



CITY OF MILWAUKEE

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

December 28, 2016

City of Milwaukee Municipal Court
ATTN: Phillip Chavez, Chief Judge
951 N James Lovell St
Milwaukee, WI 53233

RE: Communication File #161148

Dear Chief Judge Chavez,

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 Municipal Court through this communication file on:

- How many properties with outstanding code-violation fines are owned by LLCs, and what is the total amount owed on these properties?
- Which LLCs with outstanding code-violation fines owe fines on multiple properties?
- Which 10 LLC-owned properties owe the most in code-violation fines, and how much is owed on these properties collectively and individually?
- Which 10 LLCs with outstanding code-violation fine balances owe the most, collectively and individually?
- How does the fact a property is owned by an LLC impede the collection of code violation fines, 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