small businesses to Fortune 500 companies. His clients include wholesalers, retailers, manufacturers, distributors, financial institutions, loan companies, automobile dealerships, leasing companies, contractors, subcontractors, suppliers, agribusinesses, and landlords. He advises credit managers and business personnel on credit and collection policies and procedures. Mr. Pasch also represents lenders and borrowers in commercial and real estate transactions, as well as credit facilities—at the front end as to loan structuring and documentation, intercreditor agreements, guarantees, and related financing arrangements and at the back end as to workouts, forbearance agreements, and enforcement of rights and remedies. He is a member of the American Bar Association, State Bar of Wisconsin, Commercial Law League of America, International Association of Commercial Collectors, and ACA International and National Association of Retail Collection Attorneys. He is a frequent lecturer for a variety of continuing education providers. Mr. Pasch authored *Wisconsin Collection Law* (1993 and 2006 editions), published by Thomson/West, which is now volumes 12 and 13 of the Wisconsin Practice Series, with annual supplements.

**Brian A. Schuk** focuses his practice mainly on landlord-tenant law, representing both landlords and tenants. After being a partner of Wassel, Harvey & Schuk, LLP for 12 years, Mr. Schuk opened his own law firm, Schuk Law, LLC, in June 2017. He continues to represent businesses and individuals by assisting with negotiating and drafting leases, evictions, and damages and security deposit disputes. Mr. Schuk has been a regular presenter at programs on landlord-tenant law for many years. He also has been an adjunct professor at both the University of Wisconsin Law School and Marquette University Law School. He wrote “New Law Gives Landlords More Tools to Remove Problem Tenants,” in the State Bar of Wisconsin’s *InsideTrack* newsletter, discussing the changes to landlord-tenant law resulting from 2015 Wis. Act 176. In addition, Mr. Schuk represents clients in both commercial and residential real estate, probate administration, and estate planning. He is an active member of the State Bar of Wisconsin and is a former president of the Walworth County Bar Association. Mr. Schuk received his undergraduate degree from the University of Wisconsin-Milwaukee and his J.D. from Marquette University Law School.

**David R. Sparer** is currently of counsel with Carlson Black O’Callaghan & Battenberg. He received his J.D. from the University of Wisconsin Law School in 1979. He has practiced in Dane County and throughout Wisconsin since then, focusing most of his practice on representation of tenants in all manner of claims and defenses. This has included security deposit claims, rent abatement claims, fair housing, retaliation claims, and defense to claims by landlords including eviction defense. During these several decades he has also represented housing cooperatives, and at times this has involved making claims against the tenant members. He has appeared before circuit courts throughout south-central Wisconsin on many occasions and also argued tenants’ rights cases before the Wisconsin Court of Appeals and the Wisconsin Supreme Court. He has been a regular presenter at continuing legal education programs on landlord-tenant law and fair housing law for many years.

**Tristan R. Pettit** is a shareholder and the executive vice president of the Milwaukee law firm Petrie + Pettit (in existence for more than 125 years), assisting individuals, families, and businesses throughout the state. He focuses his practice in landlord-tenant law, representing landlords and property management companies throughout Wisconsin. Mr. Pettit handles both commercial and residential evictions and the accompanying damages claims for his clients. He also handles litigation involving lead-based paint, bed bugs, fair housing (discrimination) claims, building code orders, public nuisance lawsuits, and the defense of Wis. Admin. Code ch. ATCP 134 violations and investigations. He assists clients with the drafting and

interpretation of commercial leases and residential rental agreements and other rental documents and is the author of many of the landlord-tenant forms sold at Wisconsin Legal Blank Co., which are used throughout the state. Mr. Pettit also consults with landlords and management companies on best practices in the management of commercial and residential rental properties. Mr. Pettit presents seminars on landlord-tenant law and related matters throughout the state and is a past president and current board member of the Apartment Association of Southeastern Wisconsin, Inc. He also is the author of a Wisconsin landlord-tenant law blog, <http://www.LandlordTenantLawBlog.com>.