



Tenant Information Packet for TCWTC

Thank you for becoming a resident at The Community Within The Corridor. We hope this is the best year of your life and propels you to new heights both personally and professionally. Scott Crawford, Inc. is a Milwaukee based development firm who is part of the ownership entity on this development. Our mission is to make the *building of real estate as cost effective as possible while maintaining the highest level of value. To continually implement new technology to make enjoyable living, less costly, more efficient, and easier to obtain.*

If you have any concerns that the property manager is not addressing please feel free to contact us at leasing@scott-crawford.com or call us at 414-678-1723.

We have put together this comprehensive package to provide extra support if needed but do not hesitate to reach out to us if you have any trouble with the below resources.

We advise everyone to get renters insurance which is relatively affordable (under \$20/month):

Melissa Allen Agency: <http://melissanicoleallenagency.com> or melissanicoleallenagency@amfam.com

Asim Rashid - arashid1@amfam.com

Additionally for long term care please make sure to have life insurance and can reach out to

Eddie Gill at Northwestern Mutual - eddie.gill@nm.com

Rodney Griffin at Northwestern Mutual - rodney.griffin@nm.com

James Bell at Northwestern Mutual - [414-615-1855](tel:414-615-1855) or james.bell@nm.com

Closest grocery stores

- Pick N Save: 2355 N 35th Street, 0.6 Miles Away
- Sentry: 7101 West Lisbon Ave, 2.5 Miles Away
- Save A Lot: 2332 W Oak Street, 0.9 Miles Away
- Fresh Thyme: 470 E Pleasant Street, Milwaukee, WI 2.9 Miles Away

Local restaurants and eateries: [list of popular restaurants in the area]

- [Sherman PHX](#) – 3536 W. Fond du Lac Ave, 0.9 Miles Away
 - Buffalo Boss



- Funky Fresh Spring Rolls
- Confectionately Yours
- Juniors Smoked BBQ
- Lush Pop Corn
- Rise and Grind Café
- Events in Milwaukee
 - Visit Milwaukee: <https://www.visitmilwaukee.org/plan-a-visit/guides/>
 - Milwaukee 365: <https://www.milwaukee365.com/>
 - Sheppard Express: <https://shepherdexpress.com/upcoming-events#!/>
- [Milwaukee County Transit System - Reduced Fair Eligibility](#)
- [Social Security](#)
- [Wisconsin Department of Health - Non-Emergency Medical Transportation](#)

Basic Needs:

Resources in this category include things like food pantries and homeless shelter information.

- [Ayuda Mutua MKE \(food and supply assistance\)](#)
- [Capuchin Community Services \(food, clothing, legal, health services, and more\)](#)
- [Community Advocates \(a few services include Women's Center, energy assistance, rent assistance, supportive housing\)](#)
- [Courage MKE \(assistance for LGBTQ+ youth\)](#)
- [Eastbrook Church](#)
- [Friedens Community Ministries \(food assistance\)](#)
- [Hunger Task Force/Mobile Market \(varied locations\)](#)
- [Interchange Food Pantry](#)
- [Milwaukee County Department on Aging \(Meals on Wheels, senior centers, transportation assistance\)](#)
- [Pathfinders \(assistance for youth\)](#)
- [Riverwest Food Pantry](#)
- [St. Mark AME \(Food Distribution locator\)](#)
- [The Guest House](#)

Children and Family Resources:

Resources in this category include library programs, organizations to help victims of domestic violence, and other programs that can be beneficial to families and children.

- [Boys and Girls Club of Greater Milwaukee \(programming and at home learning activities\)](#)



- [Parent to Parent of Wisconsin](#)
- [The Parenting Network \(free, confidential coaching for parenting issues\)](#)
- [Wisconsin Department of Children and Families \(Find child care\)](#)
- [YMCA of Metropolitan Milwaukee](#)

Employment Resources:

Resources in this category include employment and local Workforce Development information.

- [Goodwill TalentBridge](#)
- [Goodwill Workforce Connection Centers Virtual Services](#)
- [Social Development Commission](#)
- [Urban League of Greater Milwaukee](#)
- [ManPower USA](#)
- [Employ Milwaukee](#)
- [Wisconsin Job Center](#)

Financial Resources:

Resources in this category include utility assistance, housing and rental assistance, and low-cost service providers.

- [ACCESS \(apply for state benefits including health care coverage, SNAP and WIC\)](#)
- [C19 Help Squad \(Financial Assistance Requests\)](#)
- [Department of Workforce Development \(apply for unemployment\)](#)
- [Department of Workforce Development \(Unemployment Q&A\)](#)
- [Feeding America \(Food Pantry Locator\)](#)
- [Financial Resources to Help Get Through COVID-19 | UW-Madison](#)
- [Housing and Urban Development \(HUD\) Housing Counselors](#)
- [Hunger Task Force](#)
- [Imagine MKE \(Milwaukee Artist Relief Assistance\)](#)
- [Love on Black Women \(fund to assist w/ basic needs\)](#)
- [MATC Student Emergency Fund](#)
- [Milwaukee County - Health & Human Services \(Housing Assistance\)](#)
- [UWM Emergency Grant](#)
- [Wisconsin Funeral and Cemetery Aids Program \(WFCAP\)](#)
- [Wisconsin Home Energy Assistance Program \(WHEAP\)](#)

Health and Well-being:



Resources in this category include healthcare, emotional wellness, and mental health.

- [Al-Anon - Electronic and Phone Meetings](#)
- [Alcoholics Anonymous - Online Meetings](#)
- [City of Milwaukee Health Department \(COVID-19 Resources\)](#)
- [Convergence Resource Center \(support for women rebuilding their lives after trauma\)](#)
- [Covering Wisconsin \(health insurance coverage and programs to support health\)](#)
- [Crisis Texting Line \(text with crisis counselors\)](#)
- [ForwardHealth \(Health Programs\)](#)
- [Milwaukee County COVID-19 Resources](#)
- [Narcotics Anonymous - Online and by phone](#)
- [Sojourner Family Peace Center \(support for families affected by domestic violence\)](#)
- [UWM Nursing Center \(health education and prevention services\)](#)
- [Wisconsin Board for People with Developmental Disabilities - Resources and Toolkits](#)
- [Wisconsin Collaboration on Immigrants and Public Benefits \(benefit assistance and legal services\)](#)



Legal and Optional Tenant Maintenance Responsibilities

What Are a Landlord's Property Maintenance Responsibilities?

Landlords are required to keep their rental property in a certain condition based on [landlord tenant law](#). The requirements may differ slightly based on each state's specific laws, but in general, landlords are required to:

Supply Proper Trash Receptacles:

It is the landlord's responsibility to make sure tenants have somewhere to put their garbage. [The size and number of these trash bins](#) must be suitable for the number of tenants in the property and the number of times trash is collected per week.

Many towns will also require landlords to build some sort of enclosure around these trash receptacles. Reach out to your local town to learn about these requirements.

Provide Running Water:

Every tenant must have the ability to access running water within their rental unit. This includes access to a functioning toilet, shower and sink. A working water heater must also be in place so that the tenant has the ability to get hot water.

Follow All Building Codes:

Landlords must provide a safe and healthy environment for their tenants. There are requirements for how many tenants can live in the property, placement of smoke and carbon monoxide detectors, plumbing work, electrical work, structural integrity of the property, [mold issues](#), [lead paint issues](#), asbestos issues and [pest infestations](#).

Maintain Common Areas of the Property:

Landlords must keep common areas clean with working and appropriate lighting. They must also be safe. Any stairs must have a stable banister. Any flooring that could cause a tripping hazard must be fixed.

Perform Repairs:

Landlords must make reasonable repairs to keep the property in habitable condition. If a repair is necessary because of a tenant's neglect or abuse, the landlord can charge the tenant for the cost of the repair.



Make Sure All Vital Services Are Working:

A landlord must make sure all plumbing, heating, electrical, gas and supplied appliances are in working order. If a tenant is responsible for paying their own utility bills, then it is the tenant's responsibility to pay their bills so that their services, such as electricity and heat, are not turned off.

Legal Ways Tenants Are Required to Help With Property Maintenance

Tenants know that landlords have to keep rental property up to a certain standard, but might not be aware that they themselves have legal maintenance responsibilities under landlord tenant law. Again, these can differ by state, but general requirements can include:

Keep Their Unit Free From Sanitary Hazards:

Tenants are required to properly dispose of their garbage and not let it pile up in their apartment. Excessive trash could create a health issue. The tenant needs to keep the unit in a reasonably clean and sanitary condition to prevent pest infestations and breathing issues.

Keep Their Unit Free From Safety Hazards:

Tenants must make sure all emergency exits are accessible. Nothing can be blocking any of the emergency exits from the unit. The tenant must not remove batteries from or otherwise tamper with smoke or carbon monoxide detectors.

Follow Building and Housing Codes:

Tenants must also follow the appropriate building and housing laws. If the tenant has signed a lease for two people, they cannot sneak additional people in to live in the property. Not only is this a fire and safety issue, but it also creates more wear and tear on the property and likely higher utility bills, which can be an additional problem if the landlord is the one paying for utilities.

Prevent Mold Growth:

Tenants are responsible for preventing excess moisture from accumulating in their unit which could lead to mold growth. This could include always turning on the fan in the bathroom or opening the window when showering to prevent possible mold growth. If the tenant notices [any areas of prolonged moisture](#) or mold starting to appear, they need to report it to the landlord immediately.



Being Respectful of the Property:

Tenants are responsible for treating the property with care, maintaining a reasonable level of cleanliness and not being abusive or neglectful. This includes:

- **Plumbing Fixtures:** Tenants must keep all plumbing fixtures reasonably clean to prevent rust, soap scum buildup, mold or excessive dirt. All of these fixtures must also only be used for their intended purpose. For example, trash cannot be flushed down the toilet and cooking grease should not be put down the shower drain.
- **Landlord Supplied Appliances:** Tenants must keep all landlord supplied appliances in a reasonably clean condition. They cannot allow excessive grease to build up on and around stoves or rotting, spilled food to damage the refrigerator. These appliances must only be used for their intended purpose. For example, the tenant should not use the dishwasher to wash their tennis shoes.
- **Not Damage the Property:** This includes inside the tenant's unit, as well as in all common areas of the property. [Normal wear and tear](#) on the unit is expected, but damage, such as a cracked [countertop](#) is not.