

Black, Tobie

From: Horn, Sarah
Sent: Thursday, October 22, 2009 9:08 AM
To: Black, Tobie
Subject: FW: important new local landlord-tenant ordinance

Hi Tobie,
Here is the first of several emails regarding file #090429 that will go in front of ZND next week.
Please add them to the record.
Thanks!
Sarah

From: Richard Withers [mailto:richard.withers@att.net]
Sent: Wednesday, October 21, 2009 5:25 PM
To: rosenm@local212.org
Cc: Kovac, Nik; Horn, Sarah; Fred Stoltz
Subject: Fw: important new local landlord-tenant ordinance

----- Forwarded Message -----

From: Richard Withers <richard.withers@att.net>
To: UU Social Justice <fusmscc@yahoogroups.com>
Sent: Wednesday, October 21, 2009 5:19:24 PM
Subject: important new local landlord-tenant ordinance

Dear Good People,

A proposal will be heard in Milwaukee Common Council committee next week that would create a rental unit certification process in 2 pilot areas of the City. It is needed to assure decent housing for students in the UWM area and to bring units up to code standards holding landlords accountable.

The proposed process (see the article below) could provide a model for the rest of the City helping to assure safe and decent housing for tenants.

As noted in the article, however, many vested interests are fighting the proposal. Those of us in Nik Kovac's east-side aldermanic district are therefore hoping that residents across the city will contact their own Council Members to support the proposal. You can connect by phone to 286-CITY or go to the milwaukee.gov web site to connect by e-mail. It will only take a few calls from constituents in each District to make a difference.

Common Council sponsors are Nik Kovac, Joe Davis, Willie Wade and Bob Donovan. They should be thanked!

If you send a message, please let me know off of the Social Justice list at richard.withers@att.net.

Thanks for all you do!

Dick Withers

Apartment inspection proposal draws fire

By Tom Daykin of the Journal Sentinel

10/23/2009

Oct. 20, 2009 A proposed Milwaukee ordinance that requires apartment buildings to be certified by building inspectors before they can be rented is drawing criticism from a local group.

Under the proposal, landlords would apply for an inspection by the city Department of Neighborhood Services to make sure each rental unit meets building and zoning codes. The inspection will cost the landlord \$85 per unit, with the certification for each unit lasting four years if no disqualifying code violations are found after the initial inspection.

The ordinance would apply in two neighborhoods with older rentals, and problems with code violations: the area near University of Wisconsin-Milwaukee , and the Lindsay Heights neighborhood on the north side, said Ald. Nik Kovac, one of the proposal's sponsors.

The certification process is needed, said Kovac, because a lot of tenants, such as new UWM students, don't know enough about the building inspection process to notify the city of code violations. Also, some landlords delay on correcting code violations, he said.

Citizens for Responsible Government calls the proposal a "backdoor tax" on renters, saying landlords will pass on the fees to their tenants.

The group, in a statement, also says the proposal "grants broad and arbitrary power to building inspectors to issue certificates based on opinion and capricious application of the ordinance."

Kovac says the fees for inspections are to pay for building inspectors hired to do the certifications. He said the ordinance is not designed to make additional money for the city, as CRG charges.

The proposal is to be reviewed at the Oct. 27 meeting of the Common Council's Zoning, Neighborhoods and Development Committee.

Black, Tobie

From: Horn, Sarah
Sent: Thursday, October 22, 2009 9:11 AM
To: Black, Tobie
Subject: FW:
Another email for file #090429.

From: Cotter, Peg [mailto:pcotter@columbia-stmarys.org]
Sent: Wednesday, October 21, 2009 12:23 PM
To: Kovac, Nik; Horn, Sarah
Subject:

I wholeheartedly support the legislation that will demand inspection by the city Department of Neighborhood Services to make sure each rental unit meets building and zoning codes. This is good for the neighborhood and will help to keep properties in compliance with the codes that are already on the books but not being followed. Some of these properties are a mess and unsafe. This will help protect students from unscrupulous landlords who only take money and never keep their properties in good repair or to say the least safe. I would also mandate all rental properties have working smoke and Co2 monitors. I fear for an incident to happen before the city takes action on some of these rentals.

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10/23/2009

Black, Tobie

From: Horn, Sarah
Sent: Thursday, October 22, 2009 9:12 AM
To: Black, Tobie
Subject: FW: A "Yes" for rental property inspections

From: Fred Stoltz [mailto:fstoltz@jamescompany.com]
Sent: Wednesday, October 21, 2009 12:21 PM
To: Horn, Sarah
Subject: A "Yes" for rental property inspections

Sara,

Please pass on to Alderman Kovac my support for the proposed legislation requiring rental property inspection. I am a 22-year homeowner living near UWM. This will be good for the quality-of-life for all concerned...tenants and neighboring homeowners!

Thank you.

Fred Stoltz
3426 N. Cramer St.
Office: (414) 961-1158
Fax: (414) 963-6165
Cell: (414) 690-3426

Black, Tobie

From: Horn, Sarah
Sent: Thursday, October 22, 2009 9:13 AM
To: Black, Tobie
Subject: FW: rental property inspections

From: Salas, Miguel [mailto:SalasM@WEAC.org]
Sent: Wednesday, October 21, 2009 12:19 PM
To: Kovac, Nik
Cc: Horn, Sarah; 'Michael Rosen'
Subject: rental property inspections

Nik:

I support your legislation that will require rental property inspections. Such a law is good for homeowners, students and landlords. It will help stabilize our neighborhoods. If landlords want to do business in the city of Milwaukee they need to be responsible and should pay for the inspection-it should be part of the cost of doing business.

Miguel Salas
3351 N Hackett

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10/23/2009

Black, Tobie

From: Horn, Sarah
Sent: Thursday, October 22, 2009 9:15 AM
To: Black, Tobie
Subject: FW: Rental Inspection and Certificate Legislation

-----Original Message-----

From: Bill Werner [mailto:billwerner@me.com]
Sent: Wednesday, October 21, 2009 12:15 PM
To: Kovac, Nik; Horn, Sarah
Subject: Rental Inspection and Certificate Legislation

Hello Nik

Good for you for sponsoring the landlord inspection legislation.
Renting is a business and needs to be subject to some degree of oversight.

We appreciate your efforts !

Bill and Gwen Werner
3467 North Frederick Avenue

Black, Tobie

From: Horn, Sarah
Sent: Thursday, October 22, 2009 9:15 AM
To: Black, Tobie
Subject: FW: IMPORTANT CONTACT ALDERMAN KOVAC TODAY!!!!!!!!!!
 Another for file #090429

From: Michael Rosen [mailto:rosenm@local212.org]
Sent: Wednesday, October 21, 2009 12:11 PM
To: Horn, Sarah
Subject: FW: IMPORTANT CONTACT ALDERMAN KOVAC TODAY!!!!!!!!!!

FYI

From: Michael Rosen
Sent: Wednesday, October 21, 2009 12:10 PM
To: Michael Rosen; 'Carol Thomas'; 'Nik Kovac'; 'kdsalas@sbcglobal.net'; 'gloriesalas@gmail.com'; 'hagenhoe@matc.edu'; 'Lauren'; 'j-drew@earthlink.net'; 'ljahrens@sbcglobal.net'; 'marshall_53211@yahoo.com'; 'pcotter@columbia-stmarys.org'; 'stanleymharrison@yahoo.com'; 'kurthconway@yahoo.com'; 'Fred Stoltz'; 'Gary Thiel'; 'James Sayers'; 'Salas, Miguel'; 'Werner William'; 'Eva Hagenhofer (hagenhoe@matc.edu)'; Salas, Miguel; 'Marc Levine'; John Stilp
Subject: IMPORTANT CONTACT ALDERMAN KOVAC TODAY!!!!!!!!!!

Our Alderman, Nik Kovac, is sponsoring legislation (see Journal Sentinel Article below) that will require rental property inspections.

Under the proposal, landlords would apply for an inspection by the city Department of Neighborhood Services to make sure each rental unit meets building and zoning codes. This is good for the neighborhood and will protect students from unscrupulous landlords.

The sponsors are: Kovac, Davis, Wade, and Donovan.

The inspection will cost the landlord \$85 per unit, with the certification for each unit lasting four years if no disqualifying code violations are found after the initial inspection.

The CRG, Committee for Responsible Government, which is run by a landlord who uses anti-government rhetoric to cover his narrow economic motivations, issued a letter generating calls and emails against this proposal.

Kovac's plan is sensible. It's good for homeowners, students and landlords. It will help stabilize our neighborhoods.

If landlords want to do business in the city of Milwaukee they need to be responsible and abide by the rules of the rental market place. And they should pay for the inspection-it's part of the cost of doing business.

Please email Alderman Kovac nkovac@milwaukee.gov and his assistant Sara Horn at shorn@milwaukee.gov today!!!!

Let them know you support their efforts. And please send this email to other east side residents

10/23/2009

who are committed to maintaining the quality of our neighborhoods.

Also, please let me know that you have emailed support.

Apartment inspection proposal draws fire

By Tom Daykin of the Journal Sentinel

Oct. 20, 2009

A proposed Milwaukee ordinance that requires apartment buildings to be certified by building inspectors before they can be rented is drawing criticism from a local group.

Under the proposal, landlords would apply for an inspection by the city Department of Neighborhood Services to make sure each rental unit meets building and zoning codes. The inspection will cost the landlord \$85 per unit, with the certification for each unit lasting four years if no disqualifying code violations are found after the initial inspection.

The ordinance would apply in two neighborhoods with older rentals, and problems with code violations: the area near University of Wisconsin-Milwaukee, and the Lindsay Heights neighborhood on the north side, said Ald. Nik Kovac, one of the proposal's sponsors.

The certification process is needed, said Kovac, because a lot of tenants, such as new UWM students, don't know enough about the building inspection process to notify the city of code violations. Also, some landlords delay on correcting code violations, he said.

Citizens for Responsible Government calls the proposal a "backdoor tax" on renters, saying landlords will pass on the fees to their tenants.

The group, in a statement, also says the proposal "grants broad and arbitrary power to building inspectors to issue certificates based on opinion and capricious application of the ordinance."

Kovac says the fees for inspections are to pay for building inspectors hired to do the certifications. He said the ordinance is not designed to make additional money for the city, as CRG charges.

The proposal is to be reviewed at the Oct. 27 meeting of the Common Council's Zoning, Neighborhoods and Development Committee.

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:27 AM
To: Black, Tobie
Subject: FW: Inspection Ordinance

Tobie,
Another email to add to the record for file 090429 – ZND.
Thanks,
Nik

From: Kdrumb@aol.com [mailto:Kdrumb@aol.com]
Sent: Monday, October 26, 2009 8:22 PM
To: Kovac, Nik
Subject: Inspection Ordinance

Nik:
One way to get some developers to support this ordinance: All Tax Credit and HUD properties must undergo periodic inspections, usually once a year, by various parties - WHEDA, HUD their equity partners and the lender. And they do not all show up together or at the same time thus if you have a mixed-income property with a multi-layered subsidy you can get hit by 4 or more annual inspections.

Most are done on an annual basis (lender, equity investor, WHEDA, HUD) unless you score very high on their scale. The Council should consider accepting the results of those inspections in lieu of requiring the city to inspect, along with a minimal processing fee for filing proof of passing said inspection.

It will cause some squawking on the part of the owners of conventional i.e. non-subsidized properties, but most of the affordable housing developers are already paying for inspections through compliance fees, etc. And there are some have fairly serious enforcement tools. HUD, for example has a very big stick. They can hold up a properties monthly Housing Assistance Payment (HAP) which is the subsidy part of a residents rent and is paid directly to the owner. This amount is anywhere from 60 - 80% of a properties monthly revenue, if the property is 100% Section 8.

Just a thought.

Ken Baldwin
414-659-6111

Kenneth W. Baldwin
Baldwin Development Group, LLC
1331 N 28th St
Milwaukee, WI. 53208
Direct 414-659-6111
Office 414-937-3111
kdrumb@aol.com

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:30 AM
To: Black, Tobie
Subject: FW: In support of proposed Ordinance 090429

Tobie,

Please add this to the record for file #090429

Thanks,
 Nik

From: KdrumB@aol.com [mailto:KdrumB@aol.com]
Sent: Monday, October 26, 2009 2:53 PM
To: rjbauma@milwaukee.gov; mmurph@milwaukee.gov; Wade, Willie; Witkowiak, James; Zielinski, Tony; Kovac, Nik; Davis, Jacqueline; Hines Jr., Willie
Subject: In support of proposed Ordinance 090429

This e-mail is being sent in support of proposed ordinance 090429 - "A substitute ordinance establishing a residential rental certificate in a designated residential area."

Dear Committee Members and Ordinance Sponsors:

I have been involved in real estate for the past 15 years as a property manager, asset manager, acquisitions specialist and broker. I have been involved with the preservation of over 400 units of affordable housing in southeastern Wisconsin during the past 5 years. All I can say in regards to the proposed ordinance is that it's about time. For far too long I've watched the housing stock in parts of this city deteriorate at a frightful pace. One only needs to drive down the street in parts of Metcalfe Park, the near west side, the northwest side, the near south side etc and, if you grew up in Milwaukee as I did, it is simply mind-boggling and quite sad what has been allowed to happen. And that is only from a cursory exterior or "windshield" inspection. I can well imagine what the interiors look like. This ordinance should be applied city-wide.

During this same period I also worked in Chicago and saw 1st hand the results of lax code enforcement, apathy and a "give me the dollars, damn the residents" attitude on the part of some property owners.

I can't possibly address all of the socio-economic and political reasons that have led us to this point, at least not in this e-mail. To a certain extent they are irrelevant *for the moment*. One knows that there is a problem and that it must be addressed. The discussion must be started, it should be started now and this ordinance, although too limited in scope in my estimation, is a good beginning.

One would think that the lenders would and/or should bear some of the responsibility for the condition of great swaths of the city. It is their money but if their asset managers are not doing their job - and plainly far too many of them are not - then the property owner must do what they should have been doing all along, i.e. take responsibility not only from a financial standpoint, but from a moral standpoint as well. I've said it before to many people and I say it again, what far too many property owners/landlords allow to happen in their rental units they would NEVER allow to happen in their own neighborhoods nor would they live in such conditions themselves. And by financial I mean either hire competent maintenance staff or learn how to do quality work yourself and most importantly, inspect your units on a regular basis and take corrective actions.

There are areas of the city where property owners and homeowners are making an attempt to improve

the area (Lindsey Heights, for example). Those efforts will be all that much harder, even stymied, if the city is not given the tools to assist responsible owners. The proposed ordinance is one such tool.

I strongly believe that if you own rental property in the city of Milwaukee that;

A A license should be required

B There should be mandated training, whether it is the City's Landlord Training program or some such equivalent.

We are talking about basic human rights: food and shelter.

All LIHTC (Low Income Housing Tax Credit) and HUD multi-family projects (Sect 8, Sect 202 and Sect 811 and Sect 236) undergo periodic inspections from WHEDA and/or HUD, depending on their financing. In addition the investors also inspect the properties. All must meet HUD's HQS (Housing Quality Standards) or the equivalent.. These same standards apply to the city and county's Rent Assistance programs. I would suggest that those standards be adopted by the Common Council and applied citywide.

Will this program have a cost to it? Well of course. Personnel, vehicles, software, equipment/paperwork etc. Some things need to be paid for and the cost of the preservation of this city, MY city, is a cost that I am willing to bear and share with everyone. Despite rumblings to the contrary made by certain groups there is a thing called the "common good." It would be nice if everyone actually had a sense of ethics, some sense of morality combined with good business sense that extents beyond Sunday morning sitting in church mouthing platitudes that die in the wind at the door. But I don't live in Fairy Tale Land, I live in the City of Milwaukee. Drive down N. 34th St going south from North Ave and any misconception that one has about where they are is very soon cleared up.

Lastly: if someone is squawking about \$1.77 per unit over the course of 4 years then I submit that they have no business owning rental property here or any place else.

Ken Baldwin
414-659-6111

Kenneth W. Baldwin
Baldwin Development Group, LLC
Direct 414-659-6111
kdrumb@aol.com

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:37 AM
To: Black, Tobie
Subject: FW: Residential Rental Certificate Program

Tobie,
Another email to add to the record for file #090429.
Thanks,
Nik

-----Original Message-----

From: Greg Baran [mailto:gbaran99@att.net]
Sent: Sunday, October 25, 2009 8:03 PM
To: Kovac, Nik
Subject: Residential Rental Certificate Program

Alderman Kovac,

As a lifelong resident of Milwaukee's east side, I am writing this message to you thanking you for your sponsorship of the ordinance creating the residential rental certificate program. While there are many good landlords, there are some that don't always take the best interests of the neighborhood (or their tenants) into consideration. As a resident and property owner on the east side, I feel it imperative that this ordinance pass out of committee and be affirmed by the entire common council. It will become another tool to be used in maintaining the housing stock in these two older neighborhoods as well as addressing health and safety concerns of tenants. I am sure there will be considerable opposition to this ordinance by those interested parties that own properties in the neighborhood but live elsewhere. Having managed rental properties, I am also aware of the problems that tenants can cause property owners. However, on balance I feel that the city is very justified in creating and maintaining this program. Please continue to support this bill as it is written.

Thank you.

Gregory Baran
2958 N Newhall St
Milwaukee, WI 53211
414-964-2654

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:35 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Program
Attachments: Note to Nik & Sarah re Rental Property Inspection Program.doc

Tobie,
Another email for file 090429.
Thanks,
Nik

From: ambh@sbcglobal.net [mailto:ambh@sbcglobal.net]
Sent: Monday, October 26, 2009 2:02 PM
To: Kovac, Nik; Horn, Sarah
Subject: Rental Property Inspection Program

Hi Nik and Sarah,

Thanks Sarah for taking the time to speak with me about the proposed Rental Property Inspection Program. I appreciated your comment/explanation ... but, in the end, remain very opposed to such a program. I'd really like to see dramatic changes to DNS...unfortunately, I'm not sure this program heads in the right direction.

Attached please find a more complete description of my thoughts.

Thanks for listening,
Adrienne Houck

10/28/2009

Dear Nik and Sarah,

Thank you Sarah for the time you spent with me last Thursday regarding the proposed Rental Property Inspection Program. I appreciate your referral to the actual legislation, but am unable to access it (Legis Star tells me “no records” are found). I nonetheless appreciate your invitation to comment on it.

As a Landlord and Taxpayer, I disagree with Sarah’s explanation that the Program is “self funding.” It is not “self funding” if east side landlords are forced to pay for it. It is simply another tax on east side landlords, another trespass on private property, and an invasion of tenants’ rights. It is exactly the sort of legislation that made east side landlords and tenants so unhappy with the former Ald. D’Amato.

The argument that Building Inspectors ‘pay for themselves’ has been made by DNS for many years. I don’t believe it is true if the cost of payroll taxes, pensions, 401(k)s, health care, and other benefits are taken into account. In the meantime, DNS has built a predatory Empire that collects money from east side landlords unlucky enough to have a “complaint” filed against them, while it ignores obvious building code violations next door, and elsewhere in the city.

I respectfully request that you to block DNS’ most recent attempt at Empire Building at the expense of east side property owners. I ask that you encourage DNS to redeploy its **existing** inspectors and resources to add value to the City. Instead of responding to often-vindictive “complaints” of chipped paint on the east side, DNS inspectors should proactively look for problematic and potentially unsafe properties throughout the city. There is plenty of work to be done in this regard. DNS’s ‘complaint-based’ style has contributed to a decline in City property values, and risks the lives of lower-income residents.

If the goal of the Rental Property Inspection Program is to make rental properties safer, I suggest you launch it in an area that needs it. Each winter, inner-city children die because their caretakers used a stove or space heater to keep them warm. If you must test a pilot-program of legislated ‘forced entry,’ start looking in the basements of inner-city dwellings to verify furnaces are working properly. There is no need for ‘forced entry’ to keep east side residents safe.

Further, Sarah’s explanation that the proposal seeks to reduce overcrowding makes little sense to me. There are numerous units on the east side with 4 or more bedrooms. While permitting more than 3 unrelated students to live in such a home is against City ordinance, it is not “overcrowding.” While an overcrowding problem may exist in the inner city, there is only statutory ‘overcrowding’ on the east side. It is easily remedied with more thoughtful legislation.

Finally, Sarah suggested that neglectful east side landlords receive the “same rent” as my hard-working husband and I do, and that they are responsible for the declining real estate values on the east side. Again, I disagree. First, I don’t believe neglected units command the same rents – and in fact, many of them are now vacant. UWM’s dramatic expansion into off-campus housing has significantly shrunk the market for student housing surrounding the university. UWM’s expansion, perfectly timed with the US economic and housing crises, are the reasons for declining property values in the Murray Hill neighborhood. The fact that rents remain high **enhances** the value of our property, since one measure of market value is the rental value of a property. If a goal of this Program is to maintain east side property values, I suggest you will do much better to limit UWM’s housing expansions, rather than antagonize east side landlords.

It seemed Sarah was truly interested in my thoughts on this legislation. I hope I perceived that correctly, and I hope you interpret this note as constructive criticism of a wholly unnecessary policy.

Thanks for listening, and thanks, I hope, for your help defeating this Program,
Adrienne Houck

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:38 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Program

Attachments: Nic Kovac_Rental Property Inspection Program.doc



Nic Kovac_Rental
Property Insp...

Tobie,
Please add to the record for file #090429.
Thanks,
Nik

-----Original Message-----

From: delfosse@att.net [mailto:delfosse@att.net]
Sent: Sunday, October 25, 2009 2:03 PM
To: Kovac, Nik
Subject: Rental Property Inspection Program

Nic,
Please see the attached document outlining my opposition to the proposed Rental Property Inspection Program.

Thank you

10/25/2009

Nic,

I was very distressed to read the details of the proposed Rental Property Inspection Program. I need to be honest expressing my disappointment of the fact that you are a sponsor of such proposed legislation. This proposed legislation is a perfect example of mis-directed effort on the part of the City of Milwaukee, and I am concerned that you cannot recognize this.

I think we all agree that improvements need to be made in the UWM area relating to the management of student and residential housing. However, this plan is not the answer. The answer is to develop some level of performance and accountability for the DNS, and the City of Milwaukee police enforcement.

I am of the belief that there are plenty of ordinances on the books to make the necessary improvements in these neighborhoods. I am very strongly opposed to anything that violates the freedoms of property owners, imposes new fees by city government, or increases levels of regulation by city government. At the risk of being too blunt, the City of Milwaukee performance levels on regulation and enforcement of current ordinances are nothing short of incompetent. The fact that you do not appear to recognize this scares me.

Let me give you a few examples of what I am referring to. (1) In the last 2 years, the Cambridge Woods neighborhood has become party central for under-aged drinking parties. On a typical Friday or Saturday night, there will be a minimum of 150 under-aged students wandering around my residence looking for and finding house parties. Just in my block there will be 2-3 house parties every weekend night. The police are well aware of this, and choose not to do any patrol to bring the situation under control. (2) There was a new ordinance passed to prohibit house furniture from being used on decks and porches in the UWM area. Drive around the UWM apartment neighborhoods and see how that is being enforced. The house across the street from me has had indoor furniture on the upper and lower porches for the last 6 months. (3) I have 2 hour parking restrictions in front of my house. School has been in session for 2 months now. I do not believe the 2 hour parking has been enforced 1 time since the beginning of the school year. Please give me an explanation why city enforcement is non existent in these 3 areas, and then I will be happy to discuss supporting the city to have more authority.

In addition, why don't you drive by the properties which you would like to see greater regulation of, and see how many of them meet exterior code compliance regulated by DNS. You will be lucky to find one. So essentially the DNS currently does not adequately regulate exterior code compliance, which can be done from the outside, but we should agree to expand their authority to the inside and establish fees and registrations with the City. **WAKE UP!**

Sincerely

Brian Delfosse

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:40 AM
To: Black, Tobie
Subject: FW: Proposed rental unit inspections every 4 years

Tobie,
Another email for the record for file #090429.
Thanks,
Nik

From: glorie salas [mailto:gloriesalas@gmail.com]
Sent: Friday, October 23, 2009 3:28 PM
To: Kovac, Nik
Subject: Proposed rental unit inspections every 4 years

THANK YOU

I have been an eastside resident for my entire adult life as both a renter and a home owner and fully support your proposal to regularly inspect rental units.. Inspections at \$22/year is a bargain. Any responsible landlord would welcome the inspections to encourage maintenance of housing stock & neighborhood viability.

On the block behind our home there are several duplexes with absentee landlords. Some of those units are well kept while others are deteriorating with no apparent investment in upkeep. There are yards filled with debris, no oversight of the tenants' treatment of the property, nonfunctioning garage doors left open where trash is collecting inside and garbage left to overflow in the alleys. If this is what is seen outside, one can only imagine how the inside apartments are maintained.

Your proposal is sensible, sorely needed and inexpensive. Any landlord who objects to this small fee makes you wonder what they need to hide.

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:51 AM
To: Black, Tobie
Subject: FW: rental property inspection: a must!

Tobie,
Another email to add to the record for file #090429.
Thanks,
Nik

From: Carol Johnstone [mailto:carol.johnstone@gmail.com]
Sent: Friday, October 23, 2009 10:32 AM
To: Kovac, Nik
Subject: rental property inspection: a must!

Dear Nick,
I strongly support legislation that requires inspection of rental property. It helps us all. It will make sure the property is up to code and safe for the tenants. It will help stabilize our neighborhood.
Thanks for working hard for us.
Carol Johnstone
3412 N. Cramer St.

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:51 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Ordinance

Tobie,
Another email for the record for file #090429
Thanks,
Nik

From: Engel, Joseph (GE Healthcare) [mailto:JosephEngel@ge.com]
Sent: Friday, October 23, 2009 7:50 AM
To: Kovac, Nik
Subject: Rental Property Inspection Ordinance

Dear Alderman Kovac:

As my duly elected representative I hereby direct you to vote against the Rental Property Inspection Program ordinance and any other similar ordinance.

Joe Engel

3232A N Weil ST

Milwaukee Wi 53212

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 9:53 AM
To: Black, Tobie
Subject: FW: inspection ordinance

Hi Tobie,
Another email to add to record for file #090429.
Thanks,
Nik

From: Robert Blondis [mailto:bblondis@wi.rr.com]
Sent: Thursday, October 22, 2009 8:43 PM
To: Kovac, Nik
Subject: inspection ordinance

Alderperson Kovac,
You are my representative on the Common Council. I am a longtime resident of the UWM area on the Eastside. Because of the deterioration of my neighborhood caused by irresponsible absentee landlords, sometimes in complicity with their tenants, I think that the ordinance requiring inspection of rental units is a great idea, and will provide a tool to help fix our community. Four years seems like a long time between inspections. Will an inspection be required for a new owner if there is a change in ownership? You should offer the Citizens for a Responsible Government a tour of my neighborhood, to show them how irresponsible some property owners are. I volunteer to lead the tour free of charge.
Sincerely,
Bob Blondis

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:07 AM
To: Black, Tobie
Subject: FW: Landlord Proposal

Tobie,
Please add email to record for file #090429.
Thanks,
Nik

From: Stanley Harrison [mailto:stanleymharrison@yahoo.com]
Sent: Thursday, October 22, 2009 5:59 PM
To: Kovac, Nik
Subject: Landlord Proposal

Alderman Kovac,

I am fully in favor of this legislation. As you know, there is a long-standing problem with landlords near UWM violating the city ordinances with respect to the number of people living in their units and often with other code violations.

The proposal you are sponsoring w. others is eminently reasonable. Thank you for carrying this item to the full Council. I wish I were free to come to City Hall next Tuesday but I can't be there because of teaching.

Good luck.

Sincerely,

Stan Harrison
stanleymharrison@yahoo.com

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:09 AM
To: Black, Tobie
Subject: FW: Items 090428 and 090429
Attachments: 20091022155331782.pdf

Tobie,
 Please add this email to the record for file #090429.
 Thanks,
 Nik

From: Jim Villa [mailto:Jim@carw.com]
Sent: Thursday, October 22, 2009 4:15 PM
To: Davis Sr., Joe; Kovac, Nik; Wade, Willie; Bohl, James
Cc: mrr@gmar.ws; mjs@gmar.ws
Subject: Items 090428 and 090429

Aldermen Davis, Kovac, Wade and Bohl

As sponsors of the "substitute ordinance relating to vacant building registration and requirements," item 090428, we wanted to make you aware of a communication we sent just today to your colleagues on the Zoning, Neighborhoods & Development Committee, as well as to Commissioner Dahlberg.

While the members of our respective organizations can understand and appreciate the intentions of this proposal, we are hopeful you will consider a modification that would provide property owners a reprieve from a financial penalty if they establish they are working in good faith towards the collective goals of the program. Specifically we have asked Commissioner Dahlberg and members of the Committee to consider amending the proposal to provide a sunset for the proposal, as well as for a waiver of the \$250 registry fee for property owners that are not in violation of City codes and that are actively marketing the property for lease or sale. It would be our hope that you would support our recommendations as well.

We would also like to share with you the concerns of our memberships in regards to item 090429, "a substitute ordinance establishing a residential rental certificate in a designated residential area." Our members have raised significant concerns about the need for the program. We applaud the authors for limiting the scope to a pilot area and for including a sunset provision, both of which give the City and the industry ample opportunity to evaluate the effectiveness of the efforts, as well as to weigh the costs to property owners versus the benefits realized.

We would be happy to discuss the concerns of our members with you in greater detail but please know that it is our goal to support your efforts in eradicating the City's neighborhoods of unsightly and troublesome vacant properties and unresponsive property owners. Like you, we understand the negative impact all of these have the resident and neighbors, as well as property values.

Jim Villa, President & CEO
 Commercial Association of REALTORS® Wisconsin
 Association of REALTORS®
 Office: 414-271-2021
 jim@carw.com

Mike Ruzicka, President
 Greater Milwaukee

Office: 414-778-4929
 mrr@gmar.ws

10/28/2009



GMAR
Greater Milwaukee Association of
REALTORS®

October 22, 2009

Mr. Art Dahlberg
Commissioner, Dept. of Neighborhood Services
City of Milwaukee
841 N. Broadway, Room 104
Milwaukee, Wisconsin 53202

Dear Commissioner Dahlberg,

Thank you for taking time to speak with us recently about the City's proposed Vacant Building Registration. Our organizations are committed to working with you and Mayor Barrett's Administration.

Since our meeting we have had a chance to visit with our leadership and members to get their input on the proposal. While most that shared their thoughts on the proposal understood the City's desire to create a registry and appreciated the goals set out, there is a concern that property that is actively being marketed will be penalized and taxed, further exacerbating the owner's ability to sell or lease the property.

To this end we would propose an amendment to the program as currently drafted. The amendment would provide for an exemption of the \$250 registration fee payable at the beginning of each 6-month period after the first six months. In order to receive an exemption, a property owner would be required to complete and be current on their Vacant Building Registration, have no or resolve all inspection issues, and provide documentation that the property is actively being marketed for sale or lease either by the owner or by a licensed real estate professional.


We would also ask that a sunset of the program be included after 5 years to give the City as well as the industry a chance to review whether or not its continuation is warranted.


We firmly believe that the exemption is necessary so as not to penalize and tax property owners that are in compliance with City code and are actively working to sell or lease their property.

While this will certainly change the economics of the proposal, it is our hope Commissioner that you will give consideration to our request. We would be happy to meet with you in person to speak further about our recommendation and how we can be work together to pass a proactive and fair proposal to rid the City of vacant building issues.

We look forward to your response and to working with you in the future.

Sincerely,


Jim Villa
President & CEO
CARW
(414) 271-2021
jim@carw.com


Mike Ruzicka
President
GMAR
414-778-4929
mrr@gmar.ws

cc: Mayor Tom Barrett
Zoning, Neighborhoods & Development Committee

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:22 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Ordinance

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

-----Original Message-----

From: myles saigh [mailto:greenbuilding.mke@gmail.com]
Sent: Thursday, October 22, 2009 2:15 PM
To: Kovac, Nik
Subject: Rental Property Inspection Ordinance

Hi Nick,
I recently heard about the Rental Property Inspection Program ordinance. This sounds like a horrible idea to me. I currently have a tenant who has housing assistance. The only saving grace of going through their inspection is that rent is guaranteed. We had to have them back several times, not because any fault of our own but because each inspector has a different idea of what compliance is based on mood and opinion. I can't imagine what a horrible pain this would be, or how I could recover the time and money it would end up costing. Please vote no to this bill.
Myles Saigh
2521 n pierce st
Milwaukee wi 53212

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:25 AM
To: Black, Tobie
Subject: FW: new ordinance

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: mlee33@execpc.com [mailto:mlee33@execpc.com]
Sent: Thursday, October 22, 2009 1:10 PM
To: Kovac, Nik
Subject: new ordinance

Nik,

Just a follow up to my voice message that I left today.

I do not feel it is fair to punish good landlords with more city red tape. The bad landlords should have more enforcement put on them but for those of us who conduct their rental properties the proper way and have done so for a long period of time a new ordinance is unnecessary and really a punitive measure. Go after the bad landlords but please leave the good ones alone.

Thanks,

Mike Lee

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:36 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Ordinance

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Rich Kwiatkowski [mailto:rkwiatkowski4@wi.rr.com]
Sent: Wednesday, October 21, 2009 11:51 PM
To: Kovac, Nik
Subject: Rental Property Inspection Ordinance

Dear Alderman Kovac:

As my duly elected representative I hereby direct you to vote against the Rental Property Inspection Program ordinance and any other similar ordinance. Knowing that you initiated this idea I ask you to rethink your actions. As a rental property owner in your district I can no longer afford the increased costs of such a proposal let alone the intrusion on my property and privacy. I take great care of my property and do not need government involvement in upkeeping my property or neighborhood. Especially when the proposal increases my costs during recessionary when any cost increases are unacceptable. This doesn't even address the necessary bureaucracy that will have to be put in place to run the initiative. It just another example of increased government involvement at a cost that can be ill afforded. In addition the idea of having mandatory inspections without complaint or provocation in my mind is both unjust and borderline unconstitutional.

Sincerely,
Richard T. Kwiatkowski
1916 E Webster Place

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:37 AM
To: Black, Tobie
Subject: FW: Proposal for Housing Inspection

Tobie,
Please add the email below to file #090429.
Thanks,
Nik

From: Carol Thomas [mailto:thomas1ce@yahoo.com]
Sent: Wednesday, October 21, 2009 8:53 PM
To: Kovac, Nik
Subject: Proposal for Housing Inspection

I just wanted to let you know I support your proposal to inspect rental properties. It's good for the City to limit substandard housing. Landlords will howl, I'm sure, especially the ones who are not interested in maintaining decent rental space. But this is a step forward for the City and important for our neighborhood, in particular.

Thank you for your efforts on our behalf - and for me, in particular.

Carol Thomas

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:38 AM
To: Black, Tobie
Subject: FW: Respnz: Rental Licensing proposal - public hearing Oct 27

Tobie,
 Please add the email to the record for file #090429.
 Thanks,
 Nik

From: Helen Ceci [mailto:hceci@wi.rr.com]
Sent: Thursday, October 22, 2009 12:24 PM
To: Kovac, Nik; klduce@uwm.edu; 'Oscar O Perez'; hopec@ogdenre.com; 'Jerry Siegmann'; Horn, Sarah; mbroderick@wi.rr.com
Subject: FW: Respnz: Rental Licensing proposal - public hearing Oct 27

Hi All,
 John Stern sent this very thoughtful letter yesterday and requested that I forward it to you all.
 Helen

From: John Stern [mailto:windprop@earthlink.net]
Sent: Wednesday, October 21, 2009 9:23 PM
To: phfmke1; hceci@wi.rr.com
Cc: stacyhegg@sbcglobal.net; windprop@earthlink.net; linda@sym-corp.com
Subject: Re: Respnz: Rental Licensing proposal - public hearing Oct 27

Pam,

After reading your email exchange with Helen Ceci, I sense your tacit approval of this whole concept being pushed by DNS. You have been a wonderful and tireless advocate for the entire neighborhood, but if you believe this pilot program in any appreciable way will effectively address the greatest issues faced in the neighborhood- namely, those related to student behavior- you will soon discover otherwise, and after the horse is out of the barn. I am disappointed that opponents to this program will not be able to count your voice among those who outright oppose it – not just details it may or may not contain (e.g., the “spot check” for larger buildings) but the whole idea that DNS believes it requires another program involving ongoing fees and penalties in order to “protect” the public health and safety.

To my knowledge, the biggest “public safety” complaint around UWM is so-called “over-crowding.”

I understand that when landlords rent their basements and attics for sleeping quarters, this is not safe. But I also know from my firsthand experience in a nearby neighborhood, that DNS already has the right and capability to inspect for such a violation after they receive a complaint, and without instituting a special and costly program. I know, because this very thing happened to me. Fortunately, and unbeknownst to the person complaining about my building, it was already a legal three-family.

10/28/2009

Most other so-called "health and safety" issues at small rental properties tend to involve either non-working smoke detectors (tenants remove batteries) and/or conditions usually caused by tenants' poor housekeeping, not handling trash and garbage properly, or overloading electrical outlets.

If there was only one issue among the many our group and groups like it could solve, I would bet my first DNS rental inspection fee it would be "student behavior." Of course this is something DNS could only partially solve, but it doesn't afford the city the opportunity to do what really lies beneath the unrequested pilot program they are gearing up to "help" us- and that is create a steady, annual revenue stream wherever they can find one. And they believe they've found one here.

Even in recognition of the belief that creating a revenue stream is an essential element to any further "help" DNS could offer our neighborhood, I put forth the idea that there are other, far more legitimate ways for DNS to create revenue and solve some of these issues in a more direct and effective manner. But this email is not the place to do it.

I challenge you, Pam, to really think about what is being proposed here, and question why we are being given the "gift" of this unrequested, fee-based pilot program.

Please speak out to others on the neighborhood committee and encourage them to oppose this ill-conceived and unrequested "help" being tossed in our direction.

Sincerely

John Stern
Windermere Properties, Inc.
Committee Member, Murray Hill Neighborhood Association

-----Original Message-----

From: phfmke1

Sent: Oct 21, 2009 11:06 AM

To: hceci@wi.rr.com

Cc: stacyhegg@sbcglobal.net, windprop@earthlink.net, linda@sym-corp.com

Subject: Respnz: Rental Licensing proposal - public hearing Oct 27

Helen: I agree that the "spot-check" proposal for multiple-unit bldgs was bypassed in this proposal. That needs to be addressed in the Public Hearing. Hopefully Stacy & other multi-unit managers and owners can attend to testify to that point. Pam

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Local home improvement pros for any project. Free bids, no obligation!

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:42 AM
To: Black, Tobie
Subject: FW: rental inspection
Attachments: --static--fall_c.gif

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Bonnie Withers [mailto:bon2626wit@att.net]
Sent: Wednesday, October 21, 2009 12:59 PM
To: Kovac, Nik
Subject: rental inspection



Dear Nik,

Thanks so much for sponsoring the legislation requiring inspections of rental properties. I've seen students get stung by unscrupulous, invisible landlords. Neglected property, even one or two on a block, affects all other residents. Please keep up the pressure to insure that landlords behave responsibly.

Bonnie Withers
3462 N. Cramer St.



Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:43 AM
To: Black, Tobie
Subject: FW: A "Yes" for rental property inspections

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Fred Stoltz [mailto:fstoltz@jamescompany.com]
Sent: Wednesday, October 21, 2009 12:24 PM
To: Kovac, Nik
Subject: A "Yes" for rental property inspections

Alderman Kovac,

Thank you, Nik, for sponsoring the proposed legislation requiring rental property inspection. As a 22-year homeowner living near UWM, I agree that this would be good for the quality-of-life for all concerned... tenants and neighboring homeowners!

Thank you once again.

Fred Stoltz
3426 N. Cramer St.
Office: (414) 961-1158
Fax: (414) 963-6165
Cell: (414) 690-3426

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:45 AM
To: Black, Tobie
Subject: FW: rental property inspections

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Salas, Miguel [mailto:SalasM@WEAC.org]
Sent: Wednesday, October 21, 2009 12:19 PM
To: Kovac, Nik
Cc: Horn, Sarah; 'Michael Rosen'
Subject: rental property inspections

Nik:

I support your legislation that will require rental property inspections. Such a law is good for homeowners, students and landlords. It will help stabilize our neighborhoods. If landlords want to do business in the city of Milwaukee they need to be responsible and should pay for the inspection-it should be part of the cost of doing business.

Miguel Salas
3351 N Hackett

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Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:45 AM
To: Black, Tobie
Subject: FW: Rental Inspection and Certificate Legislation

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

-----Original Message-----

From: Bill Werner [mailto:billwerner@me.com]
Sent: Wednesday, October 21, 2009 12:15 PM
To: Kovac, Nik; Horn, Sarah
Subject: Rental Inspection and Certificate Legislation

Hello Nik

Good for you for sponsoring the landlord inspection legislation.
Renting is a business and needs to be subject to some degree of oversight.

We appreciate your efforts !

Bill and Gwen Werner
3467 North Frederick Avenue

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:46 AM
To: Black, Tobie
Subject: FW: IMPORTANT CONTACT ALDERMAN KOVAC TODAY!!!!!!!!!!

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Michael Rosen [mailto:rosenm@local212.org]
Sent: Wednesday, October 21, 2009 12:10 PM
To: Michael Rosen; Carol Thomas; Kovac, Nik; kdsalas@sbcglobal.net; gloriesalas@gmail.com; hagenhoe@matc.edu; Lauren; j-drew@earthlink.net; ljahrens@sbcglobal.net; marshall_53211@yahoo.com; pcotter@columbia-stmarys.org; stanleymharrison@yahoo.com; kurthconway@yahoo.com; Fred Stoltz; Gary Thiel; James Sayers; Salas, Miguel; Werner William; hagenhoe@matc.edu; Salas, Miguel; Marc Levine; John Stilp
Subject: IMPORTANT CONTACT ALDERMAN KOVAC TODAY!!!!!!!!!!

Our Alderman, Nik Kovac, is sponsoring legislation (see Journal Sentinel Article below) that will require rental property inspections.

Under the proposal, landlords would apply for an inspection by the city Department of Neighborhood Services to make sure each rental unit meets building and zoning codes. This is good for the neighborhood and will protect students from unscrupulous landlords.

The sponsors are: Kovac, Davis, Wade, and Donovan.

The inspection will cost the landlord \$85 per unit, with the certification for each unit lasting four years if no disqualifying code violations are found after the initial inspection.

The CRG, Committee for Responsible Government, which is run by a landlord who uses anti-government rhetoric to cover his narrow economic motivations, issued a letter generating calls and emails against this proposal.

Kovac's plan is sensible. It's good for homeowners, students and landlords. It will help stabilize our neighborhoods.

If landlords want to do business in the city of Milwaukee they need to be responsible and abide by the rules of the rental market place. And they should pay for the inspection-it's part of the cost of doing business.

Please email Alderman Kovac nkovac@milwaukee.gov and his assistant Sara Horn at shorn@milwaukee.gov today!!!

Let them know you support their efforts. And please send this email to other east side residents who are committed to maintaining the quality of our neighborhoods.

Also, please let me know that you have emailed support.

Apartment inspection proposal draws fire

By Tom Daykin of the Journal Sentinel

Oct. 20, 2009

A proposed Milwaukee ordinance that requires apartment buildings to be certified by building inspectors before they can be rented is drawing criticism from a local group.

Under the proposal, landlords would apply for an inspection by the city Department of Neighborhood Services to make sure each rental unit meets building and zoning codes. The inspection will cost the landlord \$85 per unit, with the certification for each unit lasting four years if no disqualifying code violations are found after the initial inspection.

The ordinance would apply in two neighborhoods with older rentals, and problems with code violations: the area near University of Wisconsin-Milwaukee, and the Lindsay Heights neighborhood on the north side, said Ald. Nik Kovac, one of the proposal's sponsors.

The certification process is needed, said Kovac, because a lot of tenants, such as new UWM students, don't know enough about the building inspection process to notify the city of code violations. Also, some landlords delay on correcting code violations, he said.

Citizens for Responsible Government calls the proposal a "backdoor tax" on renters, saying landlords will pass on the fees to their tenants.

The group, in a statement, also says the proposal "grants broad and arbitrary power to building inspectors to issue certificates based on opinion and capricious application of the ordinance."

Kovac says the fees for inspections are to pay for building inspectors hired to do the certifications. He said the ordinance is not designed to make additional money for the city, as CRG charges.

The proposal is to be reviewed at the Oct. 27 meeting of the Common Council's Zoning, Neighborhoods and Development Committee.

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:46 AM
To: Black, Tobie
Subject: FW: Rental inspections

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Baum, David [mailto:david.baum@wellsfargoadvisors.com]
Sent: Wednesday, October 21, 2009 12:08 PM
To: Kovac, Nik
Subject: Rental inspections

Dear Alderman Kovac-

I read with interest your proposal in conjunction with another Alderman on charging owners of rental properties a fee to have their properties "certified" for 4 years. Great idea! Something must be done to maintain the standards of the East Side and this looks as reasonable as anything. Too many rental units are left to rot, and due to the limited space available for students, they continue to rent them. This is far from the vision of our predecessors and hardly the market doing its job of offering choice. The neighbors deserve better upkeep by the owners of the rental units, the students deserve a "decent" place to live, and owners should desire better properties to protect their asset's values. Sure, the renters may pay \$20 per year more, but divided by three it's barely perceptible. I do not understand where the anti-tax folks come from sometimes. I would add, it would be wonderful to have garbage pick-up increased at the end and beginning of semesters to collect the very unseemly piles that fill the parkways at those times. Perhaps a more vigilant citation system would help landlords do their job here as well. Thank you for your effort. The East Side could stay a wonderful place if some control is placed on the college students (Section 17) as well as absent landlords. We try hard to maintain our property and really only want landlords to follow the regulations in the first place.

Yours truly,
David Baum
2947 N. Stowell Ave.
Home: 414-962-6378
Work: 414-347-3126

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Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:48 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Ordinance

Tobie,
Please add email to the record for file #090429.
Thanks,
Nik

From: Garrett Van Auken [mailto:gvanauken@macwi.org]
Sent: Wednesday, October 21, 2009 10:48 AM
To: Kovac, Nik
Subject: Rental Property Inspection Ordinance

Dear Alderman Kovac:

As my duly elected representative I hereby direct you to vote against the Rental Property Inspection Program ordinance and any other similar ordinance.

Garrett Van Auken
1632 E. Irving #35
Milwaukee, WI 53202

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:48 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Ordinance

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Justin J. Peters [mailto:just-in-time@wi.rr.com]
Sent: Wednesday, October 21, 2009 10:44 AM
To: Kovac, Nik
Subject: Rental Property Inspection Ordinance

Dear Alderman Kovac:

As my duly elected representative I hereby direct you to vote against the Rental Property Inspection Program ordinance and any other similar ordinance.

Justin J. Peters
Just In Time Appraisals, LLC
1220 E Locust St, #107
Milwaukee, WI 53212
414-372-9942
414-372-9943 FAX

"Milwaukee 's premier appraisal service with integrity and a personal touch"

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:52 AM
To: Black, Tobie
Subject: FW: Vote No on Rental Property Inspection Ordinance

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

-----Original Message-----

From: steve@milwhomes.com [mailto:steve@milwhomes.com]
Sent: Wednesday, October 21, 2009 8:15 AM
To: Kovac, Nik
Subject: Vote No on Rental Property Inspection Ordinance

Hello Nick,

You need to Vote No on this dumb ordinance. Thats all I need to say.

Steve

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:53 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Ordinance

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Neal Edwards [mailto:ne1@live.com]
Sent: Tuesday, October 20, 2009 5:03 PM
To: Kovac, Nik
Subject: Rental Property Inspection Ordinance

Dear Alderman Kovac:

As my duly elected representative I hereby direct you to vote against the Rental Property Inspection Program ordinance and any other similar ordinance.

Sincerely,
Neal Edwards
3264 N Downer Ave

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:54 AM
To: Black, Tobie
Subject: FW: Landlord tax

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: nate.erb@coredesktop.com [mailto:nate.erb@coredesktop.com]
Sent: Tuesday, October 20, 2009 3:15 PM
To: Kovac, Nik
Subject: Landlord tax

Nik,

Cant wait to work against you and for your opponent when your term is up. You are very costly to landlords and tenants alike.

So, how many drinks are you going to buy me at Linnemann's to cover my \$20 wheel tax, and this \$85/4 landlord tax you are proposing, to shut me up? Perhaps I should bring a friend or two down there and we all drink from your wallet.

Nate Erb
CORE Desktop Solutions, Inc.
Milwaukee, Wisconsin USA
(414) 376-5885

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:55 AM
To: Black, Tobie
Subject: FW: inspectors for apartments

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

-----Original Message-----

From: dave meyer [mailto:ymax@att.net]
Sent: Tuesday, October 20, 2009 2:49 PM
To: Kovac, Nik
Subject: inspectors for apartments

Bad idea on inspectors required for rentals. More stinking fees- you're trying to educate idiots who pay high rent from jerk landlords. I'm tired of both parties, AND more city fees, AND inspectors that are STRICTLY subjective. Cut staff and services, not add- it's a recession.

Maybe you should have inspectors for irresponsible tenants who trash a neighborhood, play loud music all night, screech their tires at 3 am, etc., because landlords don't give a damn.

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 10:57 AM
To: Black, Tobie
Subject: FW: Proposed legislation: "Rental Property Inspection Program"

Tobie,
Please add this email to the record for file #090429.
Thanks,
Nik

From: Stephen Thiel [mailto:stephenthiel@gmail.com]
Sent: Monday, October 19, 2009 7:26 PM
To: Kovac, Nik
Subject: Proposed legislation: "Rental Property Inspection Program"

As a resident of your district, a Milwaukee firefighter, a landlord of 25 years, and a lover of the city of Milwaukee, I am calling on you to oppose the passage of this piece.

Joan Thiel and I have been conscientious, responsible landlords for the entire time we have been in business. You can check our track record. We have bought HUD foreclosures, sheriff sales, distressed properties, city tax foreclosures, and other distressed properties. After buying them, we have restored them, invested in them, improved them, and brought in much better tenants. We have done this on our own volition. Police calls, 911 calls, and complaints to/from Building Inspection have plummeted in those areas where we have our properties. We have led by example and all parties that we work with (tenants, City inspectors, tradespeople, etc.) have described us as "great landlords".

For example, all tenants are given the "Very Important Numbers" sheet and are instructed to use it. Any (and I mean ANY) time they have a repair they are encouraged to call the skilled tradespeople on the list (e.g. Terry Martinez of A-1 Service HVAC). There are direct contact numbers for 2 handymen (for general repairs), a plumber, a furnace repair guy, an electrician, an exterminator, and a sewer/drain guy. Tenants have told us that no landlord has ever given them this information before. After making the call to the appropriate tradesman, they are asked to call me and inform me of their need. That way, I can monitor its timeliness and quality.

You do not represent the very distressed neighborhoods that RRIP is targeted at, but you will see that we have invested in those areas. We have seen the potential of this strong, substantial housing stock and we have always believed that good units will get good tenants. Good tenants lead to good neighborhoods. Both you and I have an unshakable faith in Milwaukee's viability. Joan and I wish we could have done more, but we are just 2 people.

Are there problem properties and landlords? Of course. Foreclosures, too, are a blight and no neighborhood has been spared. This city could lose a substantial amount of its affordable housing stock if these decaying, neglected, vacant properties are not saved. Let's focus our energy on those properties.

I look forward to your reply. Keep up the good work.

Stephen F. Thiel
414-704-2096

Black, Tobie

From: Murphy, Michael (Alderman)
Sent: Tuesday, October 27, 2009 12:30 PM
To: Black, Tobie
Subject: FW: Rental Property Inspectiton Program

Michael J. Murphy
Alderman, 10th District
200 East Wells Street, Room 205
Milwaukee, WI 53202
(414) 286-3763 <phone>
(414) 286-3456 <fax>
mmurph@milwaukee.gov

From: Gerritt Holgerson [mailto:gholgerson@att.net]
Sent: Mon 10/26/2009 2:27 PM
To: Dudzik, Joseph; Murphy, Michael (Alderman)
Cc: Gerritt Holgerson
Subject: Rental Property Inspectiton Program

Gentlemen,

I am against establishing a pilot and/or potential for incrementally expanded rental property inspection program within the City of Milwaukee. Please vote against.

May I offer this as an alternative - maybe this can encourage some creativity:

For repeat offender (e.g., 3 written violations in one year; 5 in five years), levy a stiff fine in the \$1000's, to help cover the cost of inspections.

If no change in conduct, the City should (be able to) proceed to take the property; put some capable, unemployed to work and sell property by auction. This should increase revenues, reduce unemployment.

Gerritt Holgerson
Owner in 53213, 53219

10/28/2009

Black, Tobie

From: Murphy, Michael (Alderman)
Sent: Tuesday, October 27, 2009 1:21 PM
To: Black, Tobie
Subject: FW: Rental Property Inspectiton Program

Ms. Black,

Please place this e-mail in file #090429. Thank you.

Michael J. Murphy
Alderman, 10th District
200 East Wells Street, Room 205
Milwaukee, WI 53202
(414) 286-3763 <phone>
(414) 286-3456 <fax>
mmurph@milwaukee.gov

From: Gerritt Holgerson [mailto:gholgerson@att.net]
Sent: Mon 10/26/2009 2:27 PM
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Cc: Gerritt Holgerson
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Gerritt Holgerson
Owner in 53213, 53219

10/28/2009

Black, Tobie

From: Kovac, Nik
Sent: Tuesday, October 27, 2009 2:56 PM
To: Black, Tobie
Subject: FW: Rental Registration: I Support You

Hi Tobie,
Another one for file #090429.
Thanks!

From: dan@kahnschohl.com [mailto:dan@kahnschohl.com] **On Behalf Of** Daniel Kahn
Sent: Tuesday, October 27, 2009 2:43 PM
To: Kovac, Nik
Subject: Rental Registration: I Support You

I just wanted to add my support for this, but PLEASE expand it to the whole city. If you want to rent out a property there should be a fee to pay the city.

thanks,
dan

10/28/2009

From: [Horn, Sarah](#)
To: [Black, Tobie;](#)
CC:
Subject: FW: Landlord Licensing and Mandatory Interior Rental Inspections
Date: Monday, November 02, 2009 3:32:35 PM
Attachments:

[Tobie,](#)
[Another email to add to file #090429.](#)
[Just when you thought we were done ;\)](#)
[Sarah](#)

From: David and Judith Kaiser [mailto:kaiser206gt@hotmail.com]
Sent: Monday, November 02, 2009 1:59 PM
To: Kovac, Nik
Cc: Horn, Sarah
Subject: Landlord Licensing and Mandatory Interior Rental Inspections

Nic,

I am deeply disheartened by your sponsored proposal last week to institute such licensing and inspection measures. The timing of this proposal is suspect, the constitutionality of it is extremely suspect and the methods proposed are absurdly suspect. You should be representing our property rights as homeowners and landlords. This is a tragic mistake. The unintended consequences of legislation like this are frightening. The city should be spending its time targeting problem landlords and problem homeowners specifically. You're going to net drag the sea for your catch and destroy the corral reefs, dolphins and all honest creatures in the process and in your way.

I trust you will rethink your position and vote your own proposal down. If you don't, we, your constituents will be heard.

Please vote NO,

David J. Kaiser, Jr.
Resident

Homeowner
Businessowner
Investor

1826 E Greenwich Ave
414.795.6135

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Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 1:58 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Residential Landlord Licensing and Mandatory Interior Rental Inspections

From: Mark Knueppel [mailto:mknueppel@metapts.com]
Sent: Monday, November 02, 2009 8:54 AM
To: Kovac, Nik
Cc: 'Jerry Cook'
Subject: Residential Landlord Licensing and Mandatory Interior Rental Inspections

Dear Alderman Kovac,

I am very concerned about how this proposed legislation will affect residents in your area, particularly low income residents. I manage a large portfolio (over 2000 units) of government subsidized apartment homes most of which are in the City of Milwaukee area. Our residents are subject to annual inspections from WHEDA and regular inspections by HUD through REAC. Adding yet another inspection process is going to only further deteriorate the quality of living for our residents. They will be burdened by further inspections and more importantly, the fees associated with these inspections will take away, in a dramatic way, the much needed funds to support these properties and provide quality of life that these residents need. Many of these low income properties are on very tight budgets and adding these fees will force ownership to cut funding for maintenance and repairs just to keep these properties running. Our properties always receive high REAC scores and above average and superior ratings from WHEDA and do not need the city to monitor and tell us the same thing. We are all aware that the City is hurting, but making a decision like this to punish the poorest residents in the city just doesn't make sense and I cannot imagine why anyone, including yourself would support such legislation. I kindly ask, on behalf of low income housing recipients and managers that you OPPOSE this ordinance.

Thank you for your time.

Sincerely,

Mark Knueppel ARM® NAHP-e
Director of Property Management
Metropolitan Associates
www.metapts.com

Phone: 414-390-1145
Fax: 414-276-9253

Murray Hill Neighborhood Association MHNA

PO Box 71133
Milwaukee, WI 53211

www.murrayhillna.org

Officers

President

J. Gerard Capell
414-962-4638
jcapell-mh@wi.rr.com

Vice-President

David Allen
414-964-3562
david-d-allen@wi.rr.com

Treasurer

Richard Ippolito
414-962-1541
rpp4@usa.net

Secretary

Cate Deicher
414-961-1988
catexd2002@yahoo.com

Board Members

Gregory James
414-962-5158
gjames@gjd.com

Joe Duehmig
414-961-1071
joe@net-directions.com

Cynthia Sommer
414-962-7076
wcsommer@yahoo.com

Gary Halvorsen
414-305-2853
ghalvorhead@att.net

Jerry Siegmann
414-967-2719
siegmannj@sbcglobal.net



11/2/2009

Common Council of Milwaukee
City Hall
200 E. Wells St, Room 205
Milwaukee, WI 53202

RE: Residential Rental Inspection Program, Number 090429

Dear Council Member:

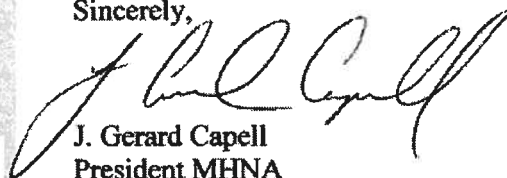
The Murray Hill Neighborhood Association supports the current proposal by Alderman Kovac and Commissioner Dahlberg to begin a 5-year pilot program to inspect residential rental properties in the upper eastside and Lindsay Heights neighborhoods of Milwaukee, and encourage you to support this potentially valuable tool for the safety of the city's renters and stability of its housing stock.

With so many 100-year old properties with highly transient tenants and many remote or absentee landlords both of whom may not have as pressing need to have safe and stable housing stock as owner-occupied properties in one of the highest valued sections of the city this proposal is a valid means to ensure that property values are not eroded through neglect, abuse and general wear and tear.

I and many of our board members deliver our newsletter door-to-door and see firsthand the hazards and dilapidated condition of many of the properties in our neighborhood. We fully realize that most property owners want to have safe properties, and do maintain their properties. However, it is hoped that this program may be the catalyst to make sure that conditions can be surveyed, and repairs are made without having a catastrophe to force action on a much broader scale.

We do not believe that this is an excessive use of government power or a means to help balance the budget on the backs of predominantly small property owners in these challenging financial times. The limited scope and time of the program makes it a valid means to explore this process for other areas of the city or abandon it all together in 5 years. If it works as Commissioner Dahlberg expects, then we have made a significant improvement to the city's most valuable asset

Sincerely,



J. Gerard Capell
President MHNA

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 1:59 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Rental unit licensing

-----Original Message-----

From: Steven Donatello [mailto:sdonatello@ameritech.net]
Sent: Monday, November 02, 2009 3:25 AM
To: Kovac, Nik
Subject: Rental unit licensing

Dear Alderman Kovac,

I am opposed to rental unit licensing. This provides Milwaukee City inspectors, some of whom already behave in inappropriate and totalitarian mannerisms, to conduct any type of search that they wish without first pursuing the existing, legal pathways. I see no benefit to citizens to change from a system that requires a legal warrant to search to one that provides for inspectors' desires to search to occur. Such activity can only further lead to an Orwellian pattern in the future.

I urge you to oppose the proposed rental unit licensing and insist that inspectors use the existing LEGAL pathways to enter and intervene if offending properties exist.

Sincerely,

Steven Donatello
2701 N. Lake Drive

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 1:58 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Residential Landlord Licensing and Mandatory Interior Rental Inspections

From: Brett Miller [mailto:bmiller@fred-inc.com]
Sent: Monday, November 02, 2009 9:25 PM
To: Kovac, Nik; Bauman, Robert; Puente, Robert
Subject: Residential Landlord Licensing and Mandatory Interior Rental Inspections

Dear Aldermen Kovac, Bauman and Puente -

I am the Vice President of Operations for Fiduciary Real Estate Development, Inc. and I'm writing to you to urge you to vote against the passage of the proposed Residential Landlord Licensing and Mandatory Interior Rental Inspections Ordinance scheduled for consideration tomorrow. Fiduciary Real Estate Development, Inc. owns and manages approximately 4,500 apartment units state-wide and over 500 in the City of Milwaukee. Our corporate headquarters (where we employ about 30) is located kitty corner from City Hall (789 North Water Street) and we own and manage the Landmark on the Lake (approximately 70 rental units) on 1660 North Prospect Avenue, both of which are located in Alderman Bauman's 3rd District. We also own and manage The Franklin Apartments on 1110 East Ogden (114 units) in Alderman Kovac's 3rd District. Finally, we own and manage the Arbor Ridge Apartments (150+ units on 107th Street) and the St. James Apartments (236 units on 10300 West Fountain Avenue), both of which are in Alderman Puente's 9th District.

As a significant landlord and employer in the City of Milwaukee, I wanted to let you know that Fiduciary Real Estate Development, Inc. strongly opposes the passage of the Residential Landlord Licensing and Mandatory Interior Rental Inspections Ordinance for a number of fundamental reasons.

First, we are a responsible and reputable landlord that places our resident's safety as one of our primary business priorities. An ordinance like the Residential Landlord Licensing and Mandatory Interior Rental Inspections Ordinance is an enforcement measure targeted at a minority of landlords that do not have the same business priorities as most reputable landlords. However, the scope of the proposed ordinance will encompass all landlords in the City of Milwaukee, making it unduly burdensome on reputable landlords doing business in City of Milwaukee.

Second, the City of Milwaukee has a plethora of enforcement schemes currently on the books and available to use as enforcement tools against disreputable landlords - enforcement methods that will not tax reputable landlords and employers located in the City of Milwaukee.

Third, the Landlord Licensing and Mandatory Interior Rental Inspections Ordinance appears, in disguise, to be a revenue producing tax for the City at the expense of the vast majority of us reputable landlords doing business in and investing in the City of Milwaukee. In a very difficult economic and employment environment, I would think the City of Milwaukee would be

looking for ways to encourage existing business to stay and invest in Milwaukee instead of taxing them and providing a disincentives to stay and invest in Milwaukee.

In sum, we ask you to oppose passage of the Residential Landlord Licensing and Mandatory Interior Rental Inspections Ordinance. Thank you for your consideration.

Brett K. Miller, Vice President
Fiduciary Real Estate Development, Inc.
789 North Water Street
Suite 200
Milwaukee, WI 53202
Direct Dial: (414) 274-8218
Direct Fax: (414) 274-8219
E-mail: bmiller@fred-inc.com

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 1:59 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Resolution

From: michael burns [mailto:mj-burns@sbcglobal.net]
Sent: Thursday, October 29, 2009 7:28 PM
To: Zielinski, Tony
Cc: Bauman, Robert; Bohl, James; Coggs, Milele; Davis Sr., Joe; Donovan, Robert; Dudzik, Joseph; Hamilton, Ashanti; Hines Jr., Willie; Kovac, Nik; Murphy, Michael (Alderman); Puente, Robert; Wade, Willie; Witkowiak, James; Witkowski, Terry
Subject: Resolution

Dear Alderman Zielinski,

I understand that the common council is proposing a resolution called the "Rental Property Inspection Program". We are not talking about public or Government subsidized housing. As an attorney, as well as an alderman, you of all people should understand this would be unconstitutional, and would constitute an illegal search of privately owned property. It also would be in direct violation of The City of Milwaukee's periodic procedure rules, which the DNS currently violates on a regular basis.

The public servants that are proposing this are attempting to give the DNS power that is not afforded to any other Government agency, including law enforcement, who either need a warrant, probable cause, or permission to enter. Please provide me with the names of the alderpersons who are sponsoring this proposal.

The Mayor is talking about another property tax hike. Currently the citizens of Milwaukee pay the highest property taxes in the Country, when calculated as a percentage of home value. This needs to stop. The City of Milwaukee budget has been completely mismanaged, and the City is nearing bankruptcy. So dire is the situation, that a proposal has been made to layoff police and firefighters. Yet, the Common Council is considering a proposal that would allow the DNS to hire additional building inspectors under the guise of inspecting rental property for the sake of fire safety. What a sham! This is being presented as a pilot program, so what is the need for new full time inspectors? The purpose for these new inspectors is to illegally mandate unwarranted inspections and extort money from property owners in order to fill the draining coffers of a mismanaged City. After all, why retain Police and Firefighters, all they do is protect the community, when you can create a never ending revenue stream through the DNS? The city is broke because of the complete mismanagement of funds already provided by the tax payers. How do you intend on paying for these new inspectors, as well as their pensions? **Let me guess, more fee's and taxes on the already overburdened, property owning, tax paying citizens!**

You stated at your last community town hall that "at least we're better than Detroit". Thank you for clarifying your vision for the City of Milwaukee and it's tax-paying citizens on just how low the bar is set. Rather than trying to figure out how to suck the last drop of blood from the tax payers of this city, perhaps the Common Council should be doing it's job and finding ways to

make Milwaukee's business climate more friendly, attract new business to the city, and fill all the empty office buildings in and around downtown. What a novel idea.

Why did we the people find out about this less than a week ago?

Why were we not notified that the common council was having a public hearing?

Why are all of the Public Hearings scheduled during traditional working hours when most taxpayers are working?

When is the common council having a public hearing during non-traditional work hours?

Your immediate attention and written response is requested.

Sincerely,
Michael J. Burns.

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 1:59 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Residential Landlord Licensing and Mandatory Interior Rental Inspections.

From: Keye Voigt [mailto:keye.voigt@gmail.com]
Sent: Thursday, October 29, 2009 6:44 PM
To: Kovac, Nik
Subject: Residential Landlord Licensing and Mandatory Interior Rental Inspections.

Alderman Kovac,

The proposed Residential Landlord Licensing and Mandatory Interior Rental Inspections laws are not good for the City of Milwaukee. They will discourage people from becoming landlords and will lower property values. Please vote NO on this.

Thanks,

Keye Voigt

11/4/2009

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:00 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Thanks for moving the inspection pilot program forward.

-----Original Message-----

From: Gregory James [mailto:gjames@gjd.com]
Sent: Thursday, October 29, 2009 11:59 AM
To: Kovac, Nik; Hines Jr., Willie
Subject: Thanks for moving the inspection pilot program forward.

Dear Aldermen Kovac and Hines,

I'm writing as a resident of the Murray Hill Neighborhood to say "thanks" for moving Commissioner Dalhberg's proposal for a rental inspection program in our neighborhood. We've needed something like this for years.

Thank you for your hard work.

Gregory James
2819 N. Frederick Ave.

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:00 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: I support the pilot rental inspection program and would ask that you do to

From: Eric Waldron [mailto:erichwaldron@gmail.com]
Sent: Thursday, October 29, 2009 10:12 AM
To: Kovac, Nik; Murphy, Michael (Alderman); Hines Jr., Willie; Bauman, Robert; Dudzik, Joseph; Zielinski, Tony; Witkowski, Terry; Puente, Robert; Donovan, Robert; Wade, Willie; Coggs, Milele; Bohl, James; Davis Sr., Joe; Hamilton, Ashanti
Cc: pamela h frautschi; Jeffrey Jordan
Subject: I support the pilot rental inspection program and would ask that you do to

Hello,

As a homeowner and landlord in the UWM area (Hampshire and Downer) I will be impacted by both sides of the pilot program. Although this program will represent a slight increase in cost and regulatory burden for landlords, I feel this small amount of additional burden will be well outweighed by the many benefits of this well planed and reasonable inspection program.

As a resident of this area, me and my whole family, have personally experienced the negative impact absentee landlords are having on the quality of life and architectural character of a once great and unique area, that is becoming less so every day. Dozens of blocks that were once family friendly, and filled with well maintained homes of historical significance, have been turned into rental ghettos. Please help stop this degradation of a great Milwaukee neighborhood by voting yes for the rental inspection pilot program.

I fear that if you vote against this program we will move even faster to a tipping point where families are no longer attracted to this area, and one of Milwaukee most successful, unique, and desirable areas will be lost to absentee landlords profiting on the backs of students, while long-term residents pay the price for their greed. Please help the long-term residents and taxpayers of Milwaukee, along with the good landlords who follow the rules, take back their neighborhood from irresponsible landlords who do not follow city ordinances. Vote yes for the long term health and vibrancy of the upper Eastside, and no to absentee landlords, no to lax enforcement of city ordinances, and no to unsafe, unsightly, and unhealthy rentals that blight this area.

--

Eric Waldron
(M) 414.736.3945
(email) erichwaldron@gmail.com

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:00 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Please vote in the Pilot Project for Rental Properties

From: richard ippolito [mailto:ripp4@usa.net]
Sent: Wednesday, October 28, 2009 10:03 PM
To: Kovac, Nik; Murphy, Michael (Alderman); Hines Jr., Willie; Bauman, Robert; Dudzik, Joseph; Zielinski, Tony; Witkowski, Terry; Puente, Robert; Donovan, Robert; Wade, Willie; Coggs, Milele; Bohl, James; Davis Sr., Joe; Hamilton, Ashanti
Subject: Fwd: Please vote in the Pilot Project for Rental Properties

I fully support Pamela Frautschi's comments below.

I urge you to allow this Pilot to go forward.

Respectfully,

Richard Ippolito Col USA Ret

2430 E. Newberry Blvd, Milwaukee 53211 414962-1541

October 28, 2009

To: Common Council members
From: Pamela Frautschi, 2430 E. Newberry Blvd
Re: Pilot Project for Rental Properties

Dear Sirs,

I've lived in my Eastside home three blocks south of UWM for 44 years. I'm currently serving as Secretary for Murray Hill's Committee of Landlords. Commissioner Dahlberg has created an excellent Pilot Project for our area surrounding UWM. It is well thought out, and some appropriate adjustments were made to it based on the extensive feedback from constituents at the October 27 Public Hearing. It's an instrument of good government. The extensive increase in absentee landlords in the area, and the unfortunate disregard some of them practice in connection with City Ordinances, makes it reasonable and necessary for the City to grant passage of this project. It is an important tool for the Department of Neighborhood Services to use to improve the health, safety and stability of this neighborhood. I believe it will also serve to engender more compliant landlording practices and better kept buildings.

11/4/2009

The Public Hearing allayed others' fears that this would become a city-wide program. The "sunset" provision of the Pilot, and the special needs of overimpacted areas such as the Eastside University area, need such a program.
I send special thanks to those of you who sponsored the project, and I urge all of you to support it.

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Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:00 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Please vote in the Pilot Project for Rental Properties

From: phfmke1 [mailto:phfmke1@juno.com]
Sent: Wednesday, October 28, 2009 9:51 PM
To: Kovac, Nik; Murphy, Michael (Alderman); Hines Jr., Willie; Bauman, Robert; Dudzik, Joseph; Zielinski, Tony; Witkowski, Terry; Puente, Robert; Donovan, Robert; Wade, Willie; Coggs, Milele; Bohl, James; Davis Sr., Joe; Hamilton, Ashanti
Subject: Please vote in the Pilot Project for Rental Properties

October 28, 2009
To: Common Council members
From: Pamela Frautschi, 2430 E. Newberry Blvd
Re: Pilot Project for Rental Properties

Dear Sirs,
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11/4/2009

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:01 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Apartment Certification

From: Jeffrey Hutter [mailto:jhutter@eastmore.com]
Sent: Wednesday, October 28, 2009 11:07 AM
To: Kovac, Nik
Cc: tdaykin@journalsentinal.com; 'David Henderson'; Zielinski, Tony
Subject: Apartment Certification

Dear Mr. Kovac;

I am writing to you regarding the proposed ordinance that the City of Milwaukee is recommending landlords file for rental inspection by the DNS.

Though I am in support of certain landlords being inspected I don't understand why you are targeting all landlords in the proposed area noted in the Journal Sentinel.

I am against this proposed ordinance for several reasons: 1. Read the news, the economy is terrible, people are losing jobs which means landlords have to compensate for default renters who cannot pay rent. Mandating inspections will only enforce landlords to sell their property.

2. With the rise in energy costs and now a proposed MPS tax, there is no room for landlords to defer the cost of the \$85.00 for the proposed inspection to tenants.

3. It's obvious the city needs money, this looks to a back door fee to gain revenue for the city and who best to get it from? the property owner. You may say that the city is not making money, then why do it?

4. When a property owner purchases a property there are several inspections mandated by the State and City that require a premises to be up to code and safety standards in order to be habitable, so why the need to make current landlords that are in good standing (no violations) file for DNS inspections?

5. There is also a push now from the Telecommunications Industry through the state to create a statute 710.25, to allow telecommunications or video service to multitenant real estate property to sell and install video and telecommunication services. Though this is not related to City inspections, it attests that landlords no longer have control or rights to the properties they own and already pay high taxes for.

Mr. Kovac I know you and others are advocating for this proposal to go through but keep in mind the DNS already provides a service to the city when residents call about violations against landlords. If these are repeated bad landlords, then they should be targeted. I know and understand this is a good method to weed out bad landlords, but that is where the focus should be, not the good landlords that keep their buildings safe and clean.

Your pushing for something that is going to be a Pandora's box. Where will the limits be in the city? Your proposing a certain area now, but Milwaukee citizens are well aware that once this creates revenue then ordinance will go beyond the boundaries you set forth. I believe your proposed area is a smoke screen that you and the Committee are setting as a road to eventually go after every landlord within the city boundaries, when will these back door fees and made up ordinances stop? When every landlord in the city gives up and abandons their property?

Eastmore Real Estate
 Jeffrey Hutter
jhutter@eastmore.com

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:01 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Residential Rental Certificate Program

From: SChick5753@aol.com [mailto:SChick5753@aol.com]
Sent: Wednesday, October 28, 2009 10:48 AM
To: Kovac, Nik
Subject: Residential Rental Certificate Program

Dear Alderman Kovak:

I am writing to voice my opinion against Residential Rental Certificate Program. I've read that you were a co-sponsor of the proposed ordinance but wanted to inform you why this ordinance is not needed. First, there are already ordinances on the books that can be enforced and meet the same goals of the proposed ordinance. Any person or entity that purchases rental property must pay a \$75 fee to the City and provide the names of the owners and contact persons, address and phone numbers. Second, City Ordinance calls for a fire inspection of all rental properties. A DNS inspector already enters every apartment building and sees the conditions of the common areas, smoke detectors and alarm systems. From this inspection, a DNS inspector can get an idea of the general condition of the building and determine if there are other concerns. Third, if a tenant complains about the conditions of their unit, the tenant can allow a DNS inspector into their unit to inspect. These ordinances allow DNS to accomplish the goals set forth in this program. If DNS is overly concerned about certain areas, they can send extra inspectors into the UWM and Lindsay Heights areas and view the buildings. DNS can start with the buildings that are obviously not up to code and move from there.

Also, this ordinance and current ordinances do not address the issue of single family homes and owner occupied duplexes that are rented out. Your ordinance exempts them from this type of rules despite the fact that they are just as likely to have the same problems of a larger landlord.

Finally, this ordinance looks like a waste of tax payer resources. Your ordinance is creating work that is already DNS Inspectors are required to do. That makes the fees charged to landlords another hidden tax on landlords. The City is already looking to cut Police and Fire services. I know other tax payers will not be happy to see that DNS will have to hire more people to handle all of the new inspections when Police and Fire services are being cut. It does not make sense to me.

These are concerns just about the need of the ordinance. There are other concerns about the language of the ordinance, itself. The ordinance is vague as to what is cause a property not to be certified. The ordinance requires that the City inspect a property within 60 days of the application being filed. What happens when an inspector fails to do the inspection within 60 days? Does the property get a waiver because it was the City's fault for not inspecting it on time. I don't think that would happen. This ordinance is just going to create more rules that are not needed.

Also, I read one reason why the UWM area was being targeted for this ordinance is the high turnover rate for tenants. The area is full of college students. It is natural that there will be high turnover. Many students moved out during the summer months and return home. I lived in four different apartments during my four years as a college undergraduate. Turnover around UWM is more a cause of the students, not the rental properties.

In closing, I ask that you reconsider your support for this ordinance. The City has more important issues facing it and should address them.

Steve Chick

11/4/2009

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:01 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Rental Property Inspection Ordinance

From: soicy1979@sbcglobal.net [mailto:soicy1979@sbcglobal.net]
Sent: Tuesday, October 27, 2009 5:21 PM
To: Kovac, Nik
Subject: Rental Property Inspection Ordinance

Dear Alderman Kovac:

As my duly elected representative I hereby direct you to vote against the Rental Property Inspection Program ordinance and any other similar ordinance.

3331 N Oakland Ave. Milwaukee Wi. 53211

11/4/2009

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:02 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Support for Rental Inspections

From: Mark Lucius [mailto:mlucius@wi.rr.com]
Sent: Monday, October 26, 2009 9:17 PM
To: Kovac, Nik
Cc: Barbara Lucius
Subject: Support for Rental Inspections

Hi,

First as a longtime (39 years) member of your east side district and a homeowner in the district for 18 years, I'd like to thank you SO much for sponsoring the landlord inspection bill. I completely support it. I hope it passes.

I totally agree that young student renters are in no position to determine (or complain about) the safety compliance of their landlords, many of whom live outside the city. The fees for inspection are nominal, a fraction of a single month's rent in the most modest of eastside rentals. Anyone who can afford to own a rental property should be able to manage this cost. If not, they need to go into another line of business.

According to the UWM Post, the group "Citizens for Responsible Government", represented in the article by a Chris Kliesmet, is complaining against this proposal.

Here's my question: Who the heck is Chris Kliesmet to complain? He doesn't even live in the city. He lives in Fox Point, according to the people searches I've done. His group, in fact, represents some who do not even live in Milwaukee County, but like the radio hosts who live out of city/county wants to dictate issues regarding the quality of life for longtime residents.

For the longest time, those of us who want to obtain permits to make legitimate upgrades to homes we've lived in for years and intend to stay in, have had to struggle with rules that are completely violated by those landlords for whom they are actually intended. We have difficulty permitting to add a bathroom or finish a 3rd floor attic into additional family space while we are surrounded by illegal 3rd floor rentals.

So please remind Mr. Kliesmet and his ilk that if they want a voice in city affairs, maybe they should move here and live with those of us affected by their ill-informed ideas.

Thank you.

Barb Lucius
3365 N. Newhall Street
Milwaukee, WI 53211
414-332-0369
[lucius@wi.rr.com](mailto:mlucius@wi.rr.com)

Black, Tobie

From: Kovac, Nik
Sent: Wednesday, November 04, 2009 2:00 PM
To: Black, Tobie
Cc: Horn, Sarah
Subject: FW: Residential Rental Certificate Program
Attachments: AASeWi - letter to Common Council - 10.29.09.docx

From: Tristan Pettit [mailto:tpettit@PETRIESTOCKING.COM]
Sent: Thursday, October 29, 2009 4:29 PM
To: Hines Jr., Willie
Cc: Hamilton, Ashanti; Davis Sr., Joe; Kovac, Nik; Bauman, Robert; Bohl, James; Coggs, Milele; Wade, Willie; Donovan, Robert; Puente, Robert; Murphy, Michael (Alderman); Dudzik, Joseph; Witkowiak, James; Witkowski, Terry; Zielinski, Tony
Subject: Residential Rental Certificate Program

PETRIE & STOCKING S.C.

ATTORNEYS AT LAW

111 E. WISCONSIN AVE.,
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 276-2850
FACSIMILE: (414) 276-2851
E-MAIL: info@petrieandstocking.com
WEB SITE: http://www.petrieandstocking.com

Dear President Hines:

Attached please find a letter that I have written regarding my concerns with the Residential Rental Certificate Program which will be before the Council next week. I am writing this letter to you as President of the Apartment Association of Southeastern Wisconsin.

Thank You



Tristan R. Pettit, Esq.
Petrie & Stocking S.C.
111 E. Wisconsin Ave.
Suite 1500
Milwaukee, WI 53202
(414) 276-2850



11/4/2009

Fax: (414) 276-0731

Email: tpettit@petriestocking.com

VISIT MY LANDLORD-TENANT LAW BLOG at www.LandlordTenantLawBlog.com

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October 29, 2009

Via Email

Common Council President Willie Hines
City of Milwaukee City Hall
200 E Wells St
Milwaukee, WI 53202

Re: Residential Rental Certificate Program

Dear President Hines,

I am President of the Apartment Association of Southeastern Wisconsin. The members of the association are quite concerned about the proposed legislation that will require landlords to obtain a residential rental certificate, as referenced above.

While the association understands why the city is attempting to implement this program, we are quite concerned that the legislation, as currently drafted, will lead to inequitable and uneven enforcement. First and foremost, we have not been given any opportunity for input on the draft legislation that was presented to the Zoning, Neighborhood and Development Committee on October 27, 2009. The attached draft language from Commissioner Dahlberg only makes the issue more convoluted and makes it likely that this legislation will spend significant time in the courts. We would very much appreciate an opportunity to meet with you, the Legislative Reference Bureau, and members of the Common Council to discuss our concerns.

We have several concerns about the legislation as it is currently drafted. The first is that "disqualifying violations" and the terms contained in the definition therein, are too subjective. Ideally, if this program is going to be implemented on a pilot basis, the standards for a "disqualifying violation" must be clear, with the subjectivity removed. We are concerned that the term "in their totality" in proposed City of Milwaukee Ordinance 200-53(2)(c), will be interpreted in wildly different ways by different individual inspectors.

Another significant area of concern is that the proposed program is a five year program, but that residential rental certificates for units not receiving “disqualifying violations” will expire after four years pursuant to proposed City of Milwaukee Ordinance 200-53(6). By expiring after four years, our members and the rest of the rental property owners in the affected areas, will be forced to go through another round of inspections and another round of inspection and certificate fees for a program that is scheduled to end within a year of the second inspection and certificate being paid for and issued. In our opinion, if this program is going to be implemented, the certificates should be valid until the date that the pilot program is either terminated or goes into effect throughout the city.

In this light, we request you take a serious look at the concept of this program as a pilot program. We believe that a legal review of such a lengthy term will not withstand scrutiny of an analysis of a pilot program. While the City of Milwaukee is legally entitled to create laws that affect only certain sections of the city, they may only be created as pilot programs. A five year term which not only covers the certificate period, but extends into a renewal period is considerably longer than is required to determine the success of the legislation.

Finally, we believe that any appeals of rental certificate decisions and inspections should be heard by the Standards and Appeals Commission or the Administrative Review Appeals Board, much like building and zoning code orders issued by the Department of Neighborhood Services. It is disturbing, that unlike any other ordinance, the DNS Commissioner would not submit this to citizen review, but only allows for his review of his own decision pursuant to proposed City of Milwaukee Ordinance 200-53(9).

Please call me to discuss this important matter, including the specific concerns I have outlined above.

Thank you for your time.

Sincerely,

Tristan Pettit, Esq.
President
Apartment Association of Southeastern Wisconsin

Cc: Apartment Association of Southeastern Wisconsin
Members of the City of Milwaukee Common Council

Black, Tobie

From: Kovac, Nik
Sent: Friday, November 06, 2009 9:05 AM
To: Black, Tobie
Subject: FW: Rental Inspection plan

Hi Tobie,
Another email for the file...

-----Original Message-----

From: Zig Krumins [mailto:zigk@wi.rr.com]
Sent: Thursday, November 05, 2009 6:11 PM
To: Kovac, Nik
Subject: Rental Inspection plan

Dear Mr. Kovak,

As a lifelong District 3 resident, homeowner, rental property owner and someone that voted for you, I wanted to strongly voice my disagreement with your proposed Rental Property Inspection Program.

Although the idea is well intentioned, existing ordinances and procedures already cover everything this is meant to accomplish. Why should everybody be inconvenienced & expected to pay a new "tax" to weed out the small percentage that are actually the problem? Stricter enforcement & educating renters is the solution, NOT overlapping ordinances & higher fees/taxes at a time when we all can least afford them.

This program simply increases city bureaucracy, cost to residents and ultimately is an invasion of privacy.

I strongly urge you to reconsider this proposal.

Sincerely,
Zig Krumins
2617A N. Farwell Ave.

Black, Tobie

From: Horn, Sarah
Sent: Friday, November 06, 2009 10:51 AM
To: Black, Tobie
Subject: FW: Respnz: Rental Licensing proposal - public hearing Oct 27

From: Helen Ceci [mailto:hceci@wi.rr.com]
Sent: Thursday, October 22, 2009 12:24 PM
To: Kovac, Nik; klduce@uwm.edu; 'Oscar O Perez'; hopec@ogdenre.com; 'Jerry Siegmann'; Horn, Sarah; mbroderick@wi.rr.com
Subject: FW: Respnz: Rental Licensing proposal - public hearing Oct 27

Hi All,
John Stern sent this very thoughtful letter yesterday and requested that I forward it to you all.
Helen

From: John Stern [mailto:windprop@earthlink.net]
Sent: Wednesday, October 21, 2009 9:23 PM
To: phfmke1; hceci@wi.rr.com
Cc: stacyhegg@sbcglobal.net; windprop@earthlink.net; linda@sym-corp.com
Subject: Re: Respnz: Rental Licensing proposal - public hearing Oct 27

Pam,

After reading your email exchange with Helen Ceci, I sense your tacit approval of this whole concept being pushed by DNS. You have been a wonderful and tireless advocate for the entire neighborhood, but if you believe this pilot program in any appreciable way will effectively address the greatest issues faced in the neighborhood- namely, those related to student behavior- you will soon discover otherwise, and after the horse is out of the barn. I am disappointed that opponents to this program will not be able to count your voice among those who outright oppose it – not just details it may or may not contain (e.g., the “spot check” for larger buildings) but the whole idea that DNS believes it requires another program involving ongoing fees and penalties in order to “protect” the public health and safety.

To my knowledge, the biggest “public safety” complaint around UWM is so-called “over-crowding.”

I understand that when landlords rent their basements and attics for sleeping quarters, this is not safe. But I also know from my firsthand experience in a nearby neighborhood, that DNS already has the right and capability to inspect for such a violation after they receive a complaint, and without instituting a special and costly program. I know, because this very thing happened to me. Fortunately, and unbeknownst to the person complaining about my building, it was already a legal three-family.

Most other so-called “health and safety” issues at small rental properties tend to involve either

non-working smoke detectors (tenants remove batteries) and/or conditions usually caused by tenants' poor housekeeping, not handling trash and garbage properly, or overloading electrical outlets.

If there was only one issue among the many our group and groups like it could solve, I would bet my first DNS rental inspection fee it would be "student behavior." Of course this is something DNS could only partially solve, but it doesn't afford the city the opportunity to do what really lies beneath the unrequested pilot program they are gearing up to "help" us- and that is create a steady, annual revenue stream wherever they can find one. And they believe they've found one here.

Even in recognition of the belief that creating a revenue stream is an essential element to any further "help" DNS could offer our neighborhood, I put forth the idea that there are other, far more legitimate ways for DNS to create revenue and solve some of these issues in a more direct and effective manner. But this email is not the place to do it.

I challenge you, Pam, to really think about what is being proposed here, and question why we are being given the "gift" of this unrequested, fee-based pilot program.

Please speak out to others on the neighborhood committee and encourage them to oppose this ill-conceived and unrequested "help" being tossed in our direction.

Sincerely

John Stern
Windermere Properties, Inc.
Committee Member, Murray Hill Neighborhood Association

-----Original Message-----

From: phfmke1

Sent: Oct 21, 2009 11:06 AM

To: hceci@wi.rr.com

Cc: stacyhegg@sbcglobal.net, windprop@earthlink.net, linda@sym-corp.com

Subject: Respnz: Rental Licensing proposal - public hearing Oct 27

Helen: I agree that the "spot-check" proposal for multiple-unit bldgs was bypassed in this proposal. That needs to be addressed in the Public Hearing. Hopefully Stacy & other multi-unit managers and owners can attend to testify to that point. Pam

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Black, Tobie

From: Horn, Sarah
Sent: Friday, November 06, 2009 10:38 AM
To: Black, Tobie
Subject: FW: Rental Property Inspection Program
Attachments: Note to Nik & Sarah re Rental Property Inspection Program.doc
I promise I'm almost done sending these!

From: ambh@sbcglobal.net [mailto:ambh@sbcglobal.net]
Sent: Monday, October 26, 2009 2:02 PM
To: Kovac, Nik; Horn, Sarah
Subject: Rental Property Inspection Program

Hi Nik and Sarah,

Thanks Sarah for taking the time to speak with me about the proposed Rental Property Inspection Program. I appreciated your comment/explanation ... but, in the end, remain very opposed to such a program. I'd really like to see dramatic changes to DNS...unfortunately, I'm not sure this program heads in the right direction.

Attached please find a more complete description of my thoughts.

Thanks for listening,
Adrienne Houck

Dear Nik and Sarah,

Thank you Sarah for the time you spent with me last Thursday regarding the proposed Rental Property Inspection Program. I appreciate your referral to the actual legislation, but am unable to access it (Legis Star tells me “no records” are found). I nonetheless appreciate your invitation to comment on it.

As a Landlord and Taxpayer, I disagree with Sarah’s explanation that the Program is “self funding.” It is not “self funding” if east side landlords are forced to pay for it. It is simply another tax on east side landlords, another trespass on private property, and an invasion of tenants’ rights. It is exactly the sort of legislation that made east side landlords and tenants so unhappy with the former Ald. D’Amato.

The argument that Building Inspectors ‘pay for themselves’ has been made by DNS for many years. I don’t believe it is true if the cost of payroll taxes, pensions, 401(k)s, health care, and other benefits are taken into account. In the meantime, DNS has built a predatory Empire that collects money from east side landlords unlucky enough to have a “complaint” filed against them, while it ignores obvious building code violations next door, and elsewhere in the city.

I respectfully request that you to block DNS’ most recent attempt at Empire Building at the expense of east side property owners. I ask that you encourage DNS to redeploy its **existing** inspectors and resources to add value to the City. Instead of responding to often-vindictive “complaints” of chipped paint on the east side, DNS inspectors should proactively look for problematic and potentially unsafe properties throughout the city. There is plenty of work to be done in this regard. DNS’s ‘complaint-based’ style has contributed to a decline in City property values, and risks the lives of lower-income residents.

If the goal of the Rental Property Inspection Program is to make rental properties safer, I suggest you launch it in an area that needs it. Each winter, inner-city children die because their caretakers used a stove or space heater to keep them warm. If you must test a pilot-program of legislated ‘forced entry,’ start looking in the basements of inner-city dwellings to verify furnaces are working properly. There is no need for ‘forced entry’ to keep east side residents safe.

Further, Sarah’s explanation that the proposal seeks to reduce overcrowding makes little sense to me. There are numerous units on the east side with 4 or more bedrooms. While permitting more than 3 unrelated students to live in such a home is against City ordinance, it is not “overcrowding.” While an overcrowding problem may exist in the inner city, there is only statutory ‘overcrowding’ on the east side. It is easily remedied with more thoughtful legislation.

Finally, Sarah suggested that neglectful east side landlords receive the “same rent” as my hard-working husband and I do, and that they are responsible for the declining real estate values on the east side. Again, I disagree. First, I don’t believe neglected units command the same rents – and in fact, many of them are now vacant. UWM’s dramatic expansion into off-campus housing has significantly shrunk the market for student housing surrounding the university. UWM’s expansion, perfectly timed with the US economic and housing crises, are the reasons for declining property values in the Murray Hill neighborhood. The fact that rents remain high **enhances** the value of our property, since one measure of market value is the rental value of a property. If a goal of this Program is to maintain east side property values, I suggest you will do much better to limit UWM’s housing expansions, rather than antagonize east side landlords.

It seemed Sarah was truly interested in my thoughts on this legislation. I hope I perceived that correctly, and I hope you interpret this note as constructive criticism of a wholly unnecessary policy.

Thanks for listening, and thanks, I hope, for your help defeating this Program,
Adrienne Houck