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DISTRICT III

July 28, 2026

To:

Hon. Martha J. Milanowski
Circuit Court Judge
Electronic Notice

Kyle H. Torvinen
Electronic Notice

Beth Soltow
Clerk of Circuit Court
Vilas County Courthouse
Electronic Notice

David D. Baker
Electronic Notice

You are hereby notified that the Court has entered the following opinion and order:

2023AP2198

CCB Housing Management v. David D. Baker
(L. C. No. 2023SC179)

Before Gill, J.¹

Summary disposition orders may not be cited in any court of this state as precedent or authority, except for the limited purposes specified in WIS. STAT. RULE 809.23(3).

David Baker, pro se, appeals from a judgment of eviction. Based upon our review of the briefs and record, we conclude that this case is appropriate for summary disposition. *See* WIS. STAT. RULE 809.21. We affirm the judgment.

This case involves a landlord-tenant dispute. CCB Housing Management owns and operates Northwoods Village Apartments, where Baker resided as a tenant. Ultimately, CCB

¹ This appeal is decided by one judge pursuant to WIS. STAT. § 752.31(2)(a) (2023-24). All references to the Wisconsin Statutes are to the 2023-24 version.

filed this eviction action against Baker. Following an evidentiary eviction hearing, the circuit court entered a judgment of eviction against Baker but stayed the judgment for 30 days.

Afterward, Baker filed an unsigned notice of appeal. This court issued a correspondence to Baker requiring a signed notice of appeal within 14 days. Baker subsequently filed a signed notice of appeal, but he then failed to submit a statement on transcript within 14 days. *See* WIS. STAT. RULE 809.11(4). This court notified Baker that he was delinquent in filing a statement on transcript, allowing him an additional five days in which to file a statement. Baker failed to file a statement on transcript within five days, and we ordered that the appeal would proceed without further transcripts and stated that “[w]e will assume that any missing transcripts would support the circuit court’s findings of fact and discretionary decisions.”

Baker failed to timely file his brief. Despite this failure, we provided Baker an additional five days to file a brief. While Baker has now filed a brief, which we accepted as timely, his brief consists entirely of what appears to be a printout of publicly available information through the Wisconsin Circuit Court Access Program (CCAP). Baker’s brief fails to comply with many of the rules set forth in WIS. STAT. RULE 809.19. For example, the brief does not include a statement of the issues presented for review or an argument. *See* RULE 809.19(1)(b), (e).

“It is the appellant’s responsibility to ensure completion of the appellate record and ‘when an appellate record is incomplete in connection with an issue raised by the appellant, we must assume that the missing material supports the trial court’s ruling.’” *Gaethke v. Pozder*, 2017 WI App 38, ¶36, 376 Wis. 2d 448, 899 N.W.2d 381 (citation omitted). Moreover, “it is the burden of the appellant to demonstrate that the [circuit] court erred,” *id.* (alteration in original; citation omitted), and “we will not abandon our neutrality to develop arguments” for a party,

Industrial Risk Insurers v. American Eng'g Testing, Inc., 2009 WI App 62, ¶25, 318 Wis. 2d 148, 769 N.W.2d 82.

Given the deficient record before us (most notably, there is no transcript of the evidentiary eviction hearing), and Baker's failure to develop any form of argument on appeal as to how or why the circuit court erred, we affirm the judgment of eviction in full without further analysis or discussion.

Therefore,

IT IS ORDERED that the judgment is summarily affirmed. WIS. STAT. RULE 809.21.

IT IS FURTHER ORDERED that this summary disposition order will not be published.

Samuel A. Christensen
Clerk of Court of Appeals