

On June 7, Common Ground talked with tenants in three properties around Milwaukee that met the 80-10 nuisance threshold, but did not receive a designation. Each is owned by a corporate landlord. Here is what we heard:

Story #1:

Alder District 12 — S2 Realty (Hales Corners)

“Good afternoon. I live at 2519 S 13th St, a Sam Stair property with 8 units. I’ve lived here for over a year with my 6-year-old daughter. Since Day 1, I’ve had problems with crime and maintenance. There was the man high on heroin on the inside steps. There was the trespasser yelling in the hallways at midnight. There was the gun pulled on my boyfriend just outside. It’s ridiculous. I wish my daughter had a safer place to grow up. Then there’s the maintenance issues. After seeing 52 mice, I got a pet cat. The main hallway flooded a few months ago. The stairwell is aged and busted.

We call and call but nothing changes. Please do something. Thank you.”

—Sylvia King

Crime Data & Ownership:

According to MPD records, Ms. King’s 8-unit building had 5 calls for service (4 “assault”, 1 “weapon”) and 3 WIBR crimes (2 “assault”, 1 “car theft”) in November 2024.

Owned by Sam Stair, S2 Realty is the largest landlord on the South Side, with 122 properties, 511 units, assessed at \$29.7 million. Stair was recently arrested for operating a drug trafficking ring out of his real estate business.

Story #2:

Alder District 8 — The Michaels Organization (New Jersey)

See photos in Appendix A

“We live at the Knitting Group Lofts on 21st and Pierce. We do not feel safe. There’s no security. The gate in the back is broken. A woman was stabbed to death a few years ago. People addicted to drugs roam the hallways because the doors are not secured. They shoot at each other—some of their bullets ricocheted and hit our cars. We see people outside of our doors in the early morning. People sleep, pee, and go #2 in our stairwell. It smells terrible there. The trespassers are like zombies, high on drugs. They steal our packages left and right. We keep baseball bats by our front doors, just in case.

The security problems cause maintenance problems. The carpets are filthy. Trash is everywhere. Some windows are broken and blinds busted from people trying to get into vacant units. Yet we have to pay about \$1,300-\$1,400 for rent.

It didn't used to be like this. When Gorman managed the property, maintenance issues were fixed; rent was about \$900; security was present; the gates worked; and the doors stayed locked. There are a few problem tenants, but it's mostly a management problem. Management is never here. When they are, they go into the office, close the door, close the blinds, and don't talk to us.

We want the city to hold our landlord accountable so we can feel safe again."

—Will Staten (6 year resident)

—Julia & Ethel Wilson (1 year resident)

—Three other anonymous tenants

Crime Data & Ownership:

According to MPD records, the Knitting Group Lofts had 5 WIBR crimes in April 2025 (1 "homicide", 3 "assault", and 1 "criminal damage"), and 10 calls for service in December 2024 (6 "assault", 2 "weapon", 2 "threat").

The Knitting Group lofts are owned by The Michaels Organization in Camden, NJ. Michaels has 6 properties in Milwaukee, 457 units, assessed at \$29 million. In December 2025, another Michaels property, Wesley Scott Apartments, was in the Journal Sentinel for "nuisance conditions".

Testimony #3:

Alder District 4—Windsor Court Investors LLC (California)

See photos in Appendix B

"We hear gun shots all the time. The alarms always go off. The police are here regularly. But nothing ever changes. It's not safe here. People come and go constantly. The doors to the buildings sit open so anyone can enter.

They took away the playgrounds. They don't let us grill out. They turned our computer room into a third office space for management. The in-house security should be doing sweeps, but instead plays favorites. A lot of people don't feel safe—especially the elderly. I (Aja) stay at my mom's house despite paying rent because I don't feel safe. Three of us have little children (one is disabled), as do many tenants here.

It feels like a prison, except prisons are safer. It's more of a halfway house.

Then there's the maintenance. We have mold, water leaks, bad paint jobs, laundry rooms that flood, and cockroach infestations. I (Shamya) had the ceiling fall on me when I was pregnant—it got so bad I had to leave.

Our landlords needs accountability. We shouldn't have to complain and complain and complain. We all want to move."

—Aja Martin (current tenant)

—John Miller (current tenant)

—Shamya Pollard (recent tenant)

—Eight other anonymous tenants

Crime Data & Ownership:

According to MPD records, Windsor Court had 13 WIBR crimes in February 2025 (10 "assault", 2 "criminal damage", 1 "burglary") and 44 calls for service in April 2025 (including 19 "weapon", 13 "threat", 4 "assault", 6 "trouble").

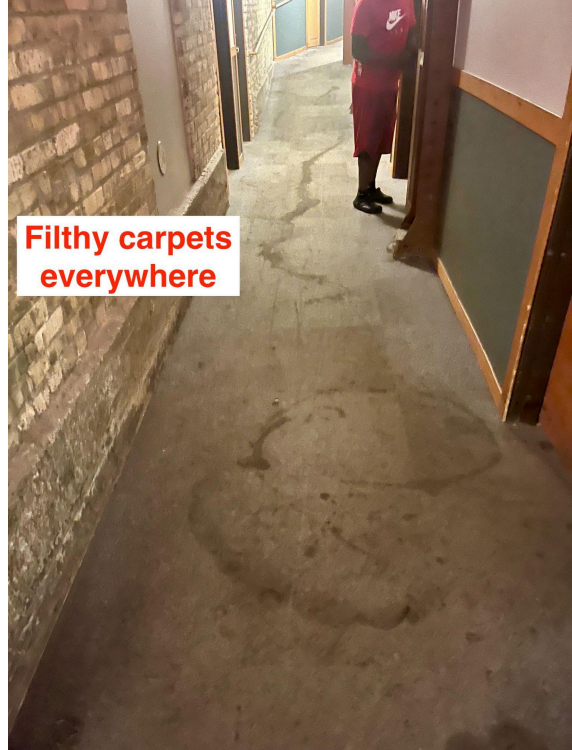
Windsor Court is owned by Stonebridge Global Partners, a real estate investment firm in Beverly Hills, CA. Stonebridge also owns Lindsay Commons in Aldermanic District 15—in total, 2 properties, 354 units, assessed at \$18.1 million.

APPENDIX A: Photos from The Knitting Group Lofts





Trespassers sleep here



Filthy carpets everywhere



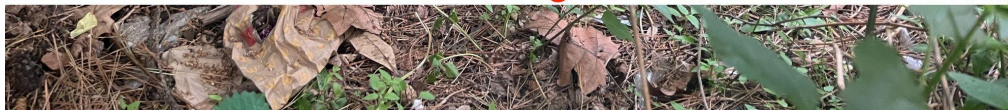
Trash, filthy carpets from trespassers



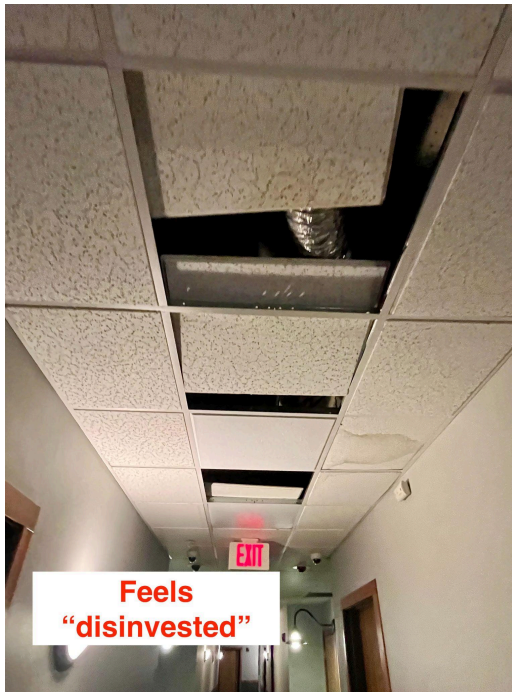
More trash, filthy carpets



Alcohol, drug paraphernalia are everywhere in the back of building



Busted window, screen from trespassers



Feels "disinvested"

APPENDIX B: Photos from Windsor Court

