

*The City of Milwaukee invites candidates with a record of proven leadership in urban development, building inspection, code enforcement, and neighborhood redevelopment to apply for this exceptional opportunity.*



# Commissioner -Department of Neighborhood Services\*

\*Commissioner-Building Inspection



## The Opportunity

The “Fresh Coast City,” known for its industry, recreation, arts, education, and revitalized lakefronts and rivers, is seeking an accomplished visionary to be the next Commissioner of the Department of Neighborhood Services.

The Commissioner will lead a forward-thinking organization dedicated to making Milwaukee an even more desirable place to live and work. The Commissioner will lead the implementation of innovative solutions to build and maintain safe and healthy neighborhoods by reducing blight-inducing conditions, improving building safety, and increasing investment and economic vitality throughout the City.

*Appointment to this cabinet (non-civil service) position is made by the Mayor and must be confirmed by the Common Council.*

## Overview

As a member of the Mayor’s cabinet, the Commissioner leads the Department of Neighborhood Services (DNS) in three principal areas:

- 1) **Managing the Development Process:** Managing the full cycle of development from plan review, permit issuance, inspection, and occupancy issuance.
- 2) **Enforcing Department Programs:** Evaluating and ensuring efficient implementation and administration of a wide variety of enforcement programs.
- 3) **Driving Neighborhood Redevelopment:** Collaborating with community groups, the Milwaukee Police Department, realtors, alderpersons, and landlords to help revitalize the City’s most vulnerable neighborhoods.

DNS is responsible for enhancing neighborhood appearance by improving city cleanliness, abating nuisance properties, and leveraging private investment in neighborhoods. DNS supports neighborhood improvements by enforcing standards for buildings, property and land use. The department uses its enforcement, financial, and educational resources to encourage investment in housing and other buildings in Milwaukee’s neighborhoods. Various inspection and enforcement activities ensure compliance with building and property codes, supporting an attractive investment environment and fostering reinvestment into neighborhoods.

DNS is known for its innovative and creative solutions. The implementation of initiatives like the ones described below has helped stabilize neighborhoods.

- The **Vacant Building Registration Program** - reduces the detrimental effect of vacant buildings in neighborhoods by increasing inspections and related monitoring activities of vacant properties.
- The **Residential Rental Inspection Program** - expands owners’ accountability for interior conditions of their rental properties, as well as exterior conditions.
- The **Compliance Loan Program** - provides a path for owner occupants to gain compliance with code violations and avoid foreclosure.

## The Future

The Commissioner will have the opportunity to lead a team that will play a key role in transforming the City’s landscape.

- ◆ **Milwaukee Bucks Arena** – A \$500 million project that will include taverns and restaurants and a team practice facility as well as a new parking structure and a public plaza. This project will include a satellite DNS office.
- ◆ **Northwestern Mutual Project** – A second phase will soon be underway for a 33-story, 1.1 million square foot building featuring 25 stories of residential housing, a plaza, and an 8-story parking garage.
- ◆ **Freshwater Way** – Known as the Milwaukee Water Technology District, Freshwater Way is currently expanding a 98,000 square foot facility that houses the region’s largest number of organizations focused on water technology and freshwater research.
- ◆ **The Couture** – Proposed 44-story skyscraper that has been designed to serve as a key thoroughfare connecting the lakefront and cultural amenities with the downtown area. The project includes public plazas and parks, pedestrian bridges, and a new lakefront stop for the streetcar.
- ◆ **Lakefront Gateway Project** – A transformational project that will include a new public plaza that will link downtown to the attractions at the lakefront.

## Requirements:

- 1) Bachelor's degree in architecture, engineering, urban planning, or a closely related field from an accredited college or university.
- 2) Five years of experience as an architect, builder, or building construction supervisor, including significant managerial experience in building inspection or code enforcement.

*Equivalent combinations of education and experience may be considered.*

- 3) Certification as a Wisconsin Commercial Building Code Inspector and as an International Fire Code Inspector I within one year of appointment.

*Reasonable accommodations requested by qualified individuals with disabilities will be made in accordance with the Americans with Disabilities Act (ADA) of 1990, as amended by the Americans with Disabilities Act Amendments Act (ADAAA) of 2008.*

*The City of Milwaukee values and encourages diversity and is an equal opportunity employer.*

*The City's residency requirement set forth in City Charter 5-02 is under litigation. Visit [www.milwaukee.gov/der](http://www.milwaukee.gov/der) for more information.*



## The Ideal Candidate will:

- Possess experience as a code official, be familiar with the International Code Council "I-Codes," and have the unique ability to apply practical solutions to complex building code situations.
- Possess experience in the application and enforcement of local fire and zoning codes.
- Understand the issues facing urban communities and translate those issues into tangible solutions.
- Meet compliance requirements and maintain effective, positive relationships with customers.
- Be proactive, collaborative, and have a vision to work in the neighborhoods to bring interested parties together to improve Milwaukee.
- Bring teams together to meet the objectives of the community goals and department objectives.

## Knowledge, Skills, & Abilities

### Technical knowledge

Broad knowledge of issues facing urban areas; knowledge of the development cycle; a thorough understanding of codes governing all aspects of commercial and residential building construction; and an understanding of the capabilities of information technology.

### Leadership skills

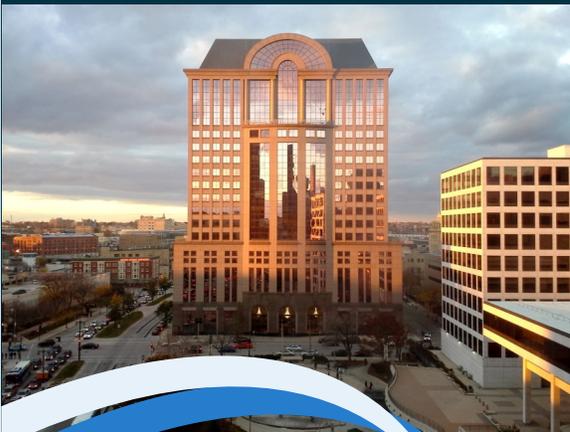
In order to effectively address the broad technical and legal responsibilities required in this role, a well-qualified candidate will have a demonstrated record of leadership, initiative, and accomplishments. The candidate will be able to provide operational oversight in the areas of inspection, strategic planning, budgeting, communications, organizational performance, finances, and resource allocation.

### Communication skills

Political acumen and the ability to work effectively with colleagues, architects, engineers, contractors, and the public; superior communication and negotiation skills; the ability to effectively represent the department before public bodies, the media, and courts; and the ability to collaborate with community groups to gain their support for code compliance efforts.

### Critical thinking skills

The ability to analyze and solve complex problems; strong organizational and planning skills; the ability to perform under pressure; and honesty and integrity.



## Salary

The current salary range (PR 10X) for City of Milwaukee residents is \$110,689, with appointment up to \$137,252 with approval. The non-resident starting salary is \$107,973.

## Benefits

The City of Milwaukee offers a generous and comprehensive benefits package, including the following: 1) a top-rated defined benefit pension plan; 2) a 457 deferred compensation plan; 3) health and dental insurance; 4) long-term disability insurance; 5) group life insurance; 6) paid vacations, 11 holidays, and sick leave; and 7) tuition and professional membership benefits.

## Selection Procedure

Screening for this position will be based on an evaluation of each applicant's education, experience, and professional accomplishments, which should be detailed in a cover letter and resume. The City of Milwaukee reserves the right to invite only the most qualified applicants to participate in the selection process.

Send or email resume and cover letter by **Friday, December 4, 2015** to:

Lindsey O'Connor  
Department of Employee Relations  
200 East Wells Street, Room 706  
Milwaukee, WI 53202-3554  
loconn@milwaukee.gov  
www.milwaukee.gov/jobs



## The Department of Neighborhood Services

The Department of Neighborhood Services (DNS) has an annual operating budget of over 20 million dollars. The Department consists of approximately 280 employees employed in the Divisions of Plan Examination and Permitting, Construction Trades, Commercial Inspection, Residential Inspection, Special Enforcement, Court, Information Technology, and Support Services. DNS also staffs the Standards and Appeals Commission.

## About Milwaukee

Located on the western shore of Lake Michigan, Milwaukee is an urban hub bursting with energy. Milwaukee provides a casual sophistication – big city appeal without the big-city hassles. We are accessible and affordable, and our residents are welcoming. Milwaukee has evolved through the years, bringing together its unsurpassed old world charm with a breathtaking Art Museum, top-flight arts and cultural attractions, professional sports, lakefront festivals, and great restaurants.

