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Office of the City Clerk

Ronald D. Leonhardt
City Clerk

Jim Owczarski
Deputy City Clerk

September 16, 2011

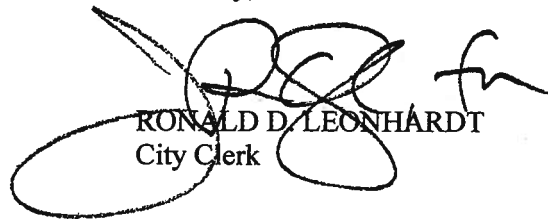
Damon R. Honegger, Agt.
DEES Enterprises, LLC
2435 N. 57th St.
Milwaukee, WI 53210

Dear Mr. Honegger:

This is to inform you that the hearing of your Dwelling Facility license before the Licenses Committee on Monday, September 26, 2011, at 3:00 p.m., in Room 301-B, Milwaukee City Hall, 200 E. Wells St. is for the property located at **1001 S. 4th St.**

Please note that the address of 1004 S. 4th St., mentioned in the letter dated September 15, 2011 that was previously sent to you, is an error. Enclosed is a copy of that letter.

Sincerely,



RONALD D. LEONHARDT
City Clerk



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Jim Owczarski
Deputy City Clerk

September 15, 2011

Damon R. Honegger
2435 N. 57th St.
Milwaukee, WI 53210

Dear Mr. Honegger:

You are invited to attend a hearing before the Licenses Committee on Monday, September 26, 2011, at 3:00 p.m., in Room 301-B, Milwaukee City Hall at 200 E. Wells St. Your Dwelling Facility license for the location at 1004 S. 4th St. may be revoked based upon sworn objections from an aldermanic office and neighbor complainants.

There is a possibility that your permit may be revoked for one or more of the following reasons:

a conviction of the licensee, the licensee's agent, manager, operator or any other employee for keeping a gambling house or house of prostitution or for any violation of law, the circumstances of which are substantially related to the circumstances of the operation of the licensed dwelling facility; the licensed dwelling facility is operated in such a manner that it generates complaints from neighbors or residents relating to, but not limited to, loud and raucous noise, undesirable activities of residents or guests of residents, and has a substantial adverse effect upon the health, safety, convenience or property interest(s) of the surrounding neighborhood; the conviction of the licensee, local representative of the licensee or the officers or directors of a corporation, or any employee for any felony, misdemeanor or civil forfeiture the circumstances of which substantially relate to the operation of the licensed dwelling facility; the police department receives calls for service at the licensed dwelling facility for such reasons and in such numbers as to indicate the dwelling facility constitutes a threat to the health, safety, convenience or property interest(s) of the surrounding neighborhood; the licensed dwelling facility is in violation of this code or has had separate orders to correct violations issued on substantially the same code violations within an 18-month period; the licensed dwelling facility is operated in such a manner that it constitutes a public or private nuisance or that conduct on or by the residents and guests of the licensed premises has had a substantial adverse effect upon the health, safety, convenience or property interest(s) of the immediate neighborhood; the licensed building, structure or licensed dwelling facility does not conform or has not conformed in all respects to the building and zoning code, the Wisconsin Administrative Code, and all other ordinances, laws and lawful orders relating to the construction, maintenance, use or occupancy of such building, structure or premises; the licensee, any employee, resident or guest of a resident of the licensee has had persons who, while going to, remaining at, or leaving that premises, violates any laws of the United States, state of Wisconsin or ordinances of the city; the licensee, any employee, resident or guest of a resident of the licensed dwelling facility has had persons who have generated nuisances or engaged in disorderly conduct

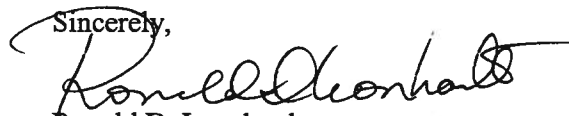
or disturbance of the peace while going to, remaining at or leaving the licensed dwelling facility; the license was procured by fraudulent conduct or false statement of a material fact; the licensed dwelling facility is incapable of housing more residents than can be conveniently and appropriately housed and has an adverse effect on the public health safety, welfare or property interest(s) of the adjoining property owners.

Enclosed are copies of the objections filed by the aldermanic office and neighbor complainants. You will be given an opportunity to respond to and challenge the reasons for revocation and to present witnesses under oath and to confront and cross-examine witnesses under oath. You may also be represented by an attorney of your choice, at your expense. If you have difficulty with the English language, you should bring an interpreter with you, at your expense, so that you can answer questions and participate in your hearing.

Upon conclusion of the committee's hearing, the committee will prepare a written report and recommendation to the Common Council, and shall provide a copy of the report and recommendation to the applicant.

The Common Council may revoke your license in the event that the objections are found to be true.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald D. Leonhardt". The signature is written in a cursive style with a large initial "R".

Ronald D. Leonhardt
City Clerk

Cc: License Investigation Unit
Ald. James Witkowiak

Tue., 28 Oct., 2008

Michael J. McGuire
Asst. to Alderman James N. Witkowiak
12th AD, City of Milwaukee

Ronald Leonhardt
City Clerk
City of Milwaukee

Sir:

On 23 October, 2008, at the direction of Alderman Witkowiak, I held and directed a neighborhood meeting at the Bradley-Tech HS.

The subject was complaints about a rooming house at 1001 S. 4 St., Milwaukee, and a secondary non-related issue.

About 45 people came. About eight were there for the secondary issue.

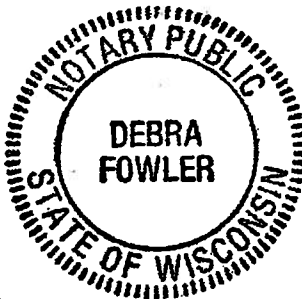
I heard numerous complaint about trouble in the neighborhood and was told that the source of much of the trouble was the rooming house. The trouble includes loitering (to include in a nearby tot's lot, drug use and sales, littering, open consumption of alcohol, and rude and noisy behavior.

There was no neighborhood support for renewal of the license. Eighteen people there signed a statement asking for non-renewal of the rooming house license.

I request that a license renewal hearing be held re: 1001 S. 4 St..

Thank you.


Mike McGuire



Subscribed and sworn to before me
this 7th day November, 2008.

Debra K. Fowler, Notary State of Wisconsin
My commission expires: 9/11/2011.

To whom it may concern,

We are Whitney and Julie Teska, and we have owned and lived in the house at 1005 S. 4th St. for close to three years. We have spent our time here renovating a previously run down house and turning it into a home in which we are now raising our one-year-old daughter, Elodie.

Our home is within five feet of the rooming house at 1001 S. 4th St. It is of the utmost importance to us that you clearly understand the litany of issues we have had, and continue to have, with this nuisance property. We hope you understand that confronting this issue is very difficult for us, particularly when it comes to meetings in which we must speak out in front of the owner and manager who we interact with on a daily basis.

Our primary concern with the house is that the owner, Damon Honegger, is an absentee slum landlord who only puts effort into the property when he receives violations from the city. He leaves the renting of the rooms and the day-to-day management of the property to the manager, Frank, who at best is a severe alcoholic, and we have been told by multiple temporary tenants, smokes crack on a regular basis.

Frank's only concern is keeping the owner Damon Honegger pleased, which means keeping as many of the rooms rented out as possible. As a result, the house is occupied at all times by a rotating cast of ex-convicts, drug addicts, alcoholics, drug dealers, child sex offenders, and mentally unstable individuals. The lack of any kind of supervision or accountability, along with the anything-goes free-for-all way in which this house is run, creates an extremely dangerous environment in our otherwise family-oriented neighborhood. We were personally told by a Milwaukee Police officer (who was at the property investigating a dispute on Aug. 1, 2011) that 1001 S. 4th St. is the place where problem tenants are sent after they've been kicked out of other rooming houses. The police were called to this property THREE times on Aug. 1, and once on July 31, making it four times in 24 hours.

A typical day at that house this summer began around 10am with the cracking of beers out on the front porch. Within an hour, the music was blaring, attracting random homeless people who would then join them in their day-long benders. By evening, everyone was trashed and yelling - usually constant profanities -- and occasionally physical fights would break out. We called the police several times. Frank has even apologized to us and our newborn baby for the constant disruption, yet failed to ever take responsibility for preventing it. In the more than two years we've been their neighbor, the problems have never lessened, despite innumerable complaints to the owner and the authorities.

Here are a handful of specific examples of instances when we personally called the police or had direct involvement in a dispute. Please note: This letter was originally written to Alderman Witkowiak prior to the November, 2010 licensing meeting held at the Walker's Point Center for the Arts, but has been edited to include more recent information from the last six months.

8/1/2011 - Police were called to the house on three separate occasions. Drunk men on the

front porch arguing and yelling about guns. One tenant, Roosevelt, spent hours trying to kick in Frank's room door.

July 2011 -- Tenants outside almost daily smoking pot and drinking and yelling.

June 2011 -- House was raided twice by Milwaukee Police. Not sure of the findings.

June 2011 -- I was stopped by an officer and questioned about the property. Was told the Police were "watching it."

4/15/2010 - Several tenants drinking on the porch all day were joined by a homeless crew including a guy bragging about hopping trains and smoking crack. Loud yelling turned into a fight involving a knife between Frank (the manager) and Larry Harris (a tenant). Frank could be heard complaining afterwards that he thought his shoulder was dislocated.

June 2010 - On a separate occasion we called the police on the same tenant (Larry Harris, who is a registered sex offender) for threatening my mom well she was doing yard work because she wouldn't give him money. He was saying, "You took my job." He is also well known for trying to sell illegally burned DVDs door-to-door in our neighborhood.

6/11/2010 - Called police on Larry Harris. He was in front of the house screaming obscenities and attempting to incite another younger man to fight him for over 15 minutes.

7/12/2010 - We called in with a noise complaint after hours of extremely loud music that we could hear in every room in our house. This was one of the few times we called despite it being a regular occurrence.

7/26/2010 - An ambulance was called for a schizophrenic tenant. Ten minutes later, he was taken from the ambulance to a squad car and arrested. A former tenant named Ken told us the schizophrenic man was "on 27 medications and needed medical supervision and did not belong in that house." Frank told us (while drunk) that he was trying to get him back in the house as soon as he got out of jail. This is just one example of how the management disregards safety in its pursuit to make money.

September 2010 - Larry Harris was yelling in front of the house, frequently using the "N" word, yelling at another tenant for "trying to sell a bag to a high school student that walked by." The owner pulled up and Larry said "Oh, shit" and ran inside. I went outside and asked the owner to evict Larry. Larry came down and started shouting about how he is the only one in the house that isn't "using." The argument turned into a shouting match between the owner and Larry Harris which I walked away from.

10/26/10 -- A female tenant of the house was robbed by an acquaintance and beaten outside of the house to the point that she needed to be taken away on a stretcher. This occurred before noon on a weekday, and about three minutes before my mom walked past the scene with our 5

month old daughter. Frank and several tenants were outside drinking when we went to see what was going on and could be seen hiding their drinks as the police arrived.

Ongoing - Obvious drug dealing from the house. A car pulls up outside, a tenant gets in the back seat and gets out two minutes later. Then car drives away.

Ongoing - A red Dodge Minivan with the licence plate 173-LUC parks in front of our house. Numerous tenants drink and smoke pot in the car. When the wind is out of the east you can smell it in our house.

But you don't just have to take our word for it. We have obtained a detailed report of all the CAD calls pertaining to this house from the Milwaukee Police Department from 10/01/2007 - 11/01/2010. In that three-year period there have been 65 calls to the police. Almost all of them refer to the property as "Ordinance 80-10 Chronic Nuisance Premise" and the reports often refer to the tenants as "intoxicated."

Here are the categories of the calls, their frequency and the dates they occurred:

- 911 Abuse - (4)
- Noise complaints - (3) 7/12/2010, 10/11/2009, 6/11/2008
- Call from tenant about another intoxicated/ out of control tenant - (10) 3/9/2010, 3/18/2010, 2/17/2010, 2/9/2010, 12/10/2009, 11/5/2008, 10/9/2008, 8/31/2008, 8/3/2008, 6/29/2008
- Call from owner concerning tenants - (4) 2/17/2010, 5/19/2009, 6/10/2008, 6/10/2008
- Drug dealing - (6) 2/13/2010, 2/14/2010, 2/15/2010, 2/19/2010, 1/3/2009, 10/25/2007
- Arrests made - (6) 3/9/2010, 7/26/2010, 12/10/2009, 1/3/2009, 6/10/2008, 2/21/2008
- Harassment - (2) 5/11/2009, 5/19/2009
- Vehicle theft - (2) 9/22/2008, 10/25/2008

The details of these police calls are as follows:

2/17/2010 - Tenant calls, saying that an argument between three tenants and the landlord may lead to something more. Dispatcher refers to caller as "Highly Intoxicated"

3/9/2010 - Call about intoxicated out of control tenant resulted in an arrest.

2/9/2010 - Call from tenant concerning a drunken fight. Police report states that subject was "incapacitated by alcohol."

1/3/2010 - Call about suspicious activity lead to arrest.

5/11/2009 - Two intoxicated males and one intoxicated female in front of house harassing vehicle stopping at intersection.

12/10/2009 - Two male tenants fist fighting in hallway. Call resulted in an arrest. Separate call

on same day by a caller stating their are two subjects in the hallway threatening to hurt him. Dispatcher refers to caller as being "disoriented and asking for help."

5/19/2009 - Call about eight intoxicated subjects yelling and arguing on the front porch.

10/9/2008 - Battery call. Victim cut on neck with knife. Ambulance sent. Report refers to victim as being "intoxicated."

8/31/2008 - Manager called 911 because tenant was "going off on him" and "threw a microwave at him."

6/29/2008 - Old building manager threatening female callers' life. Dispatcher refers to caller as "very hard to understand" and "possibly intoxicated." Citations were issued as a result of the call.

8/3/2008 - Tenant states that boyfriend is extremely intoxicated and is threatening to stab her.

6/10/2008 - Tenant threatening to burn down building. Call resulted in an arrest.

From having dealt with Mr. Honegger in the past, we are relatively certain he will claim that we are just "trying to change the neighborhood" and are making up stories to get rid of them just because they are a rooming house and we are intolerant of anybody with a criminal record. But in point of fact our yard shares lot lines with another rooming house at 413 W. Mineral. Not only do we not have any complaints about that house, but we have taken down the fence to combine our yard with theirs and now share a garden with the tenant who lives on the first floor. We feel completely safe living along side them because that house does not have the same issues with incompetent management allowing a constantly rotating group of unstable tenants to drink heavily and do and sell drugs openly.

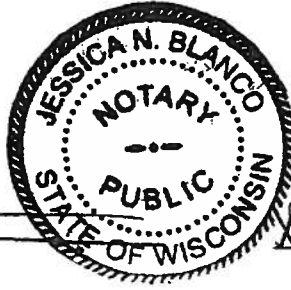
We love Walker's Point and the diversity of our neighborhood. We are all very excited about the development on 2nd St., and the new tot lot playground on the northwest corner of 4th and Mineral. This is great for a block like ours on which almost every house is home to small children. Unfortunately, the rooming house is directly between all of our homes and the playground. I for one can say that I won't feel safe having my daughter play there with the house as it currently stands, and fear that the City's investment will not benefit the neighborhood's children, but continue to be a place where the tenants drink and leave behind used needles.

We've attended two licensing meetings for this rooming house at which the neighbor turnout was overwhelming, one in 2008 and one in 2010. After the neighborhood voiced its concerns at both meetings, Mr. Honegger was given multiple "second chances" to improve the manner in which he runs his establishment. We feel he has made absolutely no effort to do so and therefore should not be afforded any more opportunities to profit at the expense of our neighborhood.

The obvious drug trafficking, substance abuse and blatant disrespect for the neighbors and the neighborhood leave us with quite the dilemma. On one hand, we've poured a lot of time, money and energy into fixing up our home and we genuinely view the area as a great place to raise our daughter. But after enduring three years of this nuisance property, we're questioning how much more we can handle.

Thank you for your time and attention. We look forward to working with you to revoke Mr. Honegger's undeserved rooming house license and help make our neighborhood a safe place to live.

Sincerely,
Whitney & Julie ~~Teska~~ ^{E. Lawrence}



X Whitney Teska
WHITNEY TESKA 8/10/2011

X Julie Lawrence
Julie LAWRENCE
8/10/11

State of Wisconsin
County of Milwaukee

This instrument was acknowledged before me in Milwaukee
8-10-11 by Whitney Teska and Julie E. Lawrence
(Date) (Name of person(s) receiving acknowledgment)

Jessica N. Blanco
Notary Public
My commission expires on 03-03-13