

Lee, Chris

From: h giese <hgiese@ameritech.net>
Sent: Friday, July 22, 2022 12:46 PM
To: Roberts, Erica; Mazmanian, Michael; Reed, Kristen; Rome, Tanz; Spencer, Tearman; Ohiku, Odalo; Farris, Todd; Lee, Chris
Subject: Zoning, Neighborhoods & Development Committee Meeting 7/25/22 at 1:30 PM - FILE NO. 210956

Dear Mr. Lee:

I am a lobbyist and attorney for the Apartment Association of Southeastern Wisconsin, Inc. Please place this communication with the above file and distribute to the committee members. I intend to appear in person at the ZND hearing on July 25. Thank you.

The proposed changes to MCO 200-51.5, the Property Registration ordinance, are objectionable for a number of reasons:

1. A management company or agent which is located outside of Milwaukee County (say in Brookfield, Waukesha County) and which manages rental property located in the City of Milwaukee would have to open up a Milwaukee County office or move its office to Milwaukee County. The Wisconsin Administrative Code, Chapter ATCP 134, which governs Residential Rental Practices, states in sec. 134.04(1)(a)(2) that the address of an owner or agent disclosed in a rental agreement must be "within the state." The City cannot enact an ordinance which would be contrary to Chapter 134.
2. LLC owners would have to disclose names of their controlling person or beneficiary. This would be contrary to state statute s. 66.0104(4) which says only ONE name of an "owner or authorized contact person" can be required as part of a property registration ordinance.
3. City-owned properties could no longer be sold for rental purposes - only to owners who plan to live in the purchased property for at least 8 years. This is very harmful to the interest of renters who are already facing a shortage of affordable rental units. The City should also consider the interests and needs of its renter class, not just the interests of home owners.

--Heiner Giese

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