

# Summary of Housing Occupancy Complaints Data 1/2012 to 1/2023

Compiled by Building Inspection Division staff, 2/1/2023

The Building Inspection Division responds to complaints from the general public, referrals from alders and other city agencies, and performs some programmed inspections of select areas.

For this report, code enforcement activity data between 2012 and January 2023 was studied. 204 complaints or referrals for housing occupancy violations were addressed. This housing occupancy complaint data was captured from the City's code enforcement dataset. The data does not consistently include information about occupants, such as student status, race, or ethnicity.

204 cases inspected

70 cases east of the Capitol (34%)

134 cases west of the Capitol (66%)

140 (69%) of the cases fall under the current more restrictive definition of family for rental occupancy, which allows a maximum of a family plus one roomer (2 unrelated). 33 (16%) of the cases fall under the family definition which makes no distinction in regard to owner vs renter occupancy. The remaining 31 cases (15%) fall into Planned Development zoning, where specific occupancy standards are unique to each PD zone.

39 (19%) of the cases are in campus-adjacent areas or in the *UW Near Neighborhoods* area (Vilas, Greenbush, east and north sides of Regent, east end of Dudgeon-Monroe). These are addresses in close proximity to the University of Wisconsin. However, there have been student occupancy cases further from UW and non-student renter cases in the UW Near Neighborhoods. Nine of these cases relate to a single PD-Zoned property.

Seven cases pertain to a programmed inspection of dwellings in the PD-zoned Park Ridge and Park Edge Neighborhood near Elver Park.

49 cases were found to be in violation (24%)

30 properties had more than one case. Multiple cases accounted for 40% of total cases.

- 2 cases = 20 properties (40)
- 3 cases = 7 properties (21)
- 4 cases = 1 property (4)
- 5 cases = 1 property (5)
- 9 cases = 1 property (9)

Complaints by Zoning District:

Zoning District	# of Complaints
PD	31
SR-C1	49
SR-C2	2
SR-C3	10
TR-C1	6
TR-C2	26
TR-C3	13
TR-C4	12
R1	5
R2	9
R3	6
R4A	2
TR-V1	12
TR-V2	2
R4	5
R5	1
NMX	1
SE	2
SR-V1	9
SR- V2	1

Blue = PD, each PD has a unique occupancy restriction = 31 cases

Red = If renter, family plus one roomer (2 unrelated) allowed = 140 cases

Black = Family plus four roomers (5 unrelated) allowed = 33 cases