



Relocation Guide

www.iorworld.com

IOR makes every effort to ensure that the information contained in this guide is as current as possible. If you notice errors, or information which is no longer accurate, please contact us immediately so that we may correct the issue.

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WELCOME AND OVERVIEW



Wonderfully surprising – that's a term you'll likely use to describe living in Milwaukee. You'll be stunned by our jam-packed summers, amazed at our lakefront festivals, energized by our nightlife, excited by our Major League Bucks Basketball and Brewers Baseball, inspired by the performances of our artists, soothed by the waves of Lake Michigan, and exhilarated from biking the rolling hills of the Kettle Moraine.

The Milwaukee Region blends urban living with Midwest ambiance to create the ideal environment in which to make a living and live your life. Our career opportunities, low commute times, diverse neighborhoods, affordable housing, abundant recreational choices, and excellent schools will amaze you, making Milwaukee a perfect place to call home.

Milwaukee celebrates each summer with major festivals, including its world-famous Summerfest music festival on Milwaukee's lakefront, Festa Italiana, German Fest, Irish Fest, Mexican Fiesta, African World Festival, Polish Fest, Indian Summer and Bastille Days.

Check out the newly expanded Milwaukee Art Museum or the Mitchell Park Horticultural Society, which hosts an annual show of the same flora and fauna seen in Georgia O'Keefe's paintings. Those interested in the city's history can visit the grand Pabst Mansion, former home of one of the city's famous beer barons, or the Milwaukee Public Museum, to see what life was like in Old Milwaukee. If the kids are along, don't miss the Milwaukee County Zoo or the Betty Brinn Children's Museum.

Milwaukee County Overview

- [Official Website of Milwaukee, WI](#)
- Population: 2,043,904 (2014 census)
- Land Area: 96.12 sq. mi (248.95 km²)
- [Parks Department](#)
- [Recreation Department](#)
- [Public Library](#)
- [Weather Today in Milwaukee, WI](#)

Other Area Counties

- [Waukesha County](#)
 - [Public Library](#)
 - [Parks Department](#)
- [Ozaukee County](#)
 - [Public Library](#)
 - [Parks Department](#)
- [Washington County](#)
 - [Public Library](#)
 - [Parks Department](#)



History

- [History of Milwaukee](#)
- [History Museum](#)

What to See, Sightseeing Tours, Value Packages and Passes, Tourist Information

- [Visitor's Guide](#)
- [Calendar of Events](#)
- [Trip Advisor Attractions in Milwaukee](#)

Where to Eat

- [Yelp](#)
- [Make online restaurant reservations](#)



Milwaukee Art Museum

EMERGENCY

**IN CASE OF EMERGENCY
DIAL 911
FOR FIRE, POLICE & AMBULANCE
DIAL 311
FOR NON-LIFE & DEATH EMERGENCIES**

Emergency personnel will ask for the following information so keep this page close to your phone:

NAME _____
ADDRESS _____
PHONE _____

If you accidentally call 911, please do not hang up. The police will automatically be dispatched to your home to make sure there are no problems. Explain to the Operator the call was an accident.

[POISON CONTROL](#) 1-800-222-1222

[ANIMAL POISON CONTROL](#) 1-888-426-4435

Other Important Numbers:

PRIMARY CARE PHYSICIAN _____
WORK PHONE NUMBER _____

Hospital & Clinics

- [Froedtert Hospital](#)
- [Wheaton Franciscan- St. Joseph Campus](#)
- [Aurora Medical Center Grafton](#)
- [Community Memorial Hospital](#)
- [Columbia St. Mary's Hospital Milwaukee](#)
- [Additional Hospitals](#)

Pharmacies

There are several major pharmacy chains in Milwaukee. Click on "Store Locator" and enter your zip (postal) code to find the pharmacy near you. Check for hours of operation. Also the main grocery stores and Superstores such as Target, and Wal-Mart have full service pharmacies.

- [CVS](#)
- [Froedtert Pharmacies](#)
- [Rite Aid](#)
- [Walgreens](#)

Rental Agents

In most situations, your IOR DS consultant will partner with a local realtor to have access to the most current and extensive property listings as well as the realtor's expertise in preparing and negotiating leases. This agent receives a commission for their assistance, in most US locations this commission is paid by the Landlord, not the tenant. Your IOR DS Consultant will discuss this with you.

Renter's Rights

Tenants who lease or rent property are protected against discrimination by [The Fair Housing Act](#). If you think your rights have been violated, you may write a letter or telephone the Housing and Urban Development (HUD) office nearest you. You have one year after the alleged violation to file a complaint with HUD, but you should file as soon as possible.

While you can generally expect the same service from landlords, it's important to know your state's laws. Each state and most major cities have their own tenant rights, laws and protections. [Here are Milwaukee's](#).

You can also visit the [HUD website here for a full guide to renters' rights by states](#).

If your rental property ever suffers any defects that make your place uninhabitable, your landlord has a duty to fix it. While some apartments let you make online requests for repairs, as well as provide a phone number for "emergencies," always make sure you document your request in writing. The landlord will then have a certain amount of time to make those repairs.

Privacy

You have the right to privacy. While the landlord owns the property, they can't access it anytime they want. All states have laws stating renters have a right to privacy while renting. Pretty much the only time the landlord can come into your rental without permission or notice is when they're responding to an emergency that threatens injury or property damage.

Any other time the landlord wants to enter your apartment, they need to have your permission and in most cases give you 24-hours' notice before entering.

What to expect from the landlord:

In most states, you are legally entitled to:

- Safe structural elements including floors, walls, roofs, and secure doors and windows.
- Privacy as described above.
- All electrical, plumbing, heating and air conditioning systems function.
- Working hot and cold water.
- Exterminating infestations of rodents and other insects.
- Access to trash receptacles.
- Landlords cannot discriminate based on race, gender, sexual orientation, or disabilities.
- Apartment buildings sometimes come with laundry and dryer machines in the basement.
- Water, electricity, and gas bills are up to you to pay. **Your IOR DS consultant will assist you with this process.**

Utilities and Appliances

Your IOR DS Consultant will assist you or provide information on connecting your utilities. It is possible some will be included in your rent, but typically most are not.

Recycling

The [City of Milwaukee](#) provides weekly trash and recycling collection to residential customers. Curbside trash and recycling carts are emptied once a week on your collection day.



The Lease Process

Review your housing budget with your IOR DS Consultant

Your IOR DS Consultant can help you understand what kind of property you can afford. You also need to take into account that you may be responsible for some of the utility costs of your rental.

Know what you want

What are you looking for in a property? Do you want a studio or a single bedroom? Maybe you want to rent a single family home? Do you need the property to come with appliances, including washer and dryer? Do want it to be close to school or your work? Do you want it to be within walking distance of retail, like groceries or coffee shops? Are you looking for a child friendly area?

Identify potential apartments

IOR offers home finding services to aid you with this process. Your consultant may work with a local broker who will help to organize appointments and visit properties. They will also assist in the rental application and the leasing process.

Common Abbreviations and Acronyms used in rental housing listings

<u>Acronym</u>	<u>Meaning</u>
24-hr mtn	24-hour emergency maintenance
AC or A/C	Air conditioning
Appls	Appliances
Apt	Apartment
BA	Bathroom
BR	Bedroom
Bsmt	Basement
CAC	Central air conditioning

<u>Acronym</u>	<u>Meaning</u>
LA	Living area
LR	Living room
MBR	Master bedroom
MBTH	Master bathroom
Neg	Negotiable
Ofc	Office
OSP	Off-street parking
Pkg	Parking

DA	Dining area
Det	Detached
Dk	Deck
DR	Dining room
Dw (D/w)	Dishwasher
Eff	Efficiency
EiK	Eat-in kitchen
Fin bsmt	Finished basement
FDR	Formal dining room
FHA	Fair Housing Act
FMR	Fair market rent
FP	Floorplan
Gar	Garage
H/A	Handicapped accessible
H/W	Hardwood floors
Hi ceil	High ceilings
HVAC	Heating, ventilation, and air conditioning

PM	Property manager (management)
Pvt	Private
Pwdr rm	Powder room (1/2 bath)
RE	Real estate
Renov	Renovated
Rf	Roof
Rm	Room
SF	Single-family
SFA	Single-family attached
SFD	Single-family detached
Sp, Pl (S/p)	Swimming pool
Sq. ft	Square feet
Th (T/H)	Townhouse
Vw (vu)	View
W/A	Wheelchair accessible
W/W	Wall-to-wall carpeting

Visit

Make this process as efficient as possible by visiting as many potential properties as you can in one or two days. Try to go sometime during the week if possible. Your IOR DS consultant will work with you to set an appropriate schedule and to ensure that the properties you visit meet your needs as closely as possible.

What to do once you're there

As you look at the rental unit, be sure to ask a lot of questions. While you should keep small concerns to yourself about the unit while looking at it, feel free to ask the landlord or apartment manager any questions you might have that will help in your decision. Here are some possible questions you may consider asking:

- What's the monthly rent?
- Are any utilities included with the rent?
- How much is the security deposit?
- When is rent due? Do you have auto-pay?
- What's the make-up of the other tenants? Are they mainly younger students? Married couples with families? Older folks?
- What's the parking situation like? Do you pay for a parking spot?
- Do you take care of small maintenance issues or am I responsible for some of the repairs in the property?
- Am I able to re-paint the walls or make other modifications?

Again, be friendly and polite when you ask these questions.

The Application

The next step in the leasing process for an apartment is to submit a rental application for the location you want. The manager or landlord will be able to give you the application as well as anything else that they may need to have filled out. Your IOR DS Consultant will assist with this process. For a single family home there will likely be a rental application.

You will need your passport, Social Security number, and proof of employment. Some landlords may charge you an application fee which could be between \$20 to \$400 dollars, depending on the landlord. This could be a combination of an application fee and move-in fee.

Once you've done this, it can take up to a few days to hear back from the property manager. Once your application has been approved the lease approval process will begin with IOR and likely your employer.

Signing the lease

DO NOT SIGN THE LEASE until your IOR DS Consultant has reviewed it in full and given their approval.

The lease is a binding contract, so it is very important to pay attention as a leasing agent goes over it with you. It is perfectly normal for you to take your time and read all the fine print for yourself. If you are working with an IOR DS Consultant, make sure to talk with them and receive approval before signing. You will also be given a copy of the lease to take with you and keep for your records, but it is very important to know everything included in your lease from the start.

Some things to look for in a lease:

- Term of the lease and any important dates such as when the rent is due.
- Extra fees for parking spaces or storage, garbage collection, and pets.
- Information regarding utility providers and whether you or the landlord is responsible for those bills.
- Notification requirements in case of renewal.
- Requirements/responsibilities of the tenants to do routine repairs such as lawn maintenance, cleaning or notification of repairs.

- Clauses that allow the landlord to change the terms of the lease after it is signed.
- Restrictions that would prevent you from living normally or comfortably in the home.

Sometimes landlords will ask for a security deposit before you sign the lease. This is normal, but you shouldn't pay in cash. Make sure all payments are made out as a check or money order just in case.

What to expect from the lease

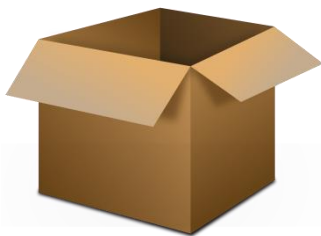
Most leases include the following or a variation thereof:

- Your employer requires that all leases include a Break Clause in case you are transferred for work or personal needs.
- Contracts will often be for periods of a year or more.
- Minimum stay. Typically three fourths of your lease contract time. If you choose to move out before this date, you will lose your security deposit. If you move out afterwards, you are still required to give a specified number of days notice.
- Security Deposit. Landlords will expect you to leave them with a deposit (usually about one to two month's rent) that they will hold for the duration of your lease. You will receive your security deposit back at the end of the lease provided you don't break any specific clauses in your lease, such as moving out without proper notice, not paying rent, causing damages to the property, etc.
- Landlords should not be given unchecked access to your apartment. If there isn't anything in your lease about landlord's rights to enter the leased premises, suggest the following clause:



Entry by the Landlord. Landlord or his agent will not enter Tenant's home except to deal with an emergency; to make necessary or agreed repairs; to supply necessary or agreed services; or to show the unit to potential purchasers, tenants, or repair persons. Unless there is an emergency, Landlord will give Tenant at least 24 hours' written notice of the date, time, and purpose of the intended entry and will schedule entries during normal business hours, Monday–Friday.

Most landlords will be hard-pressed to say no to such a reasonable clause. If the landlord refuses, it's a sure sign that he won't be reasonable in other respects, too. Continue on in your housing search.



Moving In

On your selected move-in date, after the lease has been signed, and deposits have been paid...you should be given your keys and more than likely a move-in form to fill out. Your IOR DS Consultant will assist you with an initial walk through of your apartment. Look for dings in the walls, cracked windows, or other irregularities and report them on this form. This will indicate that these things were there before you moved in and you will not be held responsible for them at the end of the lease term.

Get Renter's Insurance

Renter's insurance covers any loss to your personal property due to robbery or accidents. It also covers any damage you might cause to other tenant's property. For example, let's say your washing machine springs a leak and water seeps through the floor and ruins your neighbor's antique dresser. Renter's insurance would cover that.

Renter's insurance will cost approximately about \$15-125 a month, less if you tack it onto another policy (like auto) you have with an insurance company. A few popular options are [Allstate](#) and [StateFarm](#).

Obtaining a Driver's License

A new resident must apply for a Wisconsin license in person at any driver license office to continue to drive legally. When applying for the new Wisconsin license the individual must surrender any unexpired driver license in their possession from another U.S. state, U.S. territory or a Canadian province.

- For information on how to obtain a driver's license, see the website of the [Wisconsin State Department of Public Safety](#)

Your Destination Services Consultant will assist you with the proper procedure.



Public Schools

[Milwaukee Public Schools](#) are committed to accelerating student achievement, building positive relationships between youth and adults and cultivating leadership at all levels. The district's commitment to improvement continues to show results. Milwaukee Public Schools became the first Wisconsin school district to offer the full [IB Program](#).

- More MPS students are taking college-level Advanced Placement and International Baccalaureate courses;
- The MPS Class of 2016 earned \$51+ million in scholarships; and
- MPS is home to eight of the state and nation's top high schools according to U.S. News and World Report and the Washington Post.

Other top schools in the area:

- [Fernwood Montessori School](#), GreatSchools Rating 10
- [Atwater Elementary School](#), GreatSchools Rating 10
- [Lake Bluff Elementary School](#), GreatSchools Rating 10

Private Schools

A few to consider in alphabetical order:

- [Brookfield Academy](#) - 4 out of 5 GreatSchool Rating
- [Catholic Memorial](#) - 4 out of 5 GreatSchool Rating
- [Divine Savior Holy Angels High School](#) - GreatSchools Rating 10
- [Marquette University High School](#) - GreatSchools Rating 10
- [The Prairie School](#) - 4 out of 5 GreatSchool Rating
- [University Lake](#) - 4 out of 5 GreatSchool Rating
- [University School of Milwaukee](#) - 4 out of 5 GreatSchool Rating

Area Universities

In 2000, Milwaukee ranked 6th among the 30 largest North American cities in number of college students *per capita*.

Milwaukee area universities and colleges:

- Marquette University
- Medical College of Wisconsin (Wauwatosa)
- Milwaukee School of Engineering
- Mount Mary College
- University of Wisconsin–Milwaukee



Checking and Savings Accounts

To open a local checking or savings account you will need the following information:

- Two forms of picture identification including but not limited to your passport, driver's license or work ID.
- Social security number
- Local mailing address. You may use your office address as your mailing address, but be prepared to call your bank branch as soon as you have your permanent address.
- Letter of Employment
- Cash for the initial deposit can range from \$25-\$150 dollars.

Major U.S. Banks

Below is a list of links to some of the larger U.S. banks. Not every bank is represented in all U.S. locations; in some cases you may find that the local bank is a better option for you than some of the larger banks. Your IOR DS Consultant can help you in selecting a bank by sharing the various options available locally.

- [Bank of America](#)
- [Chase](#)
- [Citibank](#)
- [HSBC](#)
- [TD Bank](#)
- [US Bank](#)
- [List of banks in Milwaukee](#)

Area Public Transportation

[Milwaukee County Transit System](#) (MCTS) has grown from a single horse-drawn streetcar in 1860 to the largest transit system in Wisconsin and the economic engine of Southeastern Wisconsin. With a fleet of 410 diesel buses and a dedicated team of 1,100 operators, mechanics and administrative staff, MCTS provides on average 150,000 rides every day to people across Milwaukee, Ozaukee, Washington and Waukesha Counties. They offer the U-PASS for college students and the Commuter Value Pass program for Milwaukee's workforce, in addition to a state-of-the-art system with features including clean diesel buses, Real-Time Information, and the M•CARD, a reusable smart card riders use to pay fares.



During the summer months, visitors can ride on an old fashioned [Milwaukee Trolley](#) with Milwaukee's "Hop 'n Shop, Wine 'n Dine" route featuring stops at downtown's major points of interest.

The **Milwaukee Intermodal Station** is the main intercity bus and train station in Milwaukee, Wisconsin, located downtown. The station is served by [Amtrak's Empire Builder](#) and [Hiawatha Service](#) as well as bus companies [Coach USA - Wisconsin Coach Lines](#) (regional and intercity services), [Greyhound Lines](#), [Jefferson Lines](#), [Indian Trails](#), [Lamers](#), [Badger Bus](#) and [Megabus](#).

Area Airports

Milwaukee area airports are the [General Mitchell International Airport](#), [Waukesha County Airport](#) and the [Timmerman Airport](#). As an international airport, the General Mitchell Airport connects passengers to national and international cities. The Waukesha County and Timmerman Airport provides a variety of business, private and recreational flight services.

Map Websites

- www.maps.google.com
- www.mapquest.com

AAA Travel Protection

AAA is a membership organization that offers benefits such as roadside service and towing, discounts on car products and services, maps, reference materials, etc.

Call 1-800-352-5382 for additional information and cost. www.aaa.com

TV, Cable, Telephone, and Internet

The main service providers for TV cable, landline telephone and internet all offer combination packages. They are in stiff competition with each other, so special offers change monthly, sometimes even weekly.

- [AT&T](#)
- [Comcast](#)
- [DirectTV](#)
- [Dish](#)
- [Time Warner](#)

Shopping

- [Shop Milwaukee](#)
- [Brookfield Square](#)

Berries, Farm & Produce Stands

- [Fresh Produce Locator](#)
- [U-Pick Farms](#)
- [Milwaukee Public Market](#)

Pet License

Currently, dogs and cats are the only animals that require a [registration fee](#).

Dog Friendly Attractions

- [Dog Friendly Attractions](#) – A list of restaurants, parks, and events for dog owners and lovers.

Veterinary Clinics

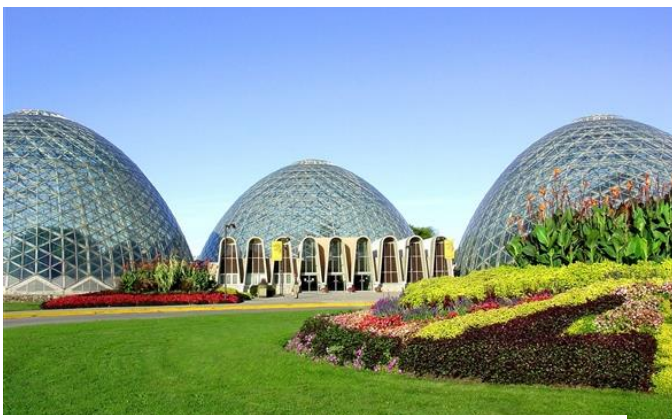
- [St. Paul Veterinary Clinic](#)
- [Community Veterinary Clinic](#)
- [West Burleigh Vet Clinic](#)



RECREATION

Milwaukee is perfectly located about 1.5 hours from Chicago, Madison, and Green Bay, and has a great quality of life, easy access to entertainment, and fun neighborhoods to explore.

1. **Coastal City-** Located on the southwestern shore of Lake Michigan, Milwaukee offers a variety of coastal activities.
2. **"The City of Festivals"-** Summerfest is the World's Largest Music Festival, but there are also numerous ethnic and cultural festivals as well: Polish Fest, Bastille Days (complete with mini Eiffel Tower), German Fest, Irish Fest, Mexican Fiesta, and many more.
3. **Sports-** Milwaukee has a team in every pro sports league. NFL in nearby Greenbay and NHL in nearby Chicago, IL. In addition, the NBA's [Milwaukee Bucks](#) announced a new 714,000 square foot arena providing countless sports and entertainment events in downtown Milwaukee.
4. **Park System-** The parks in Milwaukee have won numerous awards. Bike on the beautiful Oak Leaf Trail or grab a kayak and paddle down the Milwaukee River. At the [Mitchell Park Horticultural Conservatory](#) you will find three horticultural domes dedicated to three climates. Visit a tropical jungle, a desert oasis and a special floral garden in the afternoon; in the evening, enjoy the buildings' amazing light shows.
5. **Great cost of living-** The cost of living in Milwaukee is 11.4% lower than the national average, making it one of the most affordable cities to live in.
6. **School system-** Milwaukee also spends over \$1,000 more per student per year than the national average, and has some of the best college and high school education options in the state.
7. **Breweries-** Milwaukee has a long and illustrious brewing tradition, stretching back to the early 1800's. With one historic and six operating breweries open for tours, it's no wonder Milwaukee is known as the "Brew City."
8. **Museums-** Milwaukee is home to the [Harley-Davidson Museum](#), an [Art Museum](#) with wings, [Discovery World Science and Technology Center](#), and [Public Museum](#).
9. **History-** [Historic Milwaukee Incorporated](#) offers five separate walking tours focusing on the history, architecture and culture of each area.
10. **The Zoo-** The [Milwaukee Zoo](#) is home to over 2,000 mammals, fish, birds, amphibians and reptiles in habitats expanding over 200 acres.



[Mitchell Park Horticultural Conservatory](#)



[Milwaukee Bucks Arena](#)

Volunteer Opportunities

- [Volunteer Match](#)
- [United Way](#)

Parent & Children Resources

- [Mom's Clubs](#) - social groups offering events and outings with mothers and their young children.

Smart Phone Apps for Travel:

- [Uber](#) : Similar to a taxi service but all web based. Payment also handled online, do not pay or tip driver directly. Uber driver knows your approximate location based on your phone GPS.
- [Lyft](#) : Wherever you're headed, count on Lyft for rides in minutes. The Lyft app matches you with local drivers at the tap of a button. Just request and go.
- [Apple Maps](#) : Map by direction
- [Map Quest](#) : Map by direction
- [Waze](#) : Community based traffic & navigation with alternate route suggestions
- [CityMaps2Go](#) : The #1 travel app lets you discover exciting new places. Beautiful photos and insider tips at the touch of a button. You will receive stories about places you like and can instantly save and find them on your maps and in your lists.

Smart Phone Apps for Communication:

- [WhatsApp](#) : Free local & international Real Time messaging
- [Line](#) : Exchange free instant messages with friends whenever and wherever with one-on-one and group chats. LINE is available on all smartphone devices (iPhone, Android, Windows Phone, Blackberry, Nokia) and even on your PC.
- [Viber](#) : Free text, calling, photo messages and location-sharing with Viber users. No registration, alias or invitations required. Instantly integrates with your own contact list. Best-quality mobile calls using 3G or Wi-Fi.
- [Skype](#) : Stay in touch with your family and friends for free on Skype. Download Skype today to chat and call on desktop and mobile.

Smart Phone Apps for Local Information/Reviews:

- [Angie's List](#) : Referrals for doctor, dentist, child care, maid, mechanic, painter, plumber, etc.
- [Yelp!](#) : Find local businesses, restaurants, bars, clubs, events, etc. with map, lists, and reviews
- [Next Door](#) : Neighbors share community events, items for sale, recommendations for babysitters, doctors and handymen, crime reports, ideas about how to improve their neighborhood and more.
- [Meet Ups](#) : Meetups are neighbors getting together to learn something, do something or share something. Cultural groups advertise gatherings here as well.

Smart Phone Apps for Weather:

- [WTHR13](#) : Local weather and closings; includes radar and forecast
- [Weather Channel](#) : National and international time, temperature & weather
- [Tornado](#) : Set up tornado alerts & siren

PUBLIC HOLIDAYS

[Federal Holidays listed through 2020](#)

[State of Wisconsin Holidays](#)



Summer Fest

The following are federal holidays and need to be treated as such by employers:

- New Year's Day January 1*
- Memorial Day Last Monday in May
- Independence Day July 4*
- Labor Day First Monday in September
- Columbus Day Second Monday in October
- Veterans' Day November 11*
- Thanksgiving Day Fourth Thursday in November
- Christmas Day December 25*

*If a holiday falls on a Sunday, the day following is observed as the legal holiday.