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From: Gary Stebnitz [mailto:garystebnitz@yahoo.com]

Sent: Thursday, September 01, 2011 3:30 PM

To: Christianson, Eric

Subject: ALRC Meeting of August 17, 2011

After watching a rerun of the above meeting of the ALRC, I was disappointed to hear a discussion of what appears to be a very poorly crafted ordinance proposal in which landlords will be held responsible for the actions of their tenants. Council members, Madison political insiders and commission members , even in these difficult economic times, continue to label landlords, business people and developers as some sort of "fat cats". The great majority of landlords take pride in the property they own and yes, many of them are even liberal Democrats and many of us are mom and pop operations. My tenants are usually medical students or graduate engineering students of a property my wife and I own in University Heights. In recent years they are greeted shortly after move in by a group of neighbors with a policeman in tow telling them what is expected of them by the "neighborhood" during their tenancy. It makes me wonder about this cavalier use of police resources and tax dollars when we have so many areas that need increased police protection. Presumptuous to say the least was the reaction my tenants had to these visits. The respect shown some students by many neighborhoods is appalling, it's many of these same neighbors who make their living on the backs of these same students. Every winter I notice one of my tenants helping an elderly neighbor push their car out of a snow bank or helping them with shoveling.

Hopefully the Madison Apartment Association or some like group will get wind of this inane proposed ordinance and will not let it stand.

Respectfully,

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