DISTRICT 14

ALDERMAN TONY ZIELINSKI

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SPRING 15

Dear 14th District Residents,

Almost every day, it seems like there's another news story about some exciting new development that's in the works for the South Side. With smart planning and the vibrant, neighborhood-focused atmosphere we strive to create, we continue to experience unprecedented economic growth here in the 14th Aldermanic District.

In this newsletter, I will try to catch you up on all the exciting developments that are taking place in our part of the city—and believe me, there are plenty! But I also want to focus on the developments that are NOT taking place.

For example, neighbors and I recently banded together and prevented the development of a massive apartment building at 3333 S. Clement Ave. In speaking with residents in this area, the sentiment was almost unanimous that such a development would have created unwanted noise, traffic and congestion in what is otherwise a safe, quiet and quaint area.

Likewise, as a neighborhood we have blocked plans for a big apartment building in the space where At Random cocktail lounge was located. Meetings are ongoing over what will become of this cherished neighborhood landmark, but no one wanted the added congestion and commotion that would have accompanied a huge housing complex out of character with the area.

While we strive to promote thriving and vibrant business strips, we recognize that part of what makes this a great place to live is a respect for the sanctity of neighborhoods and the desires of our residents. A smart development plan is one that offers us the ability to live in quaint, quiet neighborhoods that are only a short walk from the bustling amenities for which the 14th Aldermanic District has become famous.

Drawing a sharp contrast between places to live and places to play is the most important part of the blueprint we follow. We've been able to do what other parts of the city have not, and it's a key factor in the success we've had in making the 14th Aldermanic District a great place to live.

It's also important to provide recreational outlets for our kids. I am spearheading an initiative to take some unused city land on S. 10th Street and W. Montana Street and turn it into an outdoor soccer field for our youth. We are presently in discussions to get the Southside Organizing Committee to partner with us.

I wish all of my constituents a wonderful, safe summer. As always, you can contact me at any time with your questions and concerns.

Sincerely,

Tony Zielinski

Tony Zielinski
Alderman, 14th District

COMMITTEE ASSIGNMENTS

CHAIR
- Licenses Committee

MEMBER
- Community and Economic Development Committee
- Judiciary and Legislation Committee
- Steering and Rules Committee

VIEW MEETINGS ONLINE:
www.milwaukee.gov/citychannel

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REPORT FRAUD

It is everyone's job to prevent and detect fraud, waste and abuse of public funds. If you suspect or witness any fraud, waste or abuse against City of Milwaukee resources, **TAKE ACTION** and **REPORT IT**.

FRAUD HOTLINE
Phone: **286-3440**
Email: **hotline@milwaukee.gov**
Online: **www.milwaukee.gov/comptroller**

Tips may be made anonymously.
The Fraud Hotline ensures confidentiality and will not share contact information without consent.

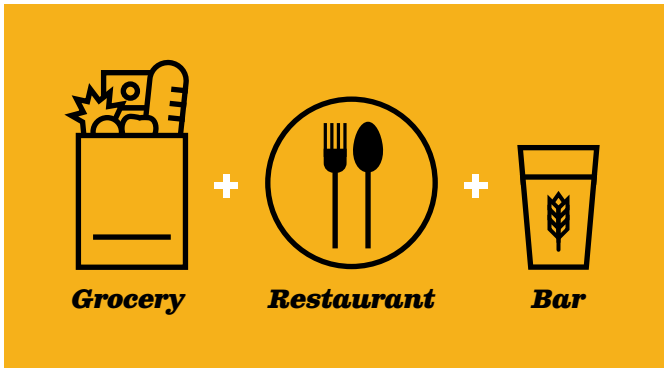
Combination Grocery Store, Restaurant and Bar Opening in Bay View

The Kinnickinnic Avenue area will soon be home to Bumstead Provisions, a rustic new grocery store, restaurant and bar with an emphasis on locally-sourced craft beer and food.

Slated to open in September, Alderman Zielinski said Bumstead Provisions will occupy the space vacated by ReThreads Clothing and a hardware store at 2671 and 2675 S. Kinnickinnic Ave. Customers will have the options of shopping for spreads, oils, sauces, chocolates and more, or enjoying a seasonal selection of small plates and artisan sandwiches from the kitchen and deli.

Owners Devin Eichler and Mike Bodow, the creative team behind Crafty Cow in Oconomowoc, said they chose Bay View after doing extensive market research. “The Bay View neighborhood just has this vibe—it just feels right,” Bodow said.

“What we’re hoping for in Bay View is similar excitement for this very new, very different concept,” Eichler added. To execute their vision, the owners have hired Braatz Building, the builders of Lulu Café and Goodkind in



Milwaukee. Eichler and Bodow have also decided to utilize designer Libby Castro and her world-renowned LP/w Design Studios, which is responsible for creating the interiors of Milwaukee establishments C. 1880 and Vanguard.

Eichler and Bodow said that Alderman Zielinski has been instrumental in their decision to locate the new business in the Bay View area, welcoming them with open arms.

“Bumstead Provisions will be an excellent addition to the Bay View neighborhood, which seems to have an endless appetite for the kind of creative fare and vibrant atmosphere that this new business will provide,” Alderman Zielinski said. ■

The Muse Gallery Guesthouse Celebrates Grand Opening

The Muse Gallery Guesthouse, a new bed and breakfast art gallery located at 602 E. Lincoln Ave. in Bay View, celebrated its grand opening in April.

“Thanks to Mary Ellen Hermann and Andrew Meechan, Bay View now has a wonderful new amenity in the form of a BnB,” said Alderman Zielinski, who played an active role in facilitating the business’s opening.

“We are so happy to be completing our labor of love with the renovation of this corner of Bay View and the creation of The Muse,” Mary Ellen Hermann said.

The Muse Gallery Guesthouse is a 2,800 square-foot, fully-furnished Victorian style home. Accommodations include either one of two bed-breakfast rooms, each with en suite conveniences and a gourmet breakfast experience, or a self-catering guesthouse space for six people traveling together. More information is available at **themuseguesthouse.com**.

Local artist, curator and co-founder of Bay View Gallery Night Jeff Redmon put together an exciting opening gallery exhibition featuring the contemporary works of Melissa Dorn Richards, John Kowalczyk, Skully Skyrocket, Daniel Fleming, Kerri Root and Redmon himself. Art exhibitions will change quarterly at The Muse. Those who are interested in exhibiting artwork there should contact **Jeff Redmon** at **redmonart@gmail.com**. ■

Newly Restored Avalon Theater Opens in Bay View

Alderman Zielinski and an array of other special guests took part in a ribbon-cutting ceremony on December 18, 2014 to mark the opening of the extensively-restored Avalon Theater (newly-rechristened as the Avalon Atmospheric Theater & Lounge) at 2473 S. Kinnickinnic Avenue.

Avalon owner Lee Barczak made a long list of updates to the historic Bay View venue, including modernizing equipment and fixtures, adding a second screen to provide patrons with multiple features and renovating the building's signature marquee. Opened in 1929, the Avalon Theater was the first cinema venue in Wisconsin built to accommodate motion pictures with sound, and it became well-known for its iconic twinkling "starlight" ceiling and atmospheric ambience.

Mr. Barczak bought the venue in 2005, five years after its closure. The restoration of the iconic landmark would not have been possible without a significant investment in City of Milwaukee grants and the efforts of the Kinnickinnic Business Improvement District #44, Alderman Zielinski said.

"Tony Zielinski was critical to the opening of the Avalon," Barczak said. "Well before I bought the property, he assured me that I could get a liquor license, city funding and help with navigating the city bureaucracy."

Opening week festivities at the Avalon included VIP guests, tours, an oral history booth and showings of big budget cinema features.

"In the years since the theater closed, there have been many proposals to use this space for purposes other than a theater," Alderman Zielinski said. "As Alderman, I insisted that this historic building be maintained and restored as a theater, and if we hadn't held out for a proposal like Mr. Barczak's, we wouldn't have the wonderful neighborhood asset that we do today." ■

Café Corazón Eyes New Location on KK

A well-known staple of Riverwest cuisine plans to bring its signature Mexican dishes to the south side.

Alderman Zielinski said he is working with the owners of Café Corazón to help them open a second location at 2392-2398 S. Kinnickinnic Ave. Making use of the building that previously housed establishments like Johnny's Club Carnival, Alderman Zielinski said he expects Café Corazón to make a big splash in Bay View.

Other business owners had approached him with a proposal to open a bar and lounge in the space, but Alderman Zielinski said he did not support their plans.

"With development booming here in Bay View, we have to be certain to support the right kind of development," Alderman Zielinski said. "The owners of Café Corazón plan to spend more than a half-million dollars on improving the space and opening their business on KK. Theirs is clearly a development that will add value to the neighborhood." ■

Army Reserve Base Could Be Used for Machthaus Development

A one-of-a-kind proposed housing development could push Bay View to the front of the national conversation about sustainable living.

Alderman Zielinski told residents at a neighborhood meeting in May that he envisions a development of small, environmentally-friendly homes for the city-owned, 5.6-acre open space at the corner of E. Lincoln Avenue and S. Bay Street. The space was formerly the home of an Army Reserve base, but Alderman Zielinski said it is ideal for a collection of sustainable homes based on the "Machthaus" prototype being built by Bay View resident Nikolai Usack at 2442 S. Winchester St.

"An entire development of these renewable energy-powered homes could serve as a national model for sustainability," Alderman Zielinski said. "More and more these days, people are looking to downsize, and these single-family homes are as 'eco-friendly' as it gets."

Measuring just 625 square feet, the Machthaus design features ultra-efficient fixtures, super-insulated windows,

solar panels to generate heat and power, flooring that absorbs heat and building materials from recycled sources. Instead of a basement, the design will situate a garage underneath the back of the home, accessible from an alley. Although the home will be off the electric and gas grid, Usack said he will hook into the city's water and sewer systems.

"At our May meeting, residents offered their strong support for the construction of an entire Machthaus development," Alderman Zielinski said. "As Alderman, I am working diligently to get that concept from the drawing board to our city streets as quickly as practicable." ■

$40 Million Housing Development Moves Forward on Robinson

A dilapidated, six-acre former industrial site on the north end of Bay View will soon be home to a $40 million apartment development, contributing greatly to the safety, character and economic success of the Kinnickinnic Avenue business district.

The Common Council has approved the initial plans for the Robinson and Ward development, which will add 307 units of housing to two parcels of land at 2151 S. Robinson Ave. and 2181 S. Robinson Ave., one block west of Kinnickinnic Avenue. Alderman Zielinski said that, given the isolated and disheveled nature of the location, the density of the proposal will benefit the neighborhood.

"The residents of this development will help make this area safer by providing more eyes and ears in a block that used to be a little bit seedy," Alderman Zielinski said. "Additionally, because this is right next to the KK business strip, these new residents will provide more of a customer base to keep development on KK moving forward."

Steve Lindner, the owner of the property, said Alderman Zielinski has been a helpful resource with the proposal. "I really appreciate Alderman Zielinski's commitment to helping me find a good, productive use for the property," Lindner said. "Alderman Zielinski's been in my corner from the start, and it has really made a positive difference."

"Progress in our district continues to boom," Alderman Zielinski said. "This isn't just a Renaissance for the near south side—it's a Golden Age!" ■

South Side Summer Schedule

Save the date for these iconic celebrations of Summer in the 14th Aldermanic District:

Chill on the Hill
Tuesdays from June 2 through September 1
6:00 p.m. to 8:30 p.m.
Humboldt Park, 3000 S. Howell Ave.
www.bayviewneighborhood.org

Art in the Park
Saturdays in June, July and August (not July 4)
11:00 a.m. to 3:00 p.m.
Zillman Park, 2168 S. Kinnickinnic Ave.
bvartinthepark.com

South Shore Farmers' Market
Saturdays, starting June 13
8:00 a.m. to 12:00 p.m.
South Shore Park, 2900 South Shore Dr.
southshorefarmersmarket.com

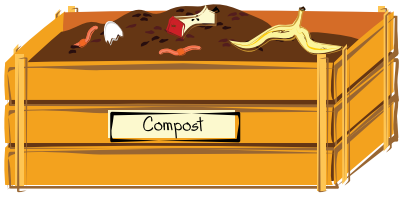
Fourth of July Parade
Saturday, July 4
From S. Kinnickinnic Ave. & E. Linus St. to Humboldt Park
Parade: 9:00 a.m. Activities: All Day Fireworks: 9:15 p.m.
milwaukee.gov/July4th

South Shore Frolics
Friday, July 10 through Sunday, July 12
Music, entertainment and fireworks to cap each day
South Shore Park, 2900 South Shore Dr.
southshorefrolics.org

Ohio Park National Night Out
Thursday, August 6
6:00 p.m. to 8:00 p.m.
Ohio Park, 974 W. Holt St.
natw.org

Bay View Bash
Saturday, September 19
11:00 a.m. to 10:00 p.m.
Kinnickinnic Ave. from Clement to Potter
bayviewbash.org

City Weighs Volunteer Compost Opportunity



Recently, Alderman Zielinski has met with the Department of Public Works to explore the idea of a city-sponsored household compost pick-up program. The concept would allow citizens to separate their organic food waste from the rest of their garbage in an effort to become more environmentally-friendly.

City contractors would collect this organic material and work with area partners to convert the food waste into energy. Programs in other North American cities have demonstrated that nearly 25 percent of the waste stream can be diverted from landfills, leading to a reduction in tipping fees and broad benefits to the environment through the production of alternative energy.

Considering that South Side residents have demonstrated a unique desire to promote environmentally-friendly urban living, yours may be the perfect neighborhood for a pilot program to succeed. Many residents are already composting at home or looking for an easy way they can contribute to a cleaner, healthier Milwaukee.

The proposed volunteer compost program comes with an increased cost to the city that must be offset by participants. Households that participate in the program would not only need to be committed to the extra time it takes to separate food waste, but would also pay a nominal monthly fee for pickup. **This fee would only be imposed on residents who volunteered for the program**.

In order to help determine the level of interest, Alderman Zielinski is seeking residents' input. If your household might be interested in participating, please email your name, address and contact information to **tzieli@milwaukee.gov**, and thank you for your thoughtful consideration of this project. ■

Soccer Field a Possibility at 10th and Montana

For years, the South Side has been home to some of the city's most notable soccer talent, while ironically being virtually devoid of places to play the sport. Instead of practicing and playing their games on a home field, local soccer programs often practice on subpar surfaces at parks, and play their games at whatever facility is available to them on the outskirts of town.

Alderman Zielinski is part of a growing group of people who are trying to do something to change that. The alderman is spearheading an initiative to build an outdoor soccer field on unused city-owned land at S. 10th Street and W. Montana Street, and is presently in discussions to get the Southside Organizing Committee to partner on the project.

"Our young people need a local space to get out, stretch their legs and just be kids," Alderman Zielinski said. "I think this is a project that everyone on the South Side can get behind." ■

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The 13th and Oklahoma Business Improvement District (BID) continues to attract development along the two South Side commercial corridors, while empowering locals to close down problem taverns and establishments. Spearheaded by Alderman Zielinski, the BID runs along S. 13th Street from W. Morgan Avenue to W. Cleveland Avenue, and on W. Oklahoma Avenue it runs from S. Chase Avenue to S. 14th Street. Pictured: Alderman Zielinski checks in with BID President Robert Montemayor and his wife Leonor, the owners of Monterrey Market.

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