

Welcome To Cudahy!

Before you start getting unpacked and settled in, here's a few things you need to know to make your first few days here just a bit easier.

The door code has been set to 0101. If you ever get locked out of your unit, there is a spare key in the basement above the washer and dryer. Please make sure to replace the key when you are done.
(code is set to the last 4 digits of your SS#)

There is a guest wireless network setup for you to use until you can get the utility company on site to setup your own. SSID is "WelcomeHome" and the password is "WelcomeHome0101"

Garbage collection is every Wednesday morning.

You have x1 parking spot included in your rent in the garage behind the apartment. On street parking permits can be purchased from the local Cudahy Police Department for \$25.00

Need something else?
414-222-3333
Info@WelcomeHome.com



7 Bridges park is conveniently located just 2 miles south of us along lakeshore drive and is recognized as one of Wisconsin's most beautiful county parks. Trails wind around bluffs overlooking lake Michigan.



Wernimont Golf Course is located just 1 mile south east of us along the gorgeous Lake Michigan Coast. Beautifully kept grounds and reasonable rates!



We love animals of all kinds! We left some catnip / dog treats for your fur babies on the kitchen counter.

This Welcome Book contains a lot of great information about the neighborhood, the property, local points of interest and more. You'll also find a list of useful numbers in case you ever need them.

Welcome Home!

Local Points Of Interest

Sheridan Park

A beautifully maintained park that follows the Michigan coast line. Take a walk along the historic oak leaf trail or take advantage of one of the many parks amenities.

- Playground
- Public Swimming Pool
- Basketball & Tennis Courts
- Baseball Diamonds
- Archery Range



7 Bridges State Park

Take a hike in one of Milwaukee's most prized parks! 7 Bridges Park follows the gorgeous lake Michigan coast line and winds it's way through the gorgeous grant park nature reserve. You can stroll through the scene forest or take head east and enjoy the pristine beach front.



Warnimont Golf Course

The Warnimont Golf Course spans the coast of Lake Michigan and offers a solid 18 holes at a very reasonable price! (\$11 for 9 holes and \$15 for 18 holes). The course is open to players of all ages and is particularly geared towards beginner players or those who want to practice their short game.

5400 S Lake Dr
Cudahy, WI 53110
414-481-4730



Warnimont Dog Park

Just south of the golf course is the warnimont dog park. A great place to bring your dog to run around and socialize with other dogs! While it's fairly small, it's adjacent to the beautiful oak leaf trail that winds its way along the Michigan coast line. When you're done playing fetch with Fido, you can take an enjoy a scenic walk along the coast.



Food & Drinks

42 Ale House

The 42 Ale house is a gaming bar & restaurant with an amazing selection of board games, console games and card games. The games aside, it also boasts an impressive craft beer selection, decent bar food and an amazing terrace area that is only a block away from Lake Michigan.

3807 S Packard Ave, St Francis, WI



Café Central

Café Central is one of our personal favorites! They have the largest selection of unique and hard to find craft beer and every single item on their menu is absolutely amazing. Highly Recommended!

2306 S Kinnickinnic Ave, Bay View, WI



Cudahy Burger Joint

If you are in the mood for a classic burger and shake, it doesn't get any better than the Cudahy Burger Joint. While their burgers rival some of the best burgers in the world, the prices are still very reasonable. If you stop in, make sure to also order one of their amazing shakes or malts.

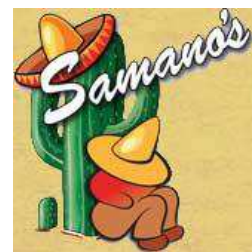
4905 S Packard Ave, Cudahy, WI



Samano's

Amazing Mexican food, margarita's and great staff. Samano's is our go to place for Mexican in the area. Their chips and salsa are the best we've EVER had. They make a mean classic margarita and we both highly recommend their fajita's and award winning chimichangas!

3431 E Plankinton Ave, Cudahy, WI



St Francis Brewery & Restaurant

The St. Francis Brew Pub offers some great locally brewed beer, an awesome environment and some great, reasonably priced comfort food. We highly recommend the shepards pie, Maple root beer ribs, bacon wrapped meatloaf and of course their famous Friday night fish fry.

3825 S Kinnickinnic Ave, St Francis, WI



Local Transportation

Local Bus Routes

We are conveniently located next to several bus routes that will get you anywhere you need to go in the greater Milwaukee area.



Bus Fare Pricing	Adult	Seniors & Kids
Cash Ride	\$2.25	\$1.10
1 Day Pass	\$4.00	\$2.00
7 Day Pass	\$19.50	\$11.00
Monthly Pass	\$72.00	\$32.00

***Please find a complete route map at the end of this binder!*

Taxi & Ride Share Services

Taxi MKE:	414-220-5000
Yellow Taxi Cab Co:	414-271-1800

The Badger Bus

The badger bus operates routes between Milwaukee and Madison daily. Ticket prices range from \$10.00 - \$30.00 depending on the destination, time & day of travel. There is also a considerable discount for purchasing ticket bundles if you travel to Madison frequently.

For more information, check out: <https://www.badgerbus.com>

Hiawatha Train

The Hiawatha / Amtrak train runs a route from Milwaukee to Chicago several times daily. Travel time from downtown Milwaukee to Chicago's Union Station is just 89 minutes. A little pricey at \$50.00+ for a round-trip ticket but it's a small price to pay to avoid Chicago driving + parking headaches.

For more information, check out: <http://amtrakhiawatha.com/schedules.php>

MKE Airport

The Milwaukee airport is located at:

**5300 South Howell Ave
Milwaukee, WI 53207**

AirPort Parking Rates	Cost (per hour)	Cost (per day)
Hourly	\$2/hr	\$23/day
Daily	\$2/hr	\$13/day
Surface	\$2/hr	\$14/day
SuperSaver	\$2/hr	\$7/day

About The Property

Parking Information

Your lease agreement entitles you to x1 parking spot in the garage. If you require additional parking for guests or family members, you can purchase street parking permits from the local police department.

One time overnight parking permission can be requested by calling the overnight parking number listed below. Long term on-street parking permits can be purchased at the Cudahy police department for \$25.00 for 2 months. Discounted parking permits can also be purchased for periods over 2 months.

Cudahy Street Parking Information	
Overnight Parking #	414-744-3444
PD Address	5050 S. Lake Drive, Cudahy, WI
Parking Permit Cost	\$25.00

***For more information visit: <http://www.cudahy-wi.gov/departments/police/parking.php>*

Lawn Care & Snow Removal

Management will provide snow removal and lawn care as needed. If you have any questions or concerns about the quality or frequency of these services, please contact management.

Garbage Collection

Garbage & Recycling are picked up on Wednesday mornings.

**For special pickups, please call advanced disposal @ 262-679-0860.*

Appliances, Fixtures & Painting

If you would like to make any changes to your home, please contact management for approval first. We really don't mind if you want to do a little bit of painting and make the place feel more like home! However, replacing light fixtures, stoves, dishwashers and washers need to be handled professionally. The last thing either of us want is a gas leak, an electrical fire or water damage!

Repairs & Maintenance Requests

We take your comfort and happiness very seriously. If something needs repair in your unit, please text or e-mail me and I will do my best to have someone on site within 48 hours. Please do not attempt any repairs yourself!

Keep It Clean!!

You may have noticed that we like to keep the property fairly pristine here and we try our best to keep everything up to date, clean and organized. We ask that you please keep common areas clean and free of clutter. Personal items should remain in your designated storage units.

Management Rules

Late Rent

Rent is due the 1st of every month.

If you suspect that you are going to be a little late one month, please give management as much notice as possible and we will try to accommodate you. Things happen. We get it. That said, if rent is consistently late, it does violate the terms of the lease we both agreed upon and disciplinary action (up to and including eviction) will be taken.

Right Of Entry

Under rare circumstances, Management may need to enter your home for repairs or maintenance. We try our best to give you as much advanced notice as possible (at least 48 hours). While we always strive to respect your privacy & rights as much as possible, We reserve the right to enter the property after advanced notice (**varies by state**) is given regardless of your consent.

Pet Policies

We Love Pets! So, we try to be as understanding as possible, but we still have a few common-sense pet policies.

- Any exotic pets (anything other than a cat or dog) needs to be approved by management.
- You are expected to take care of your dog's waste regularly if it relieves itself in the backyard. Repeated failure to do so will result in disciplinary action.
- "Soiled" carpet or hardwood may result in partial or full forfeit of your down payment.
- Absolutely No Fish tanks or Aquariums larger than 15 gallons.

Satellite Dishes

Pending management approval, the tenant has the right to attach up to x1 satellite dish on the roof of the home if it is installed by a trained / certified expert.

Repairs, Upgrades & Decoration

Tenants shall not attempt to redecorate, paint, replace or repair equipment without the written approval of the landlord.

Noise Pollution

Quiet hours will be observed between the hours of 10:00pm and 8:00am every day. This includes excessively loud musical instruments, televisions, radio and loud celebrations. Please be respectful of your neighbors!

Extended Visits

Only occupants that are listed on the lease application shall occupy the apartment. Tenants who expect to house guests for more than 2 weeks, need to contact management for approval.

Junk Vehicles

Non-Running, old, rusty vehicles in dis-repair **will not be tolerated** on the property.

Zero Tolerance

Involvement with any illegal drug activity will be automatic grounds for termination of your lease/rental agreement. No exceptions.

Smoke Alarms

All smoke alarms on the property are tied into the electrical grid with a battery backup. For your own safety, do not tamper with, disable, replace or remove any of these devices!

Local Emergency Contacts



Home address:

Closest Major Intersection:

Non-Emergency Police Department: _____

Poison Control: 1-800-222-1222

Cudahy Fire Department: _____

Other Emergency #: _____

Landlord Contact Information



Mailing address:

Phone Number: _____

E-Mail-Address: _____

A Quick Note About Contacting Me...

I will always strive to do my best to accommodate your requests and provide a clean, comfortable and safe environment for you! If it's an emergency, feel free to call me day or night and either myself or my business partner will get back to you ASAP.

However...

Please be mindful of your after-hours calls. A broken microwave does not constitute a phone call at 2:30am. (seems obvious, but you would be surprised!) For NON-Emergencies, please shoot me an e-mail or text and I will respond within 24 hours.