

ALDERMAN TERRY L.  
WITKOWSKI200 E. Wells St. | Milwaukee, WI 53202 | 286-8537 | [www.milwaukee.gov/district13](http://www.milwaukee.gov/district13) | [twitko@milwaukee.gov](mailto:twitko@milwaukee.gov)

SPRING 15

**Dear Neighbors,**

A lot of energy and volunteers are making the Garden District the place to be. This newsletter provides you with information on activities in the district, a calendar of events and contact information. It will also brief you on other developments here and in the city.

One of the most exciting developments is a grant-funded urban orchard and water collecting parking lot built by the Energy Exchange at S. 6th Street and W. Norwich Avenue across the street from the farmers' market. County Supervisor Jason Haas and I worked together to obtain city and county cooperation to make the project possible.

The new area will provide not only parking, but also event space. I have arranged a series of Green Corridor recycling events that are scheduled there to help people clean out their house, and also some to allow them to pick up serviceable goods for their home. With "Choose to Reuse" events, anyone can bring down serviceable items of the category for the day and leave them behind. Others are welcome to take them. Whatever is left at the end of the 1:30-to-4:30 p.m. events will be donated to charitable organizations.

Other events include a bike day, a shredding day for vital documents and clean-out-your-closet days. You can find more information on the **pull-out calendar** included in this newsletter. Feel free to hang it on your fridge as a reminder.

Also, check out the farmers' market, come down with the kids for movie nights, see the solar flower and take a look at the recycled rain water stream and other green features of these two blocks. Don't forget to take part in the Historic U.S. Route 41 car show, too (see June 6 entry on the enclosed calendar)!

It is also the start of the growing season, and this newsletter gives you the latest of developments on S. 6th Street, the Green Corridor and contact information for those who want to get involved. Summer is a great time for the Garden District. Come out and enjoy it!

**Terry L. Witkowski**  
Alderman, 13<sup>th</sup> District

**MEETING DATES****GARDEN DISTRICT PUBLIC ART COMMITTEE MEETING**

Thursday, May 14 at 6:30 PM  
The Energy Exchange  
4121 S. 6th St., 2nd floor

**IMPORTANT CONTACT INFO**

Garden District Garden Rental  
Dawn Riegel  
[jdriegel@msn.com](mailto:jdriegel@msn.com)  
(414) 379-2450

UW-Extension Garden Rentals  
Green Corridor Gardens  
(414) 256-4606

**COMMITTEE ASSIGNMENTS****CHAIR**

- Public Safety Committee

**VICE-CHAIR**

- Judiciary and Legislation Committee
- Anti-Graffiti Policy Committee

**MEMBER**

- Finance and Personnel Committee
- Steering and Rules Committee
- VISIT Milwaukee Board

**VIEW MEETINGS ONLINE:**

[www.milwaukee.gov/citychannel](http://www.milwaukee.gov/citychannel)

**FOLLOW US ON TWITTER:**

@MKE\_CC, @cityofmilwaukee, and @MKE\_TV for City of Milwaukee Common Council and City Clerk news, info and updates.

## Filling Potholes is a Team Effort ➤

After another long Wisconsin winter, our roads are once again in need of a little bit of work. The problem, as always, is that asphalt plants close for the winter and do not open until the weather is warm enough—usually mid-April.

The “cold patch” the city uses to fill potholes before asphalt becomes available is no match for the real thing, and often only fills a pothole temporarily. Water seeping into cracks in the street and turning to ice causes pavement to break, creating more potholes.

Contrary to popular belief, the city does not have employees out cruising the streets looking for holes to fill, but rather, sends out crews in response to complaints. If you have a pothole on your street, please call 286-CITY and report it using the address closest to the problem. The city has also released a new mobile app for reporting problems, and you can learn more at [milwaukee.gov/MKEmobile](http://milwaukee.gov/MKEmobile). ■

## Catherine Cooper Retires ➤

For nearly 12 years, I have enjoyed the support of Catherine Cooper as my legislative assistant. She was known and respected by many longtime residents and city departments as she followed up on constituent concerns you gave to me or her.



With Catherine manning the phones, I was free to move this district forward and work with others in the community to make things happen here and citywide. I actually first met Catherine at her house while going door-to-door, and after a lengthy discussion she said, “I want to work for you.”

In August 2003, I was elected Alderman and she came to work in my office. After thousands of calls and follow up work taking care of other people’s concerns, she has decided to look after some of her own and retire. I’d like to thank her for her great service to you and me, and for helping make the Garden District a better place to live and work! ■



## Summer Volunteer Opportunities ➤

The Garden District Neighborhood Association is looking for volunteers who want to be a part of something great this summer. There will be fun and fantastic events happening around the neighborhood, and we want you to take part. The schedule includes events like the Craft Fair, Choose to Reuse Day, Rain Barrel Day and many others.

For these events, volunteers are needed to help with flyering, unloading and loading for vendors, weeding and cutting grass, and other tasks.

Also, we have the amazing Garden District Farmers’ Market every Saturday during the summer from 1:00 to 5:00 p.m., and would love for strong, healthy volunteers to help vendors unload and load produce and be a part of the information booth.

**If you are interested in volunteering or want more information, please feel free to contact Dawn Riegel at [jdriegel@msn.com](mailto:jdriegel@msn.com) or (414) 379-2450 and Julia O’Connor at [mudshark444@gmail.com](mailto:mudshark444@gmail.com)** ■

## Garden District Public Art Committee Formed ➤

It is with much excitement and great expectations that a small group including artists, art students, an art teacher and interested citizens has developed into a committee to help launch public art projects in the district. Grant and foundation funding will be sought to help the first project happen. If you have an interest in this topic, please attend the next meeting at the Energy Exchange, 4121 S. 6th St., 2nd floor, May 14 at 6:30 p.m. ■



**Did you know?** Milwaukee was #4 on the “Where to Go in 2014” Jetsetter Magazine world list.

## Solar Power Blooming Along Green Corridor >

A giant solar flower is being added to power the Farmers' Market, the recycled rainwater stream and to pump water harvested at the Farmers' Market to the community garden. Funded through a grant from Milwaukee Shines, it should be the most visible sustainable feature on S. 6th Street between Howard and Norwich.

The Green Corridor added three solar-powered, pushbutton-operated flashing pedestrian crossing signs. These were donated by TAPCO, Traffic and Parking Control Company, and they are on S. 6th Street at Norwich, Bolivar and Armour Avenues.

And finally, a solar-lighted bus shelter was installed at S. 6th Street and Howard Avenue by Clear Channel Advertising. ■

## Garden District Community Garden and Farmers Market >

There are still gardens available for rent at the Garden District community gardens on the south side of Howard Avenue at S. 6th Street. Contact **Dawn** at **(414) 379-2450** or **dawn@milwaukeegdna.com** for more information and check the schedule of events in this newsletter. The farmers market will open June 13 and thereafter will be open every Saturday except July 4th from 1:00 to 5:00 p.m. through October 17. Watch for announcements of special events. ■

## Perennial and Seed Exchange >

It is a great time to thin overgrown areas of your garden or remove plants you no longer want and share them with others. Also, if you have harvested seed from flowers, this event allows you to share them with others to continue beautifying the Garden District.

Bring material to share or pick up plants and seeds at this free event. The spring event is May 16 at the Farmers' Market at S. 6th Street and Howard Avenue, and the fall event is September 19. Both events run from 10:00 a.m. to noon. ■



## Citywide Rain Barrel and Compost Bin Sale >

Need great ground for your garden? Make it yourself using a compost bin and your garden and kitchen waste. You can also get water for your garden and keep water out of storm sewers with a rain barrel. This year's sale is at the Wilson Park Senior Center Parking lot, Saturday, May 16 from 9:00 a.m. until 1:30 p.m. Compost bins are \$45, and rain barrels are \$55. ■



## UW-Extension Garden Renamed >

The garden on the north side of W. Howard Avenue at S. 6th Street has been renamed the "Green Corridor Gardens" by the UW-Extension. They are also adding more 20' x 20' garden spaces since the first 110 spaces sold out last season. Call **(414) 256-4606** for rental information using the name of Green Corridor Gardens. ■

## Wisconsin Emerging Farmers Program >

North of the UW-Extension rental gardens you will find micro-farms, bigger than community garden plots that are 20' x 20', but smaller than 1.5 acres. Here, micro-farmers learn sustainable methods and partner with restaurants, markets and food co-ops. Five emerging farmers will be at the Green Corridor Gardens, according to Ryan Schone (256-4653). ■

## Gerald Ignace Native Wellness Garden >

UW-Extension and the Gerald L. Ignace Indian Health Center have partnered to use the area north of the micro-farms for a community space where traditional Native American crops will be grown and ceremonies and performances will take place. Incorporated in the site is a medicine wheel garden, a small gathering site and a three sisters garden of corn, beans and squash. Corn serves as the stalk for the beans and the squash protects them both, a practice that dates back 5,000 years. ■

## Gateway Director to head County Economic Development

Executive Director of the Gateway to Milwaukee BID and the Aerotropolis effort, James Tarantino was hired as Milwaukee County Economic Development Director. He didn't apply for the position—rather, the county sought him out specifically. That should imply that our area was not only heading in the right direction, but is forward-looking and leading the way. It also means that his knowledge of this area should help draw business to county land like the airport's 440th development. ■



## Franklin and Oak Creek are Hot for Development

Is that bad news for us? Not necessarily! When I founded the effort that is now Aerotropolis Milwaukee, I told surrounding communities' mayors that a business making its home in our district means taxes for Milwaukee, jobs for Milwaukee residents, people eating in our restaurants, visitors staying in our hotels, patrons for our bars, shoppers at our stores and residents living in this district.

When a business makes its home in a nearby municipality, we still see some of the benefits from that list. The same is true for our neighbors, and we all agreed to work together for economic development. If one gains, we all gain.

Franklin and Oak Creek have something we don't—large tracts of land that have never been built upon. When one community grows, the hospitality industry thrives and we all gain jobs as a result. ■

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# GARDEN DISTRICT

# calendar 2015

## District 13

There's a lot going on in the Garden District! Alderman Terry Witkowski invites you to hang this calendar on your refrigerator to help remember these local events and meetings.

### May 2, Saturday

#### GARDEN DISTRICT CRAFT FAIR

9:00 AM – 3:00 PM

Milwaukee Center for Independence  
3333 S. Howell Avenue

### May 5, Tuesday

#### GARDEN DISTRICT GARDEN MEETING

6:30 PM

Custom Grown Greenhouses  
4507 S. 6th Street

### May 16, Saturday

#### GARDEN DISTRICT PERENNIAL EXCHANGE

10:00 AM – 12:00 PM

Farmers' Market  
S. 6th Street and Howard Avenue

### May 16, Saturday

#### CITYWIDE RAIN BARREL AND COMPOST BIN SALE

9:00 AM – 1:30 PM

Wilson Park Senior Center  
2601 W. Howard Avenue

### June 2, Tuesday

#### GARDEN DISTRICT GARDEN MEETING:

"YES, YOU CAN EAT THAT!"

6:30 PM

Community Garden  
S. 6th Street and Howard Avenue

### July 18, Saturday

#### GARDEN DISTRICT FARMERS' MARKET

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

### July 24, Friday

#### GARDEN DISTRICT MOVIES IN THE GARDEN

Dusk

Farmers' Market  
S. 6th Street and Howard Avenue

### July 25, Saturday

#### GARDEN DISTRICT FARMERS' MARKET

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

### August 1, Saturday

#### GARDEN AWARD NOMINATION FORMS DUE

Contact Dawn at (414) 379-2450  
or dawn@milwaukeegdn.com

### August 1, Saturday

#### GARDEN DISTRICT FARMERS' MARKET

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

### August 4, Tuesday

#### GARDEN DISTRICT GARDEN MEETING:

"GRILLING YOUR VEGGIES"

6:30 PM

### September 18, Friday

#### GARDEN DISTRICT MOVIES IN THE GARDEN

Dusk

Farmers' Market  
S. 6th Street and Howard Avenue

### September 19, Saturday

#### GARDEN DISTRICT PERENNIAL EXCHANGE

10:00 AM – 12:00 PM

Farmers' Market  
S. 6th Street and Howard Ave

### September 19, Saturday

#### GARDEN DISTRICT FARMERS' MARKET

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

### September 21, Monday

#### GARDEN DISTRICT FUNDRAISER AT THE CHANGERY

(25% of food sales will go toward the cause,  
must present flyer)  
4624 S. 27th Street

### September 26, Saturday

#### GARDEN DISTRICT FARMERS' MARKET

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

### October 3, Saturday

#### GARDEN DISTRICT FARMERS' MARKET

# GARDEN DISTRICT

# farmers' market

New for  
2015

*recycling events* > Held in the **Urban Orchard Parking Lot at S. 6th Street and Norwich Street**

**June 27, Saturday**

## **SUMMER BICYCLE TUNE-UP AND DONATION DRIVE**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Got a flat tire? Need a tune up? Or would you like to donate an old bike to a good cause? Stop by the Urban Orchard to get your bike looked at and ready to ride for the rest of summer. Dream Bikes Milwaukee, in collaboration with the Garden District, will have their mobile bike shop on hand to help answer questions and fix any problems. Dream Bikes will also be accepting older bikes that they refurbish and give back to the community.

**July 11, Saturday**

## **“CHOOSE TO RE-USE” EXCHANGE: SPORTS EQUIPMENT**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Choose to Re-Use Days are like a free rummage sale. They are sustainable solutions to exchange serviceable items that you no longer use. Each Choose to Re-Use Day has a focus—this one is on sports equipment. So clean out your garage or basement and bring the sporting items you don't use anymore. Everyone is welcome to come and take an item for free. All leftover items will be donated.

**July 18, Saturday**

**August 8, Saturday**

## **CLEAN OUT THE CLOSET DAY**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Keep Greater Milwaukee Beautiful and the Garden District have arranged for a “Clean Out the Closet Day” event. This is a chance to get rid of your old clothes, belts, purses, sheets, bedspreads, blankets, curtains, drapes, towels, boots, shoes, throw rugs, quilts and sofa covers. The clothing is sold secondhand, recycled into wiping cloths or reprocessed into fibers. Clothing and household textiles make up nearly five percent of the waste stream, and dropping off your material recycles and helps fund Garden District projects.

**August 15, Saturday**

## **“CHOOSE TO RE-USE” EXCHANGE: HOME DÉCOR AND HOUSEHOLD GOODS**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Choose to Re-Use Days are like a free rummage sale. They are sustainable solutions to exchange serviceable items that you no longer use. On August 15, the focus is on home décor and household goods. Bring those reusable household items that are in good repair that you no longer use. Everyone is welcome to come take an item for free. All leftover items will be donated. Please no furniture, electronics, TVs or computer equipment.

## **CLEAN OUT THE CLOSET DAY**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Keep Greater Milwaukee Beautiful and the Garden District have arranged for a "Clean Out the Closet Day" event. This is a chance to get rid of your old clothes, belts, purses, sheets, bedspreads, blankets, curtains, drapes, towels, boots, shoes, throw rugs, quilts and sofa covers. The clothing is sold secondhand, recycled into wiping cloths or reprocessed into fibers. Clothing and household textiles make up nearly five percent of the waste stream, and dropping off your material recycles and helps fund Garden District projects.

## **July 25, Saturday**

### **FREE DOCUMENT SHREDDING DAY**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Keep Greater Milwaukee Beautiful and the Hoarding Task Force, in collaboration with the Garden District, have set up a free document shredding day. We recommend bringing the following documents to be safely shredded and disposed of during this event: social security numbers, PIN numbers, passwords, banking documents, other financial information, leases, contracts, letters that include signatures, pre-approved credit card applications, medical or dental bills, travel itineraries and used airline tickets.

## **August 1, Saturday**

### **"CHOOSE TO RE-USE" EXCHANGE: TOOLS/GARDENING EQUIPMENT**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Choose to Re-Use Days are like a free rummage sale. They are sustainable solutions to exchange serviceable items that you no longer use. On August 1, the focus is on tools and garden equipment. So get that shed cleaned out and bring along any of the tools or equipment that are too good to throw out. Someone may be happy you did. Everyone is welcome to come take an item for free. All leftover items will be donated.

## **August 22, Saturday**

### **"CHOOSE TO RE-USE" EXCHANGE: HOLIDAY DECORATIONS**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Choose to Re-Use Days are like a free rummage sale. They are sustainable solutions to exchange serviceable items that you no longer use. On August 22, the focus is on holiday decorations—any holiday. So clean out any working holiday lights, ornaments, table décor, artificial wreaths, trees, wrapping paper and anything else. Everyone is welcome to come take an item for free. All leftover items will be donated.

## **August 29, Saturday**

### **"CHOOSE TO RE-USE" EXCHANGE: BOOKS**

**1:30 – 4:30 PM**

S. 6th Street and Norwich Street

Choose to Re-Use Days are like a free rummage sale. They are sustainable solutions to exchange serviceable items that you no longer use. On August 29, the focus is on books. So dust off the shelves and bring any books you no longer want. Everyone is welcome to come take an item for free. All leftover items will be donated.



**June 5, Friday**

**GARDEN DISTRICT MOVIES IN THE GARDEN**

Dusk

Farmers' Market

S. 6th Street and Howard Avenue

Community Garden

S. 6th Street and Howard Avenue

**August 8, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**August 14, Friday**

**GARDEN DISTRICT MOVIES IN THE GARDEN**

Dusk

Farmers' Market

S. 6th Street and Howard Avenue

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**October 6, Tuesday**

**GARDEN DISTRICT GARDEN MEETING:  
"GROWING/USING MEDICINAL HERBS"**

6:30 PM

4001 S. 6th Street, 3rd floor

**October 10, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**October 17, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**November 3, Tuesday**

**GARDEN DISTRICT GARDEN MEETING:  
"TOUR OF ENERGY EXCHANGE"**

6:30 PM

4121 S. 6th Street

**December 1, Tuesday**

**GARDEN DISTRICT GARDEN MEETING:  
"MAKING GRAPEVINE BALLS FOR DECORATION"**

6:30 PM

4001 S. 6th Street, 3rd floor

**For more information, contact:**

**DAWN RIEGEL**

[jdriegel@msn.com](mailto:jdriegel@msn.com) or (414) 379-2450

**JULIA O'CONNOR**

[mudshark444@gmail.com](mailto:mudshark444@gmail.com)



**June 5-7, all weekend**  
**GARDEN DISTRICT FUNDRAISER AT RUBY TUESDAY'S**  
*(20% of all sales will go toward building  
handicapped-accessible garden beds,  
must present flyer)*  
5230 S. 76th Street

**June 6, Saturday**

**CAR SHOW ON HISTORIC U.S. ROUTE 41**

8:00 AM – 3:00 PM

Parking Lot at 4647 S. 27th Street

Call 282-5003 for info and registration



**June 13, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**June 20, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**June 27, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**July 7, Tuesday**

**GARDEN DISTRICT GARDEN MEETING:  
"MAKING BOUQUETS FROM GARDEN FLOWERS"**

6:30 PM

4001 S. 6th Street, 3rd floor

**July 11, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**September 12, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**September 5, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**September 1, Tuesday**

**GARDEN DISTRICT GARDEN MEETING:  
"COMMUNITY GARDEN WALK"**

6:30 PM

Community Garden

S. 6th Street and Howard Avenue

**August 29, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**August 22, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

**August 15, Saturday**

**GARDEN DISTRICT FARMERS' MARKET**

1:00 – 5:00 PM

S. 6th Street and Howard Avenue

*The Garden District*

## Foreclosure News in the 13th Aldermanic District ➤

At last report, there were only six city tax-foreclosed properties in the 13th Aldermanic District. One is the trailer court on S. 27th Street that is being put out for development proposals, another is a home for which the city has accepted an offer, and still another at the corner of Howell and Bolivar has drawn the interest of a neighboring business.

Bank foreclosures only number 61 in our district. If there is one in your neighborhood that is not being well-maintained, contact my office to ensure that any applicable ordinances are being enforced.

City records show Dino's Pizza at 4252 S. Howell Ave. is four years tax delinquent, but also in bankruptcy, preventing the city from taking the property. ■

## Flushable Wipes? Not So Much ➤

In yet another case of "buyer beware," it seems the "flushable wipes" you see for sale at the store might not be so compatible with your plumbing after all. And if you're like one resident of the South Side, you could be left holding an expensive plumbing repair bill.

This resident brought it to my attention that he experienced some serious plumbing problems and, after consulting with an expert, discovered the issue was a build-up of these supposedly flushable wipes. Sure enough, if you consult the Consumer Reports website, they have posted a warning to avoid these products, which have to be removed using special equipment when they plug up your pipes. This can lead to repair bills of hundreds or even thousands of dollars, so I would advise residents to play it safe and keep "flushable wipes" out of their plumbing. ■

## Growing Power to Turn Over Hoop Houses ➤

North of Waterford Avenue at S. 6th Street, Will Allen's nationally-known urban farming program, Growing Power, built and operated five Hoop Houses, plastic green houses for food production. Growing Power will be turning over these Hoop Houses to our local Green Corridor leader, the Energy Exchange. The Hoop Houses will continue to be used for food production, supplying the Garden District Farmers' Market and area restaurants with fresh produce. ■

## Fresh Water and South Side Development ➤

If you drive to the east end of Greenfield Avenue, you will find the new building for the UWM School of Freshwater Sciences. At S. 1st Street and Greenfield Avenue, land has been cleared and development approved for offices, apartments and a grocery store.

Previously known as Pittsburgh Avenue, 247 Freshwater Way is now home to a \$22 million building makeover and the "Global Water Center." It opened two years ago, and is 98 percent occupied with water-related businesses. The Water Council is now expanding with another building at 332 W. Florida St. Between the two, Milwaukee's first skyscraper, the 11-floor Teweles Seed Company building, has been converted to apartments and condos. Two other apartment buildings with 163 units opened this spring in the area.

If you travel west on Freshwater Way, you will find Milwaukee's newest business park, the former Reed Street Yards. The city has prepared this land between the Water Council and S. 6th Street for the growth of new water-related industries. This business park supports the Water Council's efforts and is modeled after the city's success with the Menomonee Valley and the Stadium Business Park at S. 38th Street and Mitchell Street, where the city turned contaminated brownfields into developable properties.

Take a drive from the 6th Street Bridge to the stadium, and you'll see that Milwaukee is a city on the move. ■

## Success Continues on S. 27th Street ➤

Popeyes Chicken has received its final approval from the City Plan Commission to construct a restaurant south of Boston Market at S. 27th Street and W. Loomis Road. Ross Dress for Less also received its approval, and will put up a new building north of HOB0.

These two businesses will become the 15th and 16th cases where new construction or façade improvements have taken place on S. 27th Street since the streetscaping I requested from the state Department of Transportation was installed. ■

## Driving Investment with Tax Incremental Financing ➤

With several high-profile projects underway that are funded in part by “Tax Incremental Districts” (TID), including the new Northwestern Mutual Life Insurance and Financial Services tower that will reshape the downtown skyline, many Milwaukeeans are wondering what “Tax Incremental Financing” (TIF) is and how it works. It’s important to note that TIF does not use property tax, and in the long run can even offset the property taxes that we all pay.

**What is it?** Essentially, TIF is an economic development funding tool that allows cities, towns and counties to use local taxes and fees to finance certain public costs of development and redevelopment. Projects financed with a TIF loan must serve a public purpose, such as redeveloping blighted areas, providing employment opportunities and improving the tax base.

**How does it work?** When a TID is established, the assessed value of all taxable property within the district is established as a base. The TID lasts until the project costs are repaid, but may not last longer than 27 years. During this time, any increased tax revenues above the base (known as “increment”) are available to the municipality to finance public project costs. Taxes generated from base assessed value continue to be paid to the various taxing jurisdictions (city, county, MPS, MMSD and MATC). Normally, a TID is “closed” when the loan is paid back, and then the increment becomes a normal part of the city’s property tax revenue.

**Why use TIF?** For a municipality to use TIF to help finance a development or redevelopment project, it must determine that, among other things, investment, development and economic growth are difficult but possible if TIF is utilized. It must also determine that TIF is not being proposed for an area where investment, development and economic growth would have occurred anyway and that TIF is being used to supplement and not replace normal public functions and services. Thus, TIF is used as a critical funding tool to leverage investment by developers that

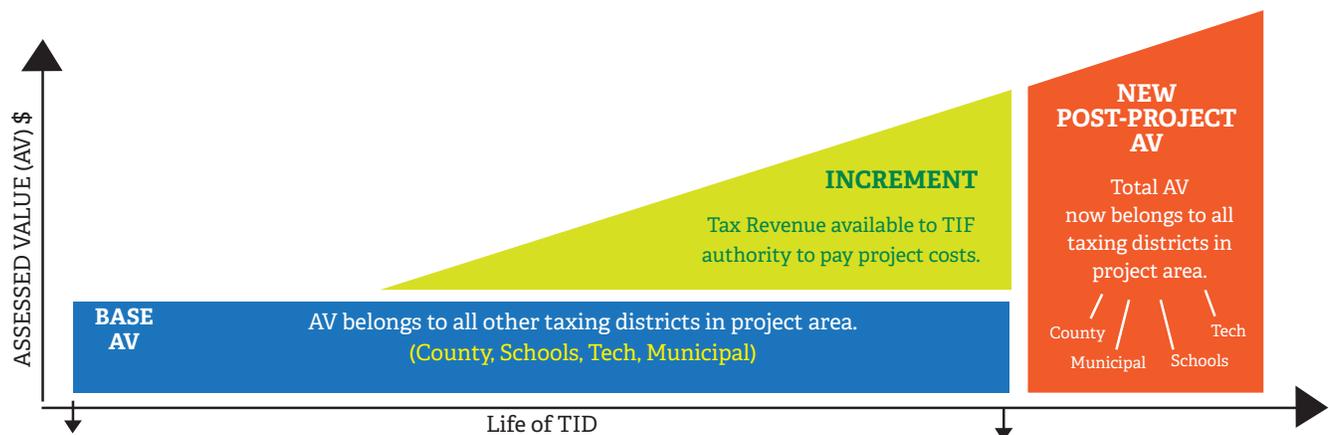
would otherwise simply not happen, creating tax revenue that otherwise would not have existed.

**How may TIF be used?** Tax increment revenues must be spent for approved public costs of development and redevelopment near the designated geographic area. These may include:

- Capital costs, including costs of acquisition, construction, demolition, public improvements, public buildings, structures and fixtures
- Financing costs, including costs associated with the issuance of bonds
- Real property assembly costs, including clearance and preparation
- Environmental remediation

**What are the benefits of TIF?** TIF allows municipalities to stimulate revitalization activities that the private sector is unwilling or unable to undertake on its own. By using TIF, municipalities can:

- **Expand the tax base, thus reducing the tax burden on individual property owners**
- Leverage economic revitalization
- Develop or redevelop property which is undeveloped, unproductive or blighted
- Enhance conservation, preservation and rehabilitation efforts
- Encourage residential development
- Enhance neighborhood stability
- Remediate environmental damage
- Prevent the deterioration of the tax base
- Create and retain jobs ■





### My Vote on the Streetcar >

I have cast more than 21,000 votes in 11 years as an alderman, but the hardest was my decision on the city’s cutting edge streetcar project. What made it difficult was the misinformation and outright lies about the project which were repeated by news and talk radio. Contrary to what two aldermen running for mayor said, the money could not be used for other purposes like police, potholes or schools. Funding for the project does not use property tax dollars. Operating costs will be funded for the first year-and-a-half by a grant, and by advertising, fare box revenue and downtown parking fees after that. Future extensions will be funded in a similar manner, without using property tax.

This project does not hurt our district, but helps it. Nationwide, development has exploded around the routes of similar projects. That provides more property tax revenue for the city and helps to control your taxes. The area within a half mile of the route makes up three percent of the city’s land area, but it already pays 18 percent of the city property taxes. As that area grows, it helps ours.

Visit [milwaukee.gov/district13](http://milwaukee.gov/district13) for more information ■



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# ALDERMAN TERRY L. WITKOWSKI



200 E. Wells St. | Milwaukee, WI 53202 | 286-8537 | [www.milwaukee.gov/district13](http://www.milwaukee.gov/district13) | [twitko@milwaukee.gov](mailto:twitko@milwaukee.gov)

SPRING 15



The South Suburban Chamber of Commerce 2014 Pride in Premises Award was presented to the Garden District for its outstanding appearance and upkeep.



### Terry L. Witkowski

Alderman, 13<sup>th</sup> District  
200 E. Wells Street  
Milwaukee, WI 53202

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## Dispose of Prescription Drugs at MPD District Stations >

In order to keep them from falling into the wrong hands, residents may now dispose of expired or unwanted prescription medications at drop boxes located at Milwaukee Police Department district stations throughout the city.

Too often, those who suffer from heroin or opioid addictions have developed the habit based on their experiences with prescription painkillers. Disposing of unwanted meds in a responsible manner is a simple step anyone can take to protect their loved ones.

Contrary to what the experts used to tell you, it isn't safe to flush them down the toilet, either. Medications dissolve into our fresh water and accumulate over time.

The drop boxes give residents the option of securely and anonymously disposing of their solid medications by leaving them in around-the-clock drop boxes at MPD headquarters. CVS's Drug Disposal for Safer Communities Program donated seven household pharmaceutical waste receptacles to MPD that will be located at Municipal Court and District Stations 2 through 7.

The program is made possible through a partnership with the Milwaukee Health Department, the Milwaukee County Behavioral Health Division and the Milwaukee County Substance Abuse Coalition. ■

## MPD MED DROPS

### MUNICIPAL COURT

951 N. James Lovell St.

### POLICE DISTRICT 2 STATION

245 W. Lincoln Ave.

### POLICE DISTRICT 3 STATION

2333 N. 49th St.

### POLICE DISTRICT 4 STATION

6929 W. Silver Spring Dr.

### POLICE DISTRICT 5 STATION

2920 N. 4th St.

### POLICE DISTRICT 6 STATION

3006 S. 27th St.

### POLICE DISTRICT 7 STATION

3626 W. Fond du Lac Ave.