



For Immediate Release 2/20/06 Todd Weiler DNS 286-3214 or 708-3360

**Media Advisory**  
**News Conference**  
**Eastside landlord to be forced from home**  
**due to code violations**

**CONTACTS:** Dept. Neighborhood Services (DNS) Commissioner, Martin Collins, 414-286-2543  
City Attorney's Office Jay Unora, 286-2601  
3<sup>rd</sup> District Alderman Michael D'Amato, 286-3447

**DATE:** Thursday, February 23, 2006, 9:00 A.M.

**LOCATION:** 841 N. Broadway, Room 104

Milwaukee, WI — A prior convicted Milwaukee landlord will have to leave his own home next week for failure to comply with serious building code violations. The landlord is accused of illegally converting his east-side duplex at 2857-59 N. Shepard Ave. into a four-unit building and renting the extra units to area students. One of the converted units had only one exit from the third floor, the other had a locked exit, both of which are serious life/safety violations. The landlord is no stranger to the code enforcement process, as he was previously cited at this property for the same violations seven years ago.

The owner, Sanford Parsons was cited in June 1998 for renting out two illegal third floor dwelling units. He was ordered to obtain permits to remove the kitchens and other modifications being added into a third floor attic. That order was complied with. However, earlier this year complaints were received about exiting problems at the duplex and an investigation by the Department of Neighborhood Services discovered the attic units were re-installed without permits. Both illegal third floor units have only a single means of egress – a serious violation of the State Building code – creating an imminent peril to the life and safety of the occupants. The addition of extra units is also a violation of Milwaukee's zoning code.

As a result, the duplex was placarded and all of the tenants, including the owner who lives in the lower unit, will have to move out as the Occupancy Certificate for the building was revoked. Parsons will have to re-apply to the City for the occupancy permit and file a plan of operation. That process could take as much as 60 days.

Parsons has consumed more than his fair share of the City's building inspection enforcement resources. He has many previous convictions for code violations. He has been in court six times, on six cases in the past three years. He was charged with 24 counts of building and zoning code violations fines \$770 on those cases. One of the more recent convictions included a sting operation for offering to rent an unlicensed rooming house. In 2005 he was convicted and fined \$150 for that violation. It is illegal to have more than three unrelated people living in a unit without a rooming house license.

Parsons is well aware of the code requirements through his past involvement with the Department of Neighborhood Services' enforcement actions. He has been cited and convicted of similar violations at other properties he owns. The condition of imminent peril created by the illegal use coupled with Parson's repetitive behavior and chronic disregard for the municipal and state codes triggered the drastic response. Over the past five years, the City has had to resort to this compliance tactic about three times.

The deadline for Parson to vacate is March 3rd. His next step to compliance will be to submit a plan of operation and apply for a new occupancy permit. Until the plan is approved, he will be unable to live in, occupy or rent the space during that process.

Alderman Michael D'Amato, whose district includes the UWM area said, "It is imperative that the City of Milwaukee do all we can to ensure the safety of the student population that is preyed upon by these unscrupulous landlords. We must strictly enforce these life/safety codes in order to avoid the tragedies that have occurred on so many other campuses around the country."

---

**For further information please contact:**

DNS Public Information and Training Coordinator, Todd Weiler, 286-3214, (cell 708-3360) [tweile@milwaukee.gov](mailto:tweile@milwaukee.gov)

If you would prefer to receive this news release electronically, please send a request with the Name, Title and Phone number to: [tweile@milwaukee.gov](mailto:tweile@milwaukee.gov)