

**From:** [Mary Brown](#)  
**To:** [All Alders](#)  
**Subject:** 1/13/2026: Public Hearing on 5025 Sheboygan Ave  
**Date:** Monday, January 12, 2026 6:27:34 PM

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As a current resident of 5025 Sheboygan Ave. since March 2020, I ask alders to review the history of the Monticello Apts. From the very beginning of my tenancy, I experienced and reported significant electrical power surges and outages which continue even today. While there seems to be great effort placed on cosmetic upgrades, there is not the same effort placed on improving and upgrading an essential utility services whether electrical or plumbing. Current and previous owners of the Monticello have simply ignored my requests to hire licensed state-certified electricians to correct electrical deficiencies.

The Fire Department Inspector informed me that the original owner of this property was “grandfathered in” and when I asked what that meant, I was told that the owner was exempt from current building code compliance and the only upgrades required was to the date of construction! Ridiculous! This fifty year old building has decades of deferred maintenance putting our health and safety at risk. What city official would propose such a policy? When Katz Properties, Inc was bought a few years ago did that same policy cover Monticello apartments?

Faucets leak. There is no effort to make necessary repairs especially now that the current owner charges water usage back to tenants without full transparency and residents cannot access any water utility credit since those meters are not individual meters. It’s my understanding that to receive such a credit, meters must be in the name of individual tenants. Without doubt, some City Departments have not been helpful because city policies allow owners and hired staff to avoid their responsibility to provide safe, affordable, decent housing. It’s my understanding that The Monticello has about 700 units.

While I understand the current owner’s need to attract new tenants, I ask that cosmetic upgrades and construction of the community room be placed on hold until every occupied unit has necessary upgrades to bring units into compliance with current building and fire codes.

There should be processes implemented to allow citizen review other than late night Common Council meetings. The only notice received was the Notice of Public Hearing received from the city. The current owner has not given residents any notice of proposed major improvements thereby ignoring threats to our health and safety by failing to maintain basic systems.

We should not be required to use extension cords and surge protectors to make full use of our units.

I ask alders to take time to thoroughly review this private owner request and the impact it will have on current and future residents.

Although unable to attend the Jan 13 Common Council meeting, I appreciate the opportunity to email alders and trust my email goes to each. Thank you.

