

ALDERMAN JIM  
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SPRING 15

**Dear 5<sup>th</sup> District Residents,**

I know we're all a little stir crazy after a long, cold winter cooped up inside. I'm pleased to report that when the "indoor months" finally come to an end, there will be many exciting new developments to see, visit and talk about here on the Northwest Side.

I personally can't wait to enjoy the new improvements at Hartung Park, an ongoing collaboration between some dedicated neighbors and the cities of Milwaukee and Wauwatosa. The end is finally in sight for the work on the park, which opened in 2010, and you can learn all about this new addition to the neighborhood on page 2 of this newsletter.

Plans to replace the Mill Road Library are moving along, now that the city has selected a site for the new building. You can learn where it will go and how you can provide important input on page 3. And, thanks to an amendment I offered to the mayor's proposed budget for this year (page 2), you'll soon be seeing a new type of law enforcement designed to make policing more efficient.

In keeping with the old saying that there are only two seasons in Wisconsin, road construction will soon be underway throughout the city. For years now, I've heard from residents asking for N. 92nd Street to be repaved. It's my pleasure to announce that the difficulties preventing this project have been resolved, and you can learn about when work will be underway on page 7.

Other updates include details about innovative new initiatives to reinforce the local housing market (page 4), new inspection requirements for absentee landlords (page 4), a detailed explanation of how the city is financing new development projects (page 5), and restrictions to crack down on nuisance storefront businesses (page 6).

As always, if you have any questions, or if there's a neighborhood issue with which I can be of help, don't hesitate to call my office. Have a safe and enjoyable spring and summer.

Sincerely,

**Jim Bohl**  
Alderman, 5<sup>th</sup> District



In recognition of **Read Across America Day** on Dr. Seuss's birthday, Alderman Bohl read *Oh, the Places You'll Go!* and *Fox in Socks* to students at Capitol West Academy.

**COMMITTEE ASSIGNMENTS****Chair**

- Zoning, Neighborhoods & Development Committee

**Member**

- Public Works Committee
- Steering and Rules Committee

**View meetings at:**

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

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### New Equipment, New Entrance Planned for Hartung Park ➤

When the snow thaws, work will resume on the fifth and final phase of the Hartung Park project, an exciting collaboration between Milwaukee, Wauwatosa and neighborhood groups to convert the former quarry into a reclaimed recreational space for the entire community.

Crews from the Milwaukee Department of Public Works will pick up where they left off on the southeast end of the park, building a new entrance off W. Townsend Street and an “intergenerational park” adjacent to that area. Other plans include installing culverts, laying reclaimed paving brick and completing concrete, asphalt and stone paths. A final emphasis will be added to the feel of the park, with landscaping work that will include grading, topsoil, prairie grass and tree planting.

The Hartung Park Community Association has raised funds to purchase a set of adult exercise equipment that will be installed near the Townsend Street entrance to the park, and the City of Wauwatosa has contributed \$10,000 to the park’s ongoing 2015 costs. Work is planned to remove an old, city-owned outbuilding and roadway, though funding still has to be set aside for those tasks. It’s hoped that all work on the park might be completed by mid-2016.



The new improvements will complement other enhancements that have been made since the park opened in 2010, including a natural amphitheater, walking paths, a kids’ play lot, a brick paver labyrinth and many other family-friendly amenities.

“In the decade since the neighborhood banded together to begin this project, Hartung Park has evolved from an eyesore to an asset,” Alderman Bohl said. “We can all be proud of the work that residents, the Hartung Park Community Association and the cities of Milwaukee and Wauwatosa have done together.”

A quarry operated on the site from 1910 until 1961. The dolomite that was excavated from the earth under Hartung Park can be seen in homes throughout the neighborhood, as well as in the iconic tower at nearby Mount Mary University.

To learn more, visit [hartungpark.com](http://hartungpark.com). ■

### Community Service Officers Augment Police Force ➤

In a first-of-its-kind program in Milwaukee, the city will hire 10 police “Community Service Officers” (CSOs) in 2015 as part of a budget amendment sponsored by Alderman Bohl. These civilian law enforcement assistants will enhance existing policing services by handling lower-priority matters like non-injury car crashes and non-emergency property crimes. In cities that have implemented similar programs, this has had the effect of reducing police response times and allowing for more proactive neighborhood police patrols.

“Public safety is the most pressing service that the city can provide its residents, because if people don’t feel safe in their homes and neighborhoods, then nothing else we do as a city really matters,” Alderman Bohl said. “These community service officers are not meant to replace members of the existing police force, but rather to enable them to do their jobs more effectively.”

With rising police costs, Alderman Bohl said he and his colleagues on the Common Council have been searching for ways to make the delivery of police services more efficient. Civilian community service officers, or CSOs, were one recommendation that resulted from a 2007 study. At the time, council members Willie L. Hines, Jr. and Terry L. Witkowski proposed a similar plan, but Alderman Bohl said the police administration at the time was not sanguine to the idea.

However, in the years since their initial proposal, more than 75 cities nationwide have implemented similar programs, including San Jose, Seattle, Memphis, Tampa and Minneapolis. More than 20 Wisconsin cities now utilize CSO operations, including Green Bay, Oshkosh, Kenosha, Wauwatosa and West Allis.

Alderman Bohl originally proposed an inaugural class of 21 CSOs, but his proposal was whittled down to 10 in the budgeting process. He also joined the majority of council members in rejecting proposals that would have reduced the 85 sworn police officers who will be hired this year, and said he hopes to find opportunities to expand the CSO program once it has proved its value.

“Many of the police calls the city receives do not warrant a full response from a police officer with a badge and a gun,” Alderman Bohl said. “Having a dedicated corps of police Community Service Officers should free up officers to patrol our neighborhoods and reduce wait times for police services, and that will be a win-win for everyone.” ■



**Site Selected for New Mill Road Library, Design Process Continues** ➤

The city has selected a site near the intersection of N. 76th Street and W. Good Hope Road for the new facility that will replace Mill Road Library, and the process of gathering public input on the plans is ongoing.

The new library will be built at 7717 W. Good Hope Rd. on the former longtime site of the Northwest Senior Center, and more recently the Milwaukee Brotherhood of Firefighters headquarters. Alderman Bohl, along with his colleagues Robert W. Puente and Joe Davis, Sr., have joined a series of public meetings hosted by the Milwaukee Public Library Board of Trustees (MPLBT) to review proposals and answer questions about the plans as they develop.

“Our branch libraries are the nerve centers of our neighborhoods,” Alderman Bohl said. “We want to make sure that every library user has an opportunity to offer their input on

the plans for what we hope will become a library of which we can all be proud.”

The MPLBT has expressed interest in a mixed-use proposal from a developer team including Maures Development, Common Bond and Engberg Anderson. The proposal features a 15,000 square-foot library on the first floor, dedicated on-site parking for library users, green space and a potential 2,500 square-foot commercial space on the city-owned parcel. The top floor is expected to include either apartment housing or a site for a school.

To stay up-to-date on the latest Mill Road Library news, subscribe to Alderman Bohl’s community information email list at [milwaukee.gov/enotify](http://milwaukee.gov/enotify). Also, feel free to participate in an online survey to express your views on library use and amenities—you can find a link at [milwaukee.gov/district5](http://milwaukee.gov/district5). ■



Alderman Bohl and Alderman Willie Wade entertained students from the Hmong American Peace Academy with a talk and a tour of City Hall’s Common Council chamber.

## Residential Rental Inspection Program Goes Citywide, Targets Parts of Lindsay Park ➤

A pilot city program that requires absentee landlords to have their properties inspected by the Department of Neighborhood Services has been made permanent and is being expanded to include an area of high-density rental units west of Lindsay Park. Further, it can now be applied to problem properties citywide if they are declared a chronic nuisance.

The Residential Rental Inspection (RRI) program has met with initial success in pilot areas that include the UWM and Lindsay Heights areas, Alderman Bohl said, and has proved to be a powerful tool for improving property conditions that are sometimes lacking with absentee property owners.

“I’ve been working with police and DNS for years to address conditions in Lindsay Park and other areas of the district,” Alderman Bohl said. “The Residential Rental Inspection program gives us a more proactive means of addressing problem properties and improving the overall quality of neighborhoods.”

The new addition to the program includes the blocks between N. 87th Street and N. 91st Street, W. Congress Street and W. Marion Street. Landlords within this area must now obtain a rental certificate from DNS in order to rent their properties to tenants, and the properties must meet minimum standards that govern health, sanitation, safety

## HOME Program Connects Housing Supply to Demand ➤

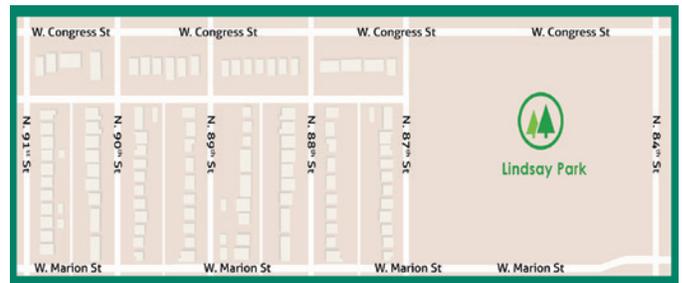
Due to the ongoing effects of the housing crisis, there is a sizeable inventory of homes the city owns as a result of foreclose action for unpaid property taxes. There is also a population of thousands of Milwaukeeans on waiting lists for public, low-rent housing. Taken at face value, these two facts paint a bleak picture.

But an innovative new city program sponsored by Alderman Bohl seeks to use the inventory of city-owned foreclosed properties to address Milwaukee’s affordable housing needs. The Housing Opportunities, Management and Employment (“HOME”) program was approved last year by the Common Council, and is currently in development by the Department of City Development.

HOME seeks to utilize funds budgeted in Mayor Barrett’s housing challenge fund and find outside investor groups and organizations who are willing to leverage their own private capital to obtain and fix up the inventory of city-owned

and occupancy. These standards will be enforced by interior and exterior inspections of properties. Most certificates are good for four years, though in some cases, DNS may elect to issue a one-year certificate or a temporary certificate in chronic cases where further inspection is needed.

Alderman Bohl was the primary sponsor of legislation that made the RRI program permanent, added the new Lindsay Park area and included a new city-wide component. Throughout the city, the program now allows properties that are designated as public nuisances to be added to the RRI program. Properties may be designated as nuisances in cases where police are called to respond to three reports of nuisance activity in a span of 30 days, or two serious crimes in the span of a year.



“I think this is a more effective way to cast a wider net,” Alderman Bohl said. “It will provide us the ability to bring enforcement to properties where enforcement is needed most.”

To learn more about the Residential Rental Inspection program, visit [milwaukee.gov/DNS/RRI](http://milwaukee.gov/DNS/RRI). ■

vacant homes. Many of these have amassed such a critical number of building code violations that they cannot readily be sold, as the cost of repairs typically exceeds the value of the building.

One key component of the HOME program includes having investor organizations provide job training to and hire residents from the very neighborhoods where homes are being restored to livable conditions. The improved homes will then be made available for sale or rent (including utilizing rent-to-own programs), and it’s important to note that they will also be back on the tax rolls.

“The takeaway is that while we’re saving housing stock and creating new housing opportunities, we will also be providing on-the-job training, skills and family-supporting employment for city residents in need,” Alderman Bohl said.

Alderman Bohl said that an added benefit of the HOME program is that it will stabilize property values, while eliminating foreclosed and shuttered properties that attract crime and require city funds to maintain or demolish.

To learn more, watch for updates at [milwaukee.gov/DCD](http://milwaukee.gov/DCD). ■

## 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.

**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 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.

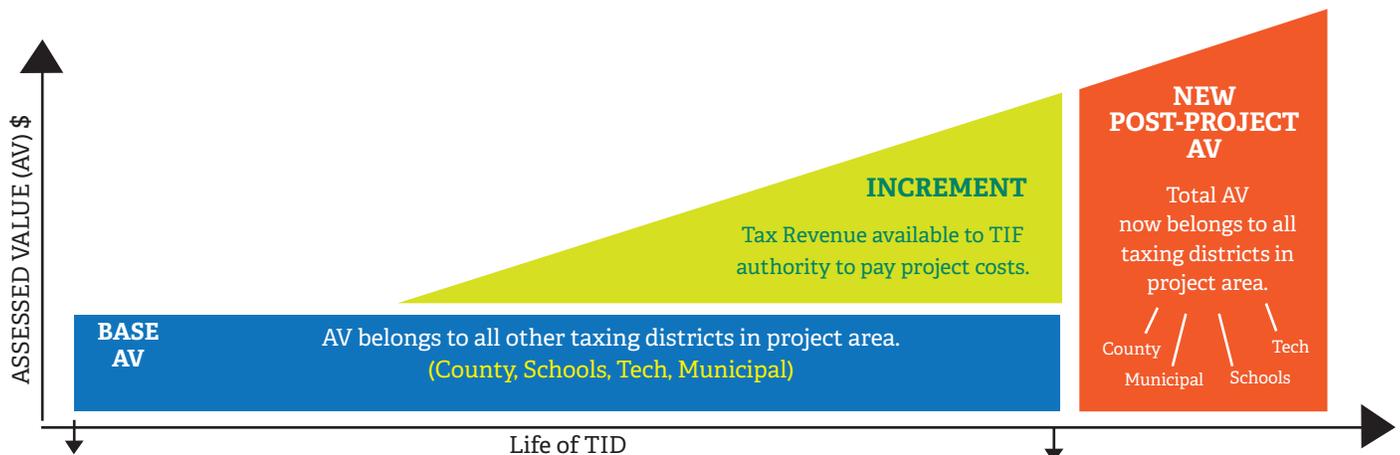
**Why use TIF?** For a municipality to use TIF to help finance a development or redevelopment project, it must determine that, among other things, investment, development and economic growth are difficult but possible if TIF is utilized. It must also determine that TIF is not being proposed for an area 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:

- 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
- Expand the tax base, thus reducing the tax burden on individual property owners
- Prevent the deterioration of the tax base
- Create and retain jobs ■



## Restrictions Tightened on Nuisance “Installment Lending” Businesses ➤

While Milwaukee has some of the most aggressive legal limitations on “payday lending” shops in the country, that hasn’t stopped the slippery, nuisance businesses from seeking ways to slide through regulatory cracks. But Alderman Bohl said new legislation makes it even harder for these predatory businesses to open up shop.

“Payday lenders victimize people in need and detract from the value of our neighborhoods,” Alderman Bohl said. “We may not be able to ban these businesses outright, but we can make it next to impossible for more of them to open up.”

Previous legislation that Alderman Bohl sponsored created an effective ban on new payday loan, title loan, cash-for-gold and pawn shop businesses in most parts of the city. This was done by creating a prohibited use standard if they sought to open within 1,500 feet of a similar business, or if the location was within 150 feet of a single-family or two-family residential zoning district.

Using those regulations, the city was able to rule out more than 98 percent of the area of

**“Payday lenders victimize people in need and detract from the value of our neighborhoods.”**

Milwaukee as potential sites for these stores. In the remaining two percent of the city, these businesses were required to appear before the Board of Zoning Appeals and obtain a special use permit before opening for business.

“At the time when I authored this original legislation, the payday and title loan business was the only game in town when it came to high-interest, low-term lending,” Alderman Bohl said. “Since then, this industry has morphed to create short-term “installment loan” businesses, evading zoning regulations on payday and title lending through a loophole in state laws.”

Last year, the state updated its regulatory definitions for banking and lending businesses. This change provided Alderman Bohl with the opportunity to update his original ordinance and close the loophole, including installment loan businesses along with the other low-tier lending and pawn businesses that are functionally prohibited in 98 percent of the city. ■

## New Tools for Policing Disruptive Afterparties ➤

Milwaukee police will be able to crack down on persistent late night parties in homes and businesses past bar time under new legislation sponsored by Alderman Bohl.

The ordinance adds “after set activity”—the unlicensed sale or distribution of alcoholic beverages or the operation of public entertainment on an unlicensed premises—to be a public nuisance. Alderman Bohl said this opens up new avenues for enforcement that were not available to police before, and will make unlicensed premises owners or operators subject to fines and administrative costs associated with enforcement.

Once police respond to an after-hours party at a location, the department will issue a written notice of the violation to the premises owner. If there are repeated violations within two weeks of the written notice, the chief of police may notify the premises owner that, under the city’s nuisance abatement law, they will be subject to fines up to \$5,000 for repeated violations in a given year, as well as paying the cost of enforcement.

All costs are charged to the owner as a lien against the property, requiring payment as a special fee included in the annual property taxes.

To learn more, visit [milwaukee.gov/ChronicNuisance](http://milwaukee.gov/ChronicNuisance). ■

## One Call, That’s All 286-CITY (2489) ➤

That one number can connect you with 21 departments, 8,800 employees and hundreds of city services, ranging from building permits to parking permission to library hours to garbage pickups. Alderman Bohl says the city continues to seek ways to improve communication with residents, and this one-stop number for city services makes it even easier to find the right department and person to handle your complaint or request. **Of course you can always call Alderman Bohl’s office at 286-3870.** ■



**Simply call 211 to get help with life.**  
Cell: (414) 773-0211  
Free: (866) 211-3380

United Way of greater Milwaukee & Milwaukee County

## City Increases Snow and Ice Removal Fines >



The fines for failing to remove snow and ice from sidewalks in Milwaukee have increased, effective January 20, in order to provide uniformity with other city regulations and ensure that sidewalks remain passable in winter.

City of Milwaukee private property, residential or commercial property owners and occupants are required to clear the sidewalks abutting their property of snow or ice within 24 hours of a snow fall. This includes the corner crosswalk area for property owners with corner lots, and those whose properties abut a mid-block crosswalk.

If a property owner is found to be in violation of this ordinance, a special charge of \$50 (up from \$25) will be assessed. Property owners who fail to clear all sidewalk snow and ice within 24 hours of receiving a notice of the violation will be assessed additional special charges of \$75 (up from \$45) for the second violation and \$100 (up from \$90) for third and subsequent violations in a given winter season. These special charges are in addition to the cost of snow and ice removal billed to the property owner if the city is forced to do the work.

The changes create a relatively uniform fine structure for sidewalk clearing violations in the winter and lawn mowing violations throughout the rest of the year. Property owners are required to keep grass and weeds trimmed to seven inches or less, or they will face an assessed fine of \$50 on a first offense and \$100 if the violation is not addressed.

The Department of Public Works staff is responsible for monitoring properties for snow and ice removal compliance and provides clean-up services when necessary. Residents can also alert DPW to problem properties by calling (414) 286-CITY.

Finally, if residents have physical difficulties with keeping their sidewalks shoveled and cannot find alternative options, they can contact the Department of Public Works to sign up for city crews to clear the city-owned sidewalk. A cost is assessed for each instance when this service is utilized. Please call Alderman Bohl's office at 286-3870 if you are in need of these services. ■



## State, Tosa on Board with 92nd Street Project >

After years of deterioration and some sensitive political maneuvering, there's finally a plan in place to reconstruct the length of N. 92nd Street that makes up the border between Milwaukee and Wauwatosa.

Having arranged meetings between all the stakeholders, Alderman Bohl said that funding for the reconstruction project has been reinstated by the State of Wisconsin, and the City of Wauwatosa has agreed to coordinate with and contribute to the project. Engineering for the project will take place through next year, with a full reconstruction of the street scheduled for 2017.

Alderman Bohl said that, with half of the street belonging to Wauwatosa and half to Milwaukee, coordinating much-needed repairs turned out to be a difficult prospect in recent years due to the City of Wauwatosa's inability or unwillingness to prioritize reconstruction of the western half of the road.

"Politically, this was a long and frustrating process," Alderman Bohl said. "This whole time, I've been aware of residents' unhappiness with the condition of the road. It's my hope that 92nd Street is finally on its way to getting the upgrade and attention it so sorely needs."

Last year, the road project had been knocked off the state's funding schedule because of a change in the Wisconsin Department of Transportation's funding formula. But Alderman Bohl coordinated joint efforts to appeal by the Departments of Public Works in Milwaukee and Wauwatosa, and state funding has since been restored. With the project once again on track, Alderman Bohl sponsored legislation that set aside funding for the City of Milwaukee's share of the upcoming road reconstruction. ■

DISTRICT 5

# ALDERMAN JIM BOHL



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Alderman Bohl joined his colleagues on the Common Council in congratulating Divine Savior Holy Angels senior Arike Ogunbowale on her selection to the 2015 McDonald's All-American Game. Ms. Ogunbowale is the first girls basketball player from Milwaukee and only the third in Wisconsin history to receive the honor, and her hard work and dedication have earned her a full scholarship to the University of Notre Dame.

## Stay Connected with MKE Mobile

You can now download and explore the new City of Milwaukee Mobile Service Request App (MKE Mobile). MKE Mobile is free and accessible to all Milwaukee residents and can be downloaded on the iTunes App Store or the Google Play Store.

With a few clicks, residents can report, photograph and provide documentation to ensure that neighborhood issues can be resolved quickly. Timely reports allow the proper city authorities to promptly address issues including abandoned vehicles, litter/debris, sidewalks not shoveled, missed collections, graffiti and potholes.

MKE Mobile functions from any place your device has data capabilities. A WiFi connection is not required, but it is recommended. After filing a report, app users can check the status of their reports to ensure follow-up.



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