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Office of the City Clerk

Ronald D. Leonhardt
City Clerk

Jim Owczarski
Deputy City Clerk

June 10, 2008

Zellmer Fromm
6160 South 6th Street
Milwaukee, WI 53221

Attorney Joshua L. Gimbel
Michael Best & Friedrich LLP
100 East Wisconsin Avenue, Suite 3300
Milwaukee, WI 53202


Dear Messrs. Fromm and Gimbel:

This is to notify you that on May 28, 2008 the City's Licenses Committee voted to recommend to the City's Common Council that your mobile home park license for the premises located at 6160 South 6th Street ("Collegiate Mobile Home Park, LLC") not be renewed based upon the police report and objections of the Department of Neighborhood Services.

On May 30, 2008 you were sent a true and correct copy of the findings of fact, conclusions of law and recommendations of the Licenses Committee with respect to your renewal application for a mobile home park license in which the Committee recommended that your license not be renewed. You were further notified that the Milwaukee Common Council would consider the matter at its meeting of June 10, 2008 commencing at 9:00 a.m. in the Common Council Chambers on the third floor of City Hall, 200 East Wells Street, Milwaukee, Wisconsin. You were advised of your right to file written objections and to appear personally or by counsel to address the Common Council. At that date, time and place you did appear and you did file written objections to the report of the Licenses Committee. You were represented by Attorney Joshua L. Gimbel, Michael, Best & Friedrich, LLP, 100 East Wisconsin Avenue, Suite 3300, Milwaukee, WI 53202.

Following consideration of the report of the Licenses Committee, and a motion by Alderman Terry Witkowski, the Common Council amended the recommendation of the Licenses Committee by a vote of thirteen (13) Ayes, one (1) Noe and one (1) Excused to approve your license based upon your agreement, through counsel, to adhere to the attached conditions and struck 5A-DD in the Findings of Fact dated May 30, 2008 so they could be considered at further proceedings, if need be.

Very truly yours,



RONALD D. LEONHARDT
City Clerk

Attachment

cc: License Division
MPD
CCF 080072

In order to gain the support of the Common Council for renewal of its license, the ownership of Collegiate Mobile Home Park, 6160 S. 6th Street, Milwaukee, Wisconsin proposes to do the following:

1. As soon as possible, but in no event later than June 13, 2008, hire an outside, independent security firm to provide security service to the Park and its residents. The initial security will involve an onsite security service 24 hours per day, seven days per week. The need for 24 hour onsite service will be reevaluated 30 days after the management company is hired. The Alderman, Police, management company and the owner will then determine if an alternative security plan will be sufficient.
2. Agree that the roads in the Park may be patrolled by the Police.
3. As soon as possible, but in no event later than July 15, 2008, hire an independent management company to manage the day-to-day, week-to-week, month-to-month affairs of the Park, with prior experience in running the operation of a mobile park and preferably with experience in Wisconsin. The purpose of this independent management is to eliminate Mr. Fromm and current staff from any management duties.
4. Begin to market for sale the Park within 6 months of the retention of the independent management company. The Park will be sold or evidence of a contract for sale will be provided to the Licenses Committee at the hearing held for the renewal of the Park's license for the period beginning July 1, 2010.
5. Any management firm selected will be on site during reasonable times as required by Wis. Admin Code Section 26.18. Additionally, the residents will be provided with telephone numbers to reach the management company and Mr. Fromm twenty-four hours a day, seven days a week.
6. The security company's and the management firm's telephone number will be prominently displayed throughout the grounds and distributed to the residents effective immediately.
7. No retaliation will be taken against any resident for coming forward to complain to any governmental entity about any problems they encounter, including calling the Milwaukee Police Department despite the fact that such action on their part may result in declaring the Collegiate Mobile Home Park a nuisance property. However, the Park owner retains the right to challenge any claim that the Park is a nuisance property.
8. Tenants who violate material rules and regulations of Collegiate Mobile Home Park and/or the Ordinances of the City of Milwaukee or the Statutes of the State of Wisconsin will be evicted from the Park in accordance with ATCP 125.08 and Wis. Stats. 710.15.
9. Provide the Alderman monthly updates on the status of these steps. Also, Mr. Fromm will advise the residents of the Park of a meeting Alderman Witkowski will hold for the residents at the Water Tower, 6th and Norwich on Saturday, June 14, 2008 at 10 a.m.
10. Mr. Fromm, Collegiate Mobile Home Park, LLC, and their agents, officers, directors, employees and contractors agree that they are entering into this understanding and agreement because the Milwaukee Common Council is considering non renewal of the

Mobile Home Park License of Collegiate Mobile Home Park, LLC, and he and they request that such action be stopped and the license renewal granted and these promises, agreements and understandings are made in recognition of that fact. The City retains all rights to seek revocation or nonrenewal should these promises fail to be met. However, Mr. Fromm and Collegiate Home Park, LLC do not waive the right to challenge the evidence presented in support of a revocation or nonrenewal.