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Advocating for Sustainable Rental Housing

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"The Apartment Association of Southeastern Wisconsin is your primary resource for education, mutual support and legislative advocacy for the successful ownership and management of the rental property."

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Milwaukee looks to raise penalties for landlords who don't comply with lead removal directives

By Alison Dirr, Milwaukee Journal Sentinel

Milwaukee landlords who don't comply with requirements to remove lead from their properties would face harsher penalties under new legislation that is headed to the Common Council on Thursday.

"We want to raise up the landlords that are compliant, doing a great job providing excellent housing in our community, and then we need to push the ones that aren't," said Common Council President José G. Pérez, who put forward the legislation.

Maria Beltran brought her two grandsons, who have been poisoned by lead, to the council's Public Safety and Health Committee meeting where the measure was recommended for passage.

A member of the parents lead group at the Coalition On Lead Emergency, or COLE, she said 4-year-old Eraclio and 5-year-old Ricardo had gone through occupational therapy, physical therapy and speech therapy as a result of lead poisoning.

She expressed hope for the change that could come from the proposal. "I think it's very important," she told the Journal Sentinel. "We need it set in place and in stone because all of our children in our community and in our city are very affected."

Lead poisoning has long been a problem in Milwaukee and, particularly for children, it can bring lifelong consequences.

Bevan Baker, the city's longtime health commissioner, was ousted from his job in January 2018 as reports emerged that his department failed to follow up and provide services to the families of thousands of children who had tested positive for lead.

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In March, a years-long investigation into the Health Department's handling of its childhood lead poisoning prevention program ended without criminal charges.

But challenges to abating lead in Milwaukee homes remain.

In response, city officials last year directed \$26 million toward lead paint abatement and \$3 million to lead abatement workforce development out of nearly \$400 million in one-time pandemic aid the city will receive.

That funding supports the actions laid out in the legislation by allowing the department to build up its capacity, Pérez said. And he said while the city recognizes that lead removal is expensive, it's important that properties are fixed and children are safe.

That's part of the rationale, he said, for an element of the legislation that puts the onus on landlords to prove they are not retaliating against renters if they pursue eviction, raise rent or take other actions within two years of a tenant seeking or cooperating with outside efforts to remove lead in the home.

Heiner Giese, attorney for the Apartment Association of Southeast Wisconsin, raised some concerns and questioned the ordinance's presumption that a landlord is retaliating as opposed to allowing retaliation as a defense a tenant can raise against eviction.

However, Assistant City Attorney Tom Miller noted the language in the ordinance that allows a landlord to overcome the presumption by showing "good cause" for any action against a tenant, including a history of normal rental increases.

He said the purpose of an anti-retaliation ordinance is to allow tenants to raise the issue before requiring them to go to eviction court.

Other measures include a tripling of the maximum accumulated fines for violations of lead poisoning prevention and control regulations from \$10,000 to \$30,000.

For owners who do not meet deadlines to comply with lead hazard abatement orders, responses from the health commissioner could include the seeking of a court-issued warrant to enter the property and remove the lead, with the full costs of making the property safe being collected as a special charge on the property tax bill.

In rare cases, the commissioner could refer the property to the Department of Neighborhood Services for an order to raze it.

The legislation is expected to go before the council on Thursday, July 28.

The changes will take some time to implement, Tyler Weber, deputy health commissioner of environmental health, told committee members.

"This isn't something that's going to happen overnight, but we are working as best we can," he said.

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City Development Commissioner Lafayette Crump is Planning for Milwaukee's Future

By Tom Jens, *Shepherd Express*

After a distinguished career in the private sector as a lawyer and an advocate of workforce diversity, Lafayette Crump took on an important job as the Milwaukee Commissioner of City Development. Appointed by Mayor Tom Barrett, he began the job in July of 2020. Being commissioner is a huge responsibility that involves improving Milwaukee's built environment from houses and buildings to work with other departments on streets and sidewalks.

In terms of quality housing, there is disturbing disparity among ethnic groups, namely lower income Blacks and Latinos versus affluent whites. Currently in 2022, 49-year-old Commissioner Crump is facing significant challenges to improve Milwaukee's infrastructure, especially in the central city. I met him in his office (809 N. Broadway) near City Hall. His department covers three floors. I could feel his enthusiasm, but it was filtered through his acuity for rationality.

I understand you were born and raised in Milwaukee. Tell me about your early background, your parents, where you grew up, your neighborhoods, and schools you attended.

I grew up in the inner city near 27th and Burleigh. I was bussed to an elementary school on the south side, and then in the fifth grade, I was placed in the Gifted & Talented program at the Golda Meir School. For middle school, I attended the Samuel Morris School for Gifted and Talented. Very diverse, really good experience. I'm an only child. My parents were teen parents, both 17 when I was born, and they were incredible parents who always stressed education.

My mom went to North Division, my dad to Milwaukee Tech. Mom went to Marquette for undergrad and got her master's degree from UWM. Dad graduated from the Milwaukee School of Engineering. Dad became an electrical engineer for Cutler Hammer and for Eaton Corporation, then later opened his own business. I worked there part-time as a teen, and I learned their work ethic. My mom started out as a probation and parole agent at the Ethan Allen Boys Home in Wales, but later joined Dad in his business. With my parents' support, I ended up getting financial aid to go to University School in River Hills. Excellent high school education.

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You have an impressive academic background including undergrad and law school at Duke University. Can you elaborate on your college education and how you decided to go into the law?

I was attracted to the Ivy League schools, and my parents took me to a number of those colleges. I was later accepted at Harvard. But when they took me to Duke University, it was spring, the campus green and beautiful. I received an Angier B. Duke scholarship as one of 14 kids in the country. But I lost that scholarship after my first year. I just didn't apply myself, and that was my first real adult lesson. You may be smart, but you have to work hard. I took out student loans, and my parents helped.

I was studying to be an engineer. I excelled in math and science, but my favorite subjects were English and history. My first summer, I did an internship at Bell Labs in Pennsylvania. That experience made me realize engineering was not for me. I loved writing and reading and public speaking. I liked debating. The nuts and bolts of the law. I ended up as a history major, the goal to be a lawyer. After my undergraduate degree, I went straight to Duke University School of Law.

After you finished law school, you moved back to Milwaukee. How come you decided to do that?

Part of the reason I returned to Milwaukee was my interest in community service. I wanted to help people in my hometown. My first job as a lawyer was working for Foley & Lardner in business and corporate law. After three years, I took a job with Quarles & Brady where I did litigation and government compliance work and also lobbying work. Meanwhile, my parents started Prism Technical. (Prism Technical Management & Marketing Services is known for its development, management and monitoring of projects that ensure workforce diversity and equity.)

I was giving my parents legal advice on the company structure and on some of their projects like Miller Park. Prism focuses on diversity and inclusion, for example, construction projects that may receive Federal, State or Local funding and require diverse contracting and hiring.

If I'm a developer, and I win a building contract, then I make a legal promise that I will hire people of diversity, Black and brown. Is that how it works?

Exactly right. Ultimately, in 2004, I went to work for Prism and worked on Fiserv Forum, the Northwestern Mutual Tower, the construction of the Hop streetcar, the Moderne apartments, and the redevelopment of the Brewery area. All of those projects had some government assistance for the developers in the hiring of diverse businesses and workers. Prism might work with the contractor, the developer, or also the government oversight agency.

We also developed technical training programs with the Milwaukee Metropolitan Sewerage District and the city of Milwaukee to help train small minority and women-owned businesses. These were almost like mini-MBA programs where you learn to run a business. Generally, our clients were private businesses with government oversight. At that time, I also had a small solo legal practice, representing people, businesses and nonprofits.

You've now been the Commissioner of City Development for a couple years. What exactly is the Milwaukee Department of City Development and what does it do?

We are largely responsible for the "built" environment in Milwaukee, residential and commercial development. We engage in long-term planning, attract investment, and manage city-owned real estate, among other things. We work to get tax-foreclosed property back into productive use and onto the tax rolls. We also work with a number of small businesses in our commercial corridors—help see that they are thriving.

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If I'm a developer, and I want to buy property on, say, ML King Drive, and my plan is to build an apartment complex or a commercial building, do I come to you to help me through this process?

We are happy to talk development with any size developer and see if there is a current property out for RFP that suits their needs.

If a developer or community group has ideas, we can walk them through available properties, zoning requirements, and financing opportunities. We have an experienced staff who spend significant time connecting people to resources. Our goal is to achieve a vibrant, equitable city.

One of the questions I get from Milwaukee residents is "How many buildings and houses does the city of Milwaukee own?"

Of course, we own the municipal buildings. And we own about 130 commercial properties and a little over 400 residential properties. That is less than one percent of all the real estate in the city. The vast majority are tax-foreclosed properties, and many need a lot of rehab work.

Let's say I am renter resident on a 6th Street block along Highway 43, and there are a number of vacant houses on my block. Let's say I want to buy one of those vacant houses. Do I come to your department for help?

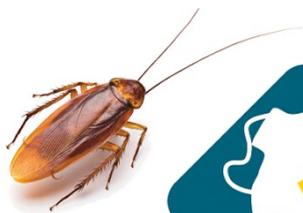
Keep in mind not every vacant home is owned by the city. But the ones we do own are marketed on our website or committed to other projects such as Bronzeville Estates or Homes MKE or pending demolition. But absolutely, people can reach out to us to find out more information. We don't lend mortgage money, but we can make a connection with home-buying counseling agencies. However, we do have programs that can help buyers with needed repairs through the Neighborhood Improvement Development Corporation, and down payment assistance.

Another question I often get is "Why can't the city donate some of these foreclosed city-owned houses to needy residents?"

I wish we could wave a magic wand for the people that need housing. However, many of the properties we own are worth less than the cost of repairs. Even if they are worth something, the new owner would have to do the repairs, pay the property taxes, buy house insurance and pay for upkeep. But on the residential property issue, we have developed a significant plan, the Homes MKE Program. Of the homes the city currently owns, we hope to get 150 of them back out into the marketplace in the next couple years, and with owner occupants.

The Homes MKE Program is funded by part of the Federal ARPA money allocated to us. We'll hire a number of local developers and contractors to get those homes ready for sale. Keep in mind there is a huge disparity of home ownership in the white community versus Black and brown communities.

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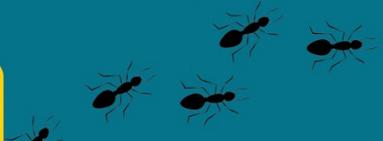
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At Mayor Johnson's urging, we have gotten involved with the Community Development Alliance, made up of large philanthropic entities. Together, we have developed a collective housing strategy and plan to address rental and ownership disparities. The Common Council has approved this plan.

Let's talk about the eviction problem. City Council President Jose Perez recently told me, and I quote, "The City Development Department has been allocated more funds for legal aid to make sure residents are not unjustly being evicted. We work with the City Development people on avoiding any foreclosure process. We also have programs that help fixed-income residents repair their homes."

Evictions are a problem, and we have been allocated some funds for providing the right to counsel so that tenants have similar legal resources that the landlords have.

Let's say that I'm a tenant and have fallen on hard times, and I'm a few months behind in my rent, and the landlord threatens to evict me. Who would I turn to?

We do not give legal advice, but we can connect you with qualified help, such as our partners at the Rental Housing Resource Center. This is a one-stop shop. It's housed at Community Advocates, and is a gateway to all available services, not just legal advice.

You once said, and I paraphrase your quote, "When you're in the heart of Bronzeville, some folks might feel like it's an entirely different world, but it's right there, connected to Downtown by line-of-sight. And we need to find ways to connect more than by just line-of-sight, by action, by connecting, by activating spaces, by making people feel welcome and comfortable." How might the city go about that?

Some Milwaukee kids have never been to or seen Lake Michigan. Or a resident can live in a neighborhood and see the skyline but never have visited downtown.

Residents in some areas of the north or south side think that the city does not belong to everyone, that they are excluded.

We need to do more collectively to ensure that our city belongs to everyone. When we talk about development, we make connectivity a major goal.

How do we make sure downtown is connected to the north and south sides? For example, we want to make the primarily Black Bronzeville community feel just as vibrant as downtown, and the same with the heavily Latino South Side. Make public transit easily accessible and make it safe to walk or bike from one part of Milwaukee to another.

You have a distinguished career in helping nonprofits grow and achieve. Are you still affiliated with any of them?

Yes, I am. I'm active in Safe & Sound and the Salvation Army, and I'm on a number of other nonprofit boards. I try to make sure that these groups are reaching out to help areas of the city that need it most. I also serve on the boards of Milwaukee College Prep and University School, my alma mater.

You've been successful in the private sector and now you are following the philosophy of giving back.

We humans are here for a cosmically short time, and if we are not spending time making sure other people have the same opportunities we had, then we are not making the best use of our time.

OK, big question. Do you have a family?

I have three great daughters, 15, 22 and 25. My amazing partner Katie Avila Loughmiller and I are expecting a little baby boy coming this October.

You can find out more about Milwaukee's Collective Affordable Housing Plan at the website - housingplan.org



Zoning Changes Could Grow City Population

By Jeramey Jannene, Urban Milwaukee

How will Milwaukee achieve Mayor Cavalier Johnson's vision of attracting one million residents in the city?

The Department of City Development is proposing to study modifying the zoning code to encourage more housing development. That could include things like allowing higher density housing along transit corridors and simplifying or eliminating the special approval process for accessory dwelling units (carriage units).

"We have the kind of zoning code that a lot of cities are emulating," said DCD city planning manager Sam Leichtling to the Zoning, Neighborhoods & Development Monday. "That said, as the code evolves we know we can make changes around the mayor's goals of growth, transit-oriented development."

The zoning code was last substantially updated in 2002 under Mayor John Norquist, but recent planning efforts have identified potential areas for improvement.

"A lot of those plans have made recommendations like adding housing near transit, how we regulate parking, accessory dwelling units, things like that," said Leichtling. Nationally, city advocates have called for code reform to eliminate parking minimums, permit more development by right (without legislative approval) and allow a greater diversity of housing types.

DCD is now seeking to hire a consultant, with a \$100,000 budget, to consider what changes could be made in Milwaukee. A report submitted to the council says those changes could allow more home-based businesses, increase housing options and affordability by allowing a greater number of housing styles and adjust parking requirements in a bid to improve affordability and meet climate goals.

"We do envision there being a fair amount of community engagement and outreach in this," said Leitchling. He said DCD would manage the project, but the consulting team would assist with the engagement process and developing graphics to communicate different ideas.



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Alderman Robert Bauman publicly questioned the cost. "What's the problem we are trying to fix with this expenditure?"

"[The mayor] wanted to look at the zoning code to make sure there were not any barriers or impediments to development," said Leichtling. "We are not proposing to throw out the code. It's looking at those areas that could be tweaked."

But Bauman suggested it could result in high-rise development along S. Superior St. in Bay View and N. Wahl Ave. on the East Side, two streets with lake views and valuable houses.

"That happened in Chicago. It's exactly how a lot of the Chicago lakefront developed," said Bauman, a Windy City native. He said it could bring significant upzoning to Milwaukee. "We are not bringing you final ideas or final solutions today," said Leitchling. He said the effort was more likely to tweak existing zoning districts, like the Local Business 2 (LB2) designation that is applied to many of the city's commercial corridors. "I don't anticipate it going in the weeds about any specific map amendments."

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Leichtling said the city would continue its process of updating area plans, like one effort currently underway for Bay View or another for Downtown. Those plans identify potential catalytic projects, zoning changes, uses and other strategies to be executed at a neighborhood level.

The committee unanimously approved the proposal. The funding would come from an already established planning fund. The full council is expected to vote on the proposal at its July 28 meeting.

The study is sponsored by Bauman, committee chair Michael Murphy and Council President Jose G. Perez.

Managing Real Estate Expenses With a Self-Directed Account



A self-directed account can grant an investor many different opportunities such as the ability to invest in a variety of real estate investment types (commercial, residential, multi-family, and more). Each investment comes with its own set of expenses. Some are one-time fees that must be paid when you buy the property, while others are recurring expenses.

Discover the unique rules associated with paying for real estate expenses through a self-directed account, as well as how the process just became easier.

General rules associated with paying for expenses with a self-directed account

1. Expenses/profits must flow through the account

When paying for expenses with your self-directed account, it is important that you're aware of the rules so you don't create a situation that could potentially compromise the integrity of your account(s).

When your IRA or 401(k) owns real estate, your IRA or 401(k) is responsible for paying for 100 percent of the expenses associated with the property (or properties). For example, if you're renovating a real estate investment you own with your IRA or 401(k), all supplies (paint, HVAC, flooring, etc.) must be paid from your account(s).

All your rental income and profits from the sale of the property must go directly back into the IRA or 401(k) to preserve the highly tax tax-advantaged nature of the accounts.

2. No personal use

If you personally pay for an expense and utilize your IRA or 401(k) attempts to reimburse yourself, that could be considered a prohibited transaction. This is because you're considered a "disqualified person" to your IRA or 401(k). You want to make sure that your IRA or 401(k) is paying for 100 percent of the expenses.

3. Earnest money must come from the account

As you are approaching a real estate transaction, you must make sure that your earnest money deposit is paid for from the IRA or 401(k). A common mistake that investors make is to personally attempt to write a check for an earnest money deposit and then, after the fact, attempt to have their IRA or 401(k) come in to buy the property.





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Pools, Decks & Trampolines – Are These Amenities Worth It?

By BreAnn Stephenson



In an effort to attract the best tenants and beat out the competition, you may want to offer unique amenities. Some common “perks” may include a spacious kitchen, upgrades to flooring and countertops, or perhaps lawn service built into the cost of the monthly rent.

During the summer season, some investors highlight decks, pools, or maybe even a tree house.

Adding a trampoline or quality play equipment to the back yard may be nice for a family. However, these recreational items can also present some serious risks. The question is, does the prospective fun outweigh the potential danger? Should you keep these items on your property or remove them?

Decks

Benefits for Your Tenant

A beautiful deck provides a nice place to enjoy your morning coffee or breakfast, a fun place to entertain friends and family for dinners or a hangout, or a place to get some R&R or a suntan.

Bottom line, decks extend the living space to the outdoors without the risk of getting all itchy!

Injuries – The Stats

- A 2003 study by the Consumer Product Safety Commission (CPSC) revealed that 224,000 people in the U.S. were injured due to a deck or porch.
- Of those injuries the CPSC mentioned, 33,000 were a result of a structural failure or collapse. 18,000 were considered “serious” and included things like head trauma, concussion, major fractures to the back and paralysis.
- Most injuries were preventable if a proper deck inspection had been performed each year by a qualified professional.

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Pools

Risks & Problem Areas

- Every deck made of wood will eventually fail and need to be replaced. Wooden decks have an average life expectancy of 10-15 years depending on climate and level of maintenance.
- Poor construction is the number one reason for deck failure. The most common point of failure for decks is at the connection to the house. They often fail because the deck is not connected to the house by the proper method.
- The second most likely cause of deck failure is wood rot. When the moisture content in wood reaches ~19%, rot begins. Treated wood lasts longer, but it will also eventually rot.
- Reports from people who experience deck collapse from rot say there is no warning. The deck doesn't creak or moan – it simply collapses.

Insurance Will Pay for It, Right?

Maybe, maybe not. If a deck fails suddenly and someone is injured, you may have coverage to replace the structure itself if that deck failure isn't related to "Wear-and-Tear." Wear-and-Tear is a standard exclusion in all property insurance policies as insurance is intended to cover sudden, unforeseen events – not for reimbursement for routine maintenance expenses.

As for covering someone's injuries, if they find you, the property owner, liable for the deck failure, your insurance can be there to help cover an injured third party's medical expenses. In that case it may also reimburse your personal legal expenses for defense. However, if the cause of the deck collapse was faulty construction and you are not liable, you'd better be sure your contractor was properly insured. In that case, their General Liability insurance comes into play as they are the party at fault.

How to Avoid a Disaster

As a part of the inspection process BEFORE you purchase a property, a deck should be checked for various items such as its structural integrity, railing size and strength, hardware type and condition, staircase issues and general wear and tear such as splintered deck boards or loose fasteners. If any of these items are not in good condition they may need to be repaired, or, if the whole deck is in disrepair, it may be time to replace it. Decks need to be checked every year and any necessary repairs promptly made to avoid injuries. Also, make sure any one you hire is properly licensed and insured.

Benefits for Your Tenant

Most people like pools. They provide a refreshing place to escape the summer heat, provide health benefits if you're the lap-swimming or pool volleyball type, and are a fun place to socialize.

Whether it's looking forward to lounging poolside with a good book or seeing how long you can hold your breath underwater, the opening of pool season is a time of great anticipation.

Injuries – The Stats

- Each year there are approximately 5400 pool or spa-related hospital emergency department treated non-fatal drowning injuries each year.
- According to a report by the CPSC, children between the ages of 1 and 3 represented 64 percent of estimated non-fatal drowning injuries for 2012-2014 and 65 percent of the reported drownings for 2010-2012 involving children younger than 15 years.
- Over ½ of reported injuries for children occurred at residential locations.

Risks & Problem Areas

- Pools are considered an "attractive nuisance" – an item that is so interesting that it would entice a child into entering another's property.
- If you do not abide by local regulations regarding these "nuisances", you may be held responsible if someone is injured on your property.
- For example, not putting on a pool cover can have fatal consequences.

Insurance Will Pay for It, Right?

Insurance policies can vary greatly on how they handle coverage for pools. Some policies exclude coverage for both damage to the pool itself and any injuries associated with the pool entirely. Other policies may offer some limited coverage for an additional cost.

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AASEW OWNER Article Guidelines

Would you like to submit an article for publication in the AASEW newsletter?

Here are the current submission guidelines:

Deadline for all submissions is the first of each month.

The newsletter will be delivered electronically to the membership around the 10th of the month.

Limited print copies of the newsletter may be available at the General Membership Meeting following its publication.

We are happy to accept one article per author per newsletter. Please keep the article to approximately 500 words in length.

Any edits made to an article (generally for length) will be approved by the contributor before it is published.

All articles must be properly attributed.

The Editorial Staff reserves the right to select articles that serve the membership, are timely, and are appropriate.

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Bottom line, you CANNOT assume that coverage for your pool is included in your policy, or for that matter, the above-ground pool your tenant decides to erect a week after they move in.

How to Avoid a Disaster

To eliminate the risk entirely, some investors will simply fill in a pool if a property they purchase has one. However, if the property is in a neighborhood where that amenity is expected, a different approach may need to be taken.

You will want to make sure that you are in compliance with any local regulations regarding pools. Some require fencing around the pool, depth markings around the sides of the pool deck, and life-saving equipment to be in working order at all times the pool is "open."

If you invest in a small apartment complex that has a pool, bear in mind that extra security measures may be required by law, so educate yourself and follow them carefully!

Trampolines and Play Equipment

Benefits for Your Tenant

Trampolines can be fun for the whole family and play sets can be a lot of fun for the kiddos. I'm sure there may be a parent or two who still send their children outside to play when they are getting too much under foot while cleaning the kitchen or prepping dinner.

Getting fresh air feels good to the spirit and having play equipment in the backyard be it for the "biggs" or "littles" can lead to a lot of laughter and good family memories.

Injuries – The Stats

- From 2009-2014, an estimated 243,000 injuries associated with playground equipment were treated each year in emergency departments, reports the CPSC.
- In addition to those injuries, 80,000 people in the U.S. are injured on trampolines each year.
- More than 99% of pediatric trampoline injuries occur on privately owned trampolines located mostly at private residences.
- Of playground equipment injuries, they most commonly occurred from using the swings, slide or a composite play structure.

Continued on page 16

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Risks & Problem Areas

Common injuries include:

- Broken bones (Sometimes surgery is needed.)
- Concussions and other head injuries
- Sprains/strains
- Bruises, scrapes, and cuts
- Head and neck injuries (which can lead to permanent paralysis or death)

About Tree Houses & Zip Lines

You may encounter these items as well, and though they may be fun, they also bring the possibility of severe to life-threatening injuries should someone fall, or in the case of the zip line, smack into the tree at the end of the line with increased speed. As there don't tend to be local codes that guide the construction of these items, your safest bet is to remove them if you purchase a house with them included.

Insurance Will Pay for It, Right?

Often, insurance policies will exclude coverage for physical damage to "Outdoor Equipment" and any injuries sustained while using a trampoline or other play equipment. You will need to read carefully to see if your policy has any restrictions on coverages relating to these items. If you aren't sure or are confused about what coverage you do or do not have, don't wait for something to happen – contact your agent!

How to Avoid a Disaster

Even though it sounds like a downer, trampolines and play equipment may be something you'll want to consider barring from your property's yard. The risk is very high for these items and you may be held liable for someone getting injured on your property even if the play equipment belongs to your tenant. Always be sure you specify in your lease if this equipment is allowed. Go over this section with tenants and have them initial the lease to demonstrate you've reviewed it together.

Wrap Up – Our Advice for Pools and Outdoor Equipment

While you know your market and your target tenant best, today's "lesson" is to alert you of the risks associated with pools and outdoor equipment so you can make wise decisions regarding providing or allowing these items at your properties. While all the items discussed can bring both pleasure and pain, consider the risks carefully if you do decide these amenities are worth the risk.

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We advise you to:

- Consider the risks and set your rules for pools and outdoor equipment well in advance of allowing someone to step foot on your property.
- Become familiar with your insurance coverage regarding these items. If you don't understand something or have questions, consult your agent who will be happy to help you!
- Carefully inspect all outdoor equipment before purchasing a property and make any necessary repairs before placing a tenant. Or, remove the risk altogether.
- Consult your legal counsel regarding "attractive nuisances" and how the law handles such items in your area. Take the appropriate measures to abide by those laws.
- Be very specific in your lease about how pools and outdoor equipment are to be used and who is responsible for upkeep. If you don't allow these items, spell that out clearly.
- Review the entire lease with your future tenant and have them initial by those items to signify they understand the terms of the lease....and then make sure you enforce it!

Save the Date -- Landlord Boot Camp is Back!



Landlording can be pretty complex, with a seemingly never ending myriad of paperwork, rules, landlord-tenant laws and simple mistakes that can cost you thousands.

Attorney Tristan Pettit's Landlord Boot Camp can help you navigate these treacherous waters and learn how to run your properties with greater profit and less hassles.

This course is taught by **Attorney Tristan Pettit**, who drafts many of the landlord tenant forms for Wisconsin Legal Blank. Attorney Tristan Pettit has given similar landlord-tenant law seminars to fellow attorneys, landlords, and property manager organizations that charge their members \$400-\$500. This is your opportunity to learn all of the same information at a huge discount through the Apartment Association.

Included: 100 plus page manual to help you put what you learn into practice. The manual is now a searchable PDF, which allows you to quickly find the information you need. The completed sample forms will give you confidence you are filing your forms out correctly.

Registrations opening soon!

When: Saturday, November 12, 2022 8:30pm - 6:00pm

Location: Sonesta Milwaukee West
10499 W Innovation Drive
Wauwatosa, WI 53226

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Book Review: "Collateral Damages: Landlords and the Urban Housing Crisis"

By Tim Ballering, AASEW Board Member



This book is written by Meredith Greif and can be found on Amazon here: www.amazon.com/dp/B0B4F6V4D4

This book is a worthy read, well written. I consumed it in one sitting. It flows that well.

It is a far more factual view of the challenges of housing than Desmond's "Evicted." The interviews with owners are similar to what I see and hear.

It seems accurate, highlighting some things some owners do that are wrong. The most egregious acts we do not, or at least I do not see here.

The book explains why some owners feel compelled to take such actions. I would make this required reading for those of us looking at housing policies and challenges.

It is \$35.00.

Start reading it for free: <https://a.co/2mKXfak>

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Legislative Report

By Heiner Giese, AASEW Legal Counsel



The past month saw two items of interest to landlords come before Milwaukee alderpersons.

One was a proposal to change the property registration ordinance to require more disclosure of names of LLC owners or beneficiaries, to require managers of property to maintain a Milwaukee County address and to restrict sales of city-owned property to buyers who would agree to live in the property for eight years. The chief sponsor was Ald. Russell Stamper, II. I objected to the proposed ordinance and it was tabled for now.

Another ordinance regarding lead paint hazards did pass the Common Council on July 28. I testified as reported by Urban Milwaukee: [City Hall: New Penalties For Landlords Who Don't Fix Lead Hazards](#)

Heiner Giese, legal counsel for the [AASEW], said his organization was concerned about the presumption of innocence for tenants. "The problem is... any eviction is presumed to be for retaliation," said Giese. The attorney said it would allow tenants to delay evictions at a cost to landlords.

The increased fines and assumption that any future eviction after lead remediation work is done would be a retaliation will be a disincentive for landlords to participate in the program.

However, the Milwaukee Health Dept. is developing a program using pandemic relief monies which would give up to \$25,000 to fix lead hazard problems at a property.

We did get an honest report about the costs and property damages resulting from evictions in a July article by PrincessSafiya Byers: [Landlords are not always the 'bad guys,' report suggests](#) (Milwaukee Neighborhood News Service).

Legal Action of Wisconsin has a pending petition before the Wisconsin Supreme Court which would expunge any eviction record after only one year if there was no money judgment entered. We will be filing a response this month to make sure that CCAP access to cases where a writ was issued remains searchable.





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Upcoming Event

Landlord Lunch and Learn Series

**Topic: Tips and Tricks for Finding, Hiring and Working
with Contractors**

When: August 17, 2022, 12:00 PM

Location: Virtual

Cost: AASEW Member - Free

Non-Member - \$10

*This call will be recorded and emailed to all registered participants.

[Register Here](#)



Marcus Auerbach

For meetings and events questions or assistance,
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or call (262) 893-8691

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