



CITY OF MILWAUKEE

City Hall, 200 E. Wells Street, Milwaukee, WI 53202 • www.city.milwaukee.gov

December 28, 2016

Department of Neighborhood Services
ATTN: Preston Cole, DNS Commissioner
841 N Broadway, Room 104
Milwaukee, WI 53202

RE: Communication File #161148

Dear Commissioner Cole,

We consider Communication File #161148, scheduled for hearing before the Judiciary and Legislative Committee on January 9th, a crucial first step in improving the City's game plan for dealing with the problems posed by unscrupulous landlords who hide behind LLCs while they exploit our most disadvantaged residents, and squeeze the last ounces of value from the properties they own. Renters of these properties are forced to tolerate unhealthy, appallingly squalid conditions. The refusal of these shameless landlords to adhere to even minimal standards of upkeep is aggressively blighting our neighborhoods.

The City needs an effective strategy to hold these LLC-shielded landlords accountable for the human misery and urban blight their actions cause.

Broadly speaking, we want to hear from the Department of Neighborhood Services through this communication file on:

- How many LLC-owned residential properties are failing to correct code violations in a timely matter?
- Which LLCs own multiple properties which are failing to correct code violations in a timely matter?
- Which are the 10 most egregious LLC-owned properties with uncorrected code violations?
- How many LLC-owned residential properties have been placarded in each of the last 5 years (2011-2015)?
- Which LLCs that are currently failing to correct code violations in a timely manner have had properties placarded in the past?
- How does the fact a property is owned by an LLC impede the correction of code violations in a timely manner, and what is being done to work around this impediment?

We can only have a productive discussion on how to shape policy to meet this attack on the vitality of our neighborhoods if all pertinent information is presented for consideration during this hearing.

We look forward to hearing from you and your staff.

Sincerely,

Handwritten signature of Terry L. Witkowski in black ink.

Terry L. Witkowski
Alderman, 13th District

Sincerely,

Handwritten signature of Michael J. Murphy in black ink.

Michael J. Murphy
Alderman, 10th District