

February 21, 2013

To: Members of the Senate Committee on Judiciary and Labor
From: Senator Glenn Grothman
Re: Senate Bill 36

I am in favor of Senate Bill 36 which will delay the effective date of 2007 Act 63. This legislation was drafted at the request of many constituents, legislators, and citizens of Wisconsin that have found significant problems with the licensing and registration requirements within Act 63.

There are many reasons to put a delay on the effective date of the language in the 2007 legislation and I will outline a few reasons below.

- Older Electricians, who have at least thirty years of experience, would have to go through training and examination to receive a license.
- Replacement of fluorescent ballasts would have to be done by a licensed electrician. We have heard from landlords that this would greatly increase their maintenance costs.
- Installation of illuminated signs will now have to be installed by licensed electricians. Sign companies have also told us that this will greatly increase costs for businesses.
- Electricians will be unable to volunteer their time for worthy organizations, such as Habitat for Humanity.

Therefore, Representative Knodl and I are forming working groups to make sure that all of the issues are resolved. In order to put together thorough legislation we must delay the effective date from April 2013 to April 2014. This simple bill will ensure that electricians and other professionals will be able to not only keep their jobs, but perform their duties without onerous regulation on their profession.



February 19, 2013

Dear Representative Knodl:

On behalf of the Building Owners and Managers Association of Wisconsin (BOMA-WI), we strongly encourage and support the delay of the implementation of 2007 Wisconsin Act 63. As such we are in full support of Assembly Bill 35.

We would also like to be provided the opportunity to discuss how Act 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets. We have a large and experienced membership base who can share valuable insight into the problem posed by the legislation and reasonable alternatives to accomplish the original legislative goal.

I can be reached by phone at (414) 765-0305 or by email at sheldon@compassproperties.com

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

BOMA-WI

A handwritten signature in black ink, appearing to read "Sheldon Oppermann".

Sheldon Oppermann
President

Cc: Bonnie Deering
Office of Rep. Mark Honadel

BOMA-WI
11801 W. Silver Spring Drive, #200
Milwaukee, WI 53225
www.boma-wi.org



February 19, 2013

Dear Representative Knodl:

On behalf of the Building Owners and Managers Association of Wisconsin (BOMA-WI), we strongly encourage and support the delay of Assembly Bill 63.

We would also like to be provided the opportunity to discuss how Assembly Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

I can be reached by phone at (414) 475-3660 or by email at dreesman@summit-city.com.

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

BOMA-WI

A handwritten signature in cursive script that reads "Denise Reesman".

Denise Reesman
Director

Cc: Bonnie Deering
Office of Rep. Mark Honadel

BOMA-WI
11801 W. Silver Spring Drive, #200
Milwaukee, WI 53225
www.boma-wi.org

VerVelde, Rachel

From: Linda Hunter <lhunter@barnabascenter.com>
Sent: Tuesday, February 19, 2013 3:36 PM
To: Rep.Knodl
Subject: Delay Bill 63

Dear Representative Knodl:

As last year's past president of BOMA, I am well aware of issues which affect our building owners and managers. I support the delay of Assembly Bill 63.

In today's economy, my rents have been flat for the last 20 years and expenses continue to climb. Assembly Bill 63 will negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

My contact information is below.

Linda Hunter
Barnabas Building Properties LLC
4650 N. Port Washington Road
Milwaukee, WI 53212
Mobile: 414-745-3858



February 19, 2013

Dear Representative Knodl:

On behalf of the Building Owners and Managers Association of Wisconsin (BOMA-WI), we strongly encourage and support the delay of Assembly Bill 63.

We would also like to be provided the opportunity to discuss how Assembly Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

I can be reached by phone at (414) 278-6839 or by email at peggy.attwood@colliers.com.

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

BOMA-WI

Peggy M. Attwood
Vice President

cc: Bonnie Deering
Office of Rep. Mark Honadel



WangardPartners^{INC}

February 20, 2013

Dear Representative Knodl:

On behalf of Wangard Partners, we strongly encourage and support the delay of Assembly Bill 63.

We would also like to be provided the opportunity to discuss how Assembly Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

I can be reached by phone at (414) 935-4110 or by email at swangard@wangard.com.

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

Stewart M. Wangard
Chairman & CEO

Via E-mail rep.knodl@legis.wi.gov

cc: Bonnie Deering bonnie.deering@legis.wisconsin.gov
Office of Rep. Mark Honadel rep.honadel@legis.wisconsin.gov



WangardPartners^{INC}

February 20, 2013

Sent via email: Rep.Knodl@legis.wi.gov

Dear Representative Knodl:

On behalf of Wangard Partners, Inc. we strongly encourage and support the delay of Assembly Bill 63.

Along with BOMA and IREM, we would also like to be provided the opportunity to discuss how Assembly Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

I can be reached by phone at (414) 935-4124 or by email at wwiertzema@wangard.com.

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

Wayne A. Wiertzema
President

Cc: **Bonnie Deering** Bonnie.Deering@legis.wisconsin.gov
Office of Rep. Mark Honadel



WangardPartners^{INC}

February 20, 2013

Sent via email: Rep.Knodl@legis.wi.gov

Dear Representative Knodl:

On behalf of Wangard Partners, we strongly encourage and support the delay of Assembly Bill 63.

Along with Building Owners and Managers Association, BOMA, and the Institute of Real Estate Management, IREM, we would also like to be provided the opportunity to discuss how Assembly Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

I can be reached by phone at (414) 935-4126 or by email at jnelson@wangard.com.

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

Jody Nelson
Vice President of Property Management

Cc: **Bonnie Deering** Bonnie.Deering@legis.wisconsin.gov
Office of Rep. Mark Honadel



2070 Holmgren Way • Green Bay, Wisconsin 54304

(920) 494-7161 • FAX (920) 494-8720

Dear representative Dan Knodl

A new electrical statute creates lighting maintenance challenge for us here at Reinhold Sign Service Inc. as well as all our competitors in the Outdoor Advertising Industry.

I am requesting your help in stopping a law that **goes into effect on April 1, 2013**

"This new law requires that all installation, repair or maintenance of electrical wiring" must be performed by a licensed electrician. It also requires companies doing such work to be licensed electricians. This will impact the building/sign owners and those who service them to now hire licensed electricians and pay the associated increased cost for this work.

Historically, property management firms do not use licensed electricians to replace fluorescent ballasts and lighting transformers.

The Wisconsin Department of Safety and Professional Services ("SPS") has stated that the regulations will apply to such routine work as changing lighting ballasts and transformers for pole lights in parking lots, electric signs, and fluorescent lighting in office/residential /retail spaces.

Consequently, the new requirements will impact virtually all companies that perform maintenance on illuminated signs and facility lighting. Affected businesses include both facility owners and their service providers:

- Property Management Companies
- Lighting Maintenance Contractors
- Owners of Commercial and Rental Properties who hire outside maintenance providers
- Illuminated Sign/Billboard Companies
- Manufacturing and Industrial Facilities

Please see what you can do to stop this job and business killing legislation.

Thank You!!

John C. Gage
President/ Reinhold Sign Service Inc.

2/19/2013



Construction
Design/Build
Signs
DataCom

4085 North 128th Street
Suite 100
Brookfield, WI 53005
262.781.1500 • Fax 262.781.1540

February 20, 2013

Dear Representative Knodl:

Lemberg Sign & Lighting strongly encourages and supports the delay of Assembly Bill 63.

We would also like to be provided the opportunity to discuss how Assembly Bill 63 would negatively impact the bottom line of the real estate and sign industries in Wisconsin.

I can be reached by phone at (262) 364-0027 or by email at scrawley@lembergelectric.com.

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

Lemberg Sign & Lighting
Shelly A. Crawley
Sign Division Manager

Cc: Bonnie Deering
Office of Rep. Mark Honadel

VerVelde, Rachel

From: Marilyn Herzberg <marilyn.herzberg@greywp.com>
Sent: Wednesday, February 20, 2013 9:57 AM
To: Rep.Knodl
Cc: Joe Wagner; Jennie Macaluso; Sheldon Oppermann
Subject: Assembly Bill 35

As a full service real estate company providing maintenance services to the properties that we manage, Greywolf Partners, Inc. supports Assembly Bill #35 delaying the implementation of Section 44 of Wisconsin Act 63 as it relates to the requirement for licensed electricians to perform certain repairs on existing equipment in commercial buildings. Act 63, as it stands, will cause an enormous increase in the cost of operating commercial buildings across the state, driving businesses to look for other locations where expenses are lower. In addition, this piece of legislation will be extremely difficult to monitor, and inevitably will cause violations in countless locations. As a Past President of the Building Owners and Managers Association, our organization is committed to providing feedback and resources from the industry to help develop a solution that protects the properties from poor maintenance practices, but allows for a practical methodology to maintaining real estate across the state.

Sincerely,

Marilyn R. Herzberg,
CPM, CCIM

Marilyn Herzberg, CPM, CCIM
Senior Asset Manager | Greywolf Partners, Inc.



Please note our new address – we have moved!
9000 West Chester Street | Suite 350 | Milwaukee, WI 53214
O: 877.543.4739 x9601 | M: 414.336.0036 | F: 414.255.3065
www.greywp.com



VerVelde, Rachel

From: Julie Yelle <jyelle@bchba.org>
Sent: Tuesday, February 19, 2013 4:13 PM
To: Rep.Knodl
Cc: jyelle@bchba.org
Subject: In Support of Assembly Bill 35 - Please Read!

Importance: High

Rep. Knodl,

The real estate property owners/managers at the Brown County Home Builders Association are in support of Assembly Bill 35 to delay the implementation of the electrical licensing from April 1, 2013 until April 1, 2014 so further review of this new requirement can be reviewed and changed as needed.

Julie Yelle
Program Coordinator
Brown County Home Builders Assn.
811 Packerland Drive
P. O. Box 13194
Green Bay, WI 54307-3194
Phone: 920-494-9020, ext. 7952
Direct: 920-593-7952
Fax: 920-494-5965
Email: jyelle@bchba.org

VerVelde, Rachel

From: Jim Stoppie <jim@madisonproperty.com>
Sent: Tuesday, February 19, 2013 4:43 PM
To: Rep.Knodl
Subject: Delay of Assembly Bill 63.

Representative Knodl:

I am in the property management industry. My staff and I currently manage over 3700 units in Dane County. These units are owned by over 400 individual small and medium-size investors and homeowners in Wisconsin. In most cases, their lives depend on the net operating profit of these assets. It is imperative that I manage these assets as conservatively as possible while also, maintaining the health and safety needs of the residents that occupy these units.

I understand that assembly Bill 63 could have an extremely negative impact on the net operating profit of these assets. In my opinion, assembly Bill 63 has not been fully vetted.

Therefore, I encourage the delay of assembly Bill 63 for at least 12 months to give the entire state and most specifically the investment community the opportunity to thoroughly understand the proposal and provide our state legislators with our input on the bill and the consequences it will have.

I am happy to visit with you about my position at any time. My contact information is listed below.

Please help us delay the implementation of assembly Bill 63.

Thank you for your help and consideration.

James Stoppie, CPM
Madison Property Management, Inc.
1202 Regent St.
Madison, WI 53715
Desk Voice 608-268-4912
Office Voice 608-251-8777
Cell 608-516-8272
Office Fax 608-255-9656
jim@madisonproperty.com
www.madisonproperty.com

VerVelde, Rachel

From: Jennie Macaluso <jmacaluso@wamllc.net>
Sent: Tuesday, February 19, 2013 3:59 PM
To: Rep.Knodl
Cc: Jennie Macaluso; Deering, Bonnie
Subject: DELAY ACT 63!

February 19, 2013

Dear Representative Knodl:

On behalf of the Institute of Real Estate Management (IREM) Madison Chapter No. 82, we strongly encourage and support the delay of Assembly Bill 63.

It is our opinion that this bill will significantly increase property expenses, and likely result in the termination of maintenance job positions throughout the management industry.

Thank you for your attention to this important matter. I look forward to discussing it with you.

Respectfully,

Patrick McCaughey

IREM MADISON CHAPTER NO 82
11801 W. Silver Spring Drive, Suite 200
Milwaukee, WI 53225
Direct: 414-271-9456
Fax: 414-464-0850



JONES LANG
LASALLE

Jones Lang LaSalle Americas, Inc.
20800 Swenson Drive, Waukesha, WI 53186
tel +1 262 798-9400 fax +1 262-798-9403

February 19, 2013

Dear Representative Knodl:

On behalf of our operations in Wisconsin, we strongly encourage and support the delay of Assembly Bill 63.

We would also like to be provided the opportunity to discuss how Assembly Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

I can be reached by phone at (262) 798-9400 or by email at ed.valerio@am.jll.com.

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

Edward R. Valerio, CPM®
General Manager
Jones Lang LaSalle Americas, Inc.

President – IREM Milwaukee Chapter No. 13
Institute of Real Estate Management

Cc: Bonnie Deering
Office of Rep. Mark Honadel



Margaret Lang, CPM®
Director

CBRE, Inc.
Asset Services

777 East Wisconsin Avenue
Suite 3150
Milwaukee, WI 53202

+1 414 274 1661 Tel
+1 414 273 4362 Fax
+1 414 588 4944 Cell

margaret.lang@cbre.com
www.cbre.com

February 20, 2013

Representative Mark Knodl
State Capitol Room 218 North
PO Box 8952, Madison, WI 53708

RE: Act 63

Dear Representative Knodl:

On behalf of CBRE Asset Services for the State of Wisconsin, we strongly encourage and support the delay of Assembly Bill 63 for one year in order to review the requirements and address issues of the bill. We would also like to be provided the opportunity to discuss how Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

Respectfully,

A handwritten signature in cursive script that reads 'Margaret T. Lang'.

Margaret T. Lang
Director, Asset Services

STERLING PROPERTIES

OF N.E. WI, INC.

February 20, 2013

RE: ACT 63

Dear Representative Knodl,

On behalf of Sterling Properties of N.E. WI, Inc., we strongly encourage and support the delay of Assembly Bill 63.

We would also like the opportunity to discuss how Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

Respectfully,



Dennis Klarkowski, CPM
Sterling Properties of N.E. WI, Inc.

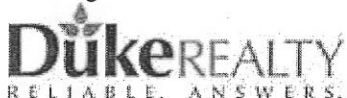
VerVelde, Rachel

From: Marji Horvat <Marji.Horvat@dukerealty.com>
Sent: Tuesday, February 19, 2013 3:20 PM
To: Rep.Knodl
Subject: Assembly Bill 63

Dear Representative Knodl:

On behalf of Duke Realty, who owns several medical office buildings in Wisconsin, we are pleading with you to delay the passage of Assembly Bill 63. This Bill and the negative effect it has on our State's economy is a travesty if it gets passed. The results of the passage of this Bill will not only affect the commercial real estate business, but it will increase the expense of operating buildings, which will be passed on to the consumer and, in the case of my medical office buildings, to the patient. I encourage you to seek the counsel of BOMA Wisconsin who is more than qualified to detail the negative effects this has not only on our economy but also in providing timely service to our tenants.

Marji Horvat



Marjorie A. Horvat, General Manager
Duke Realty
Suite 408
2350 N. Lake Drive
Milwaukee, WI 53211
414-273-8726 – phone
414-273-8254 - fax

CONFIDENTIALITY NOTICE: This e-mail message and all attachments transmitted with it may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying or other use of this message or its attachments is strictly prohibited. If you received this e-mail in error, please notify the sender immediately by telephone or e-mail and delete this message and all copies or backups thereof. Thank you for your cooperation.



February 19, 2013

Dear Representative Knodl:

On behalf of the Southeast Wisconsin Chapter of the International Facility Management Association (SEW IFMA), we strongly encourage and support the delay of Assembly Bill 63.

We would also like to be provided the opportunity to discuss how Assembly Bill 63 would negatively impact the bottom line of Wisconsin's public and privately owned real estate assets.

I can be reached by phone at (414) 238-2541 or by email at sbunker@brothersinteriors.com. You can also contact Grant Horn at (414) 921-7370 or ghorn@ifahern.com.

Thank you for your attention to this important matter. I look forward to discussing it as soon as possible.

Respectfully,

SEW IFMA

Sue Bunker
President

Grant Horn
Vice President

Cc: Bonnie Deering
Office of Rep. Mark Honadel

VerVelde, Rachel

From: Sheldon Oppermann <Sheldon@compassproperties.com>
Sent: Tuesday, February 19, 2013 3:48 PM
To: Rep.Knodl
Subject: AB35 - to delay 2007 Wisconsin Act 63

Representative Knodl,

Thank you for taking the time to read this.

I am writing representing a Wisconsin Real Estate Company that owns nearly 1 million square feet of commercial space in the State of Wisconsin.

2007 Wisconsin Act 63 is an unnecessary and costly piece of legislation that will lower property value across the state. This will impact more than just residential property but all commercial properties alike. Implementation should be delayed.

I am writing in support of Assembly Bill 35 to delay the implementation of 2007 Wisconsin Act 63. I would welcome an opportunity to discuss with you further the negative impacts of 2007 Wisconsin Act 63 and what reasonable alternatives may be. Please contact me at your convenience.

Sincerely,

Sheldon Oppermann
Vice President
Compass Properties, LLC

	<p>Sheldon Oppermann Vice President O: 1.414.765.0305 C: 1.414.550.9717 Compass Properties www.compassproperties.com</p>  
 <p>Check out trees4children.org or text TREES to 50555 to start investing today!</p>	



11270 West Park Place
Suite 200
Milwaukee, WI 53224
Phone 414.359.9200
Fax 414.359.9286
www.transwestern.net

2/19/13

Dear Representative Knodl:

On behalf of Transwestern, we strongly encourage and support the delay of Assembly Bill 63.

It is our opinion that this bill will significantly increase property expenses, and likely result in the termination of maintenance job positions throughout the residential and commercial real estate management industries.

Thank you for your attention to this important matter. I look forward to discussing it with you.

Respectfully,
Susan Johnson CPM, RPA

A handwritten signature in cursive script that reads 'Susan Johnson'.

Sr. Property Manager
Transwestern

Treasurer/Secretary – BOMA Wisconsin Chapter
Building Owners and Managers Association

Cc: Bonnie Deering
Office of Rep. Mark Honadel