



# Hines Herald

COMMON COUNCIL PRESIDENT WILLIE L. HINES, JR. • 15TH ALDERMANIC DISTRICT

Winter 2005-2006

## Dear Friends and Neighbors,

Once again I have the opportunity to wish you a happy and peaceful New Year, and to thank you for the privilege of serving you as alderman of the 15th District and as president of the Common Council.

In this newsletter you'll read about my continuing efforts to encourage new economic development in the district and my attempts to increase public safety and police response times through the use of Community Service Officers. I'd also like to encourage you to make a few New Year's resolutions, to participate in community blood drives, to make sure your home's smoke detectors are working, and to consider becoming a poll worker.

Included with this newsletter you will find the newest Call For Action booklet. This booklet contains hundreds of phone numbers to city departments that you may find useful.

And I've added some helpful tips on dealing with winter in our city and with accessing the City Hall complex now that the restoration of the historic building has begun.

As always, I welcome your input. It continues to be my distinct honor to represent you as 15th District Alderman.

Sincerely,

Willie L. Hines, Jr.  
Alderman, 15th District  
Common Council President



### Willie L. Hines, Jr.

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### Committee Assignments

CHAIR Steering & Rules Committee

CHAIR Housing Authority Board

## Donate Blood: BE-A-HERO



The BloodCenter of Wisconsin saves lives, and the lives of countless patients have been positively impacted by the center, people

like Darrell, one of the first individuals to be cured of sickle cell anemia by a bone marrow transplant. People of African descent are not the only group affected by sickle cell anemia, an inherited blood disease. But the disease occurs in about one in every 600 African American births.

Ald. Hines encourages residents who may be affected to check into the BloodCenter's outreach programs, as well as to be a blood donor. "Sickle cell anemia is a serious disease but doctors know what causes it, what it does to your body and how to treat many of the complications," said Ald. Hines. "With good health care many people with the disease can live fairly normal lives."

Blood drives are held throughout the year at various locations. Call **1-877-BE-A-HERO (1-877-232-4376)** for dates and places or to make an appointment at the downtown BloodCenter at 638 N. 18th St.

[www.bloodctrwise.org](http://www.bloodctrwise.org)

## Upcoming Blood Drives

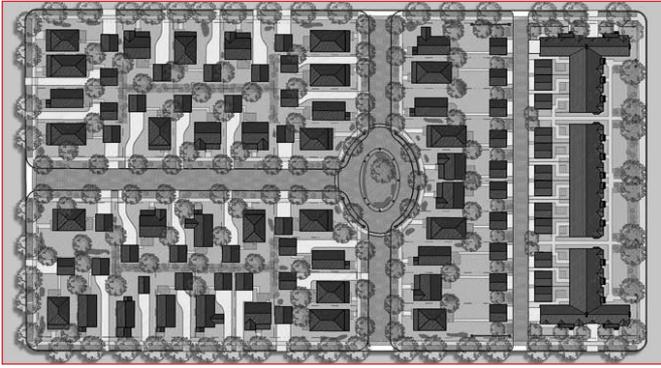
- **January 16th**  
Northside YMCA of Metropolitan Milwaukee
- **January 24th**  
Milwaukee County Transit – Hillside
- **February 14th**  
Washington High School
- **March 31st**  
Marquette University High School
- **April 20th**  
Greater New Birth Baptist Church



City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI  
53202-3570

[www.milwaukee.gov/district15](http://www.milwaukee.gov/district15)

# New Housing Spurs Continued Economic Growth



Josey Heights subdivision.

## Josey Heights Offers New Market-Rate Homes

A new subdivision is taking shape in the 15th District, on vacant land just west of I-43 at the **Hillside interchange**. Two models are to be completed in the spring at the **Josey Heights Subdivision**, bounded on the north and south by W. Lloyd and W. Brown Streets and on the east and the west by N. 12th and N. 14th Streets.



The Alexandria model.

A tax incremental district will pay for new streets, sidewalks, lighting, sewer and water service.

“This project could result in an estimated \$10 million in additional tax base to the neighborhood,” said Ald. Hines. “There is a demand in the central city for market-driven housing at all prices and income ranges, and Josey Heights will build on the success of the **Lindsay Heights homes** and provide more economic stability for the area.”

A storm water management program is being developed for the subdivision, with porous pavements and rain gardens for the homes. The subdivision is named in honor of **J. Anthony Josey**, a local newspaper editor and strong advocate for housing and jobs for Milwaukee’s early African American residents. For more information call **George Calaway** at **226-4761**.



The Bayberry model.

**Josey Heights Development Partners** plan to build a total of 53 homes on the land, which has been known as the **Lloyd Street Playfield**, and was cleared nearly 40 years ago to make way for a freeway that was never built. Thirty-seven are to be single-family, owner-occupied homes, and 16 are to be owner-occupied condominiums.



The Townhomes model.



Groundbreaking ceremonies were held **Nov. 18th** for **Toussaint Square**. Pictured left to right: state Sen. **Spencer Coggs**, Legacy Redevelopment Corp. CEO **Sally Peltz**, North Avenue Community Development Corp. President **Damon Dorsey**, Ald. **Hines**, WHEDA Executive Director **Antonio Riley** and Mayor **Tom Barrett**.



PHOTO: E.B. Garner

## Hero's Legacy Part Of N. 35th & W. North Ave. Project

New housing and retail will be attracting new residents and new business tenants to the latest effort by **North Ave Community Development Corp.** The \$4.8 million Toussaint Square development will include 23 apartments and retail space for four or five stores.

North Avenue CDC is renovating a former Schlitz beer garden building and constructing a new building adjacent to it. Construction is beginning and the project is to be completed in October 2006. There will be 19 two-bedroom and four three-bedroom units.

“North Avenue CDC has been an important partner in economic development in the 15th District,” said Ald. Hines. “Toussaint Square is one more piece of the puzzle that will change, improve and transform the neighborhood.”

**North Avenue CDC President Damon Dorsey** says the new project is part of the organization’s **North Avenue Gateway Development Project**, which has overseen a number of developments, including Columbia Square, an apartment and retail development just east of Toussaint Square.

Toussaint Square is named after **Francois-Dominique Toussaint L’Ouverture**, a leader of the Haitian Revolution 200 years ago, the first successful slave rebellion in the western hemisphere which established Haiti as a free, Black republic. For more information please call **Damon Dorsey** at **871-4793**.

## Learn Effective Property Management

Landlords can learn to screen new tenants and how to deal with nuisance properties by enrolling in the **City of Milwaukee's free Landlord Training Program**. You'll receive 5 hours of training and a 100-page manual describing professional property management guidelines. For information or to register call **Program Coordinator Karin Long** at **286-2954**.

## Developers Plan Other 15th District Homes & Apartments

Since 1996 about 300 new homes have been built in and around the 15th District. And that residential trend continues.

Plans for “**The Legacy**,” up to 75 new single-family homes have been announced by **Legacy Redevelopment Corp.**, **Irgens Development Partners** and **Williams Development Corp.** The homes would be built in the vicinity of N. 20th St. and W. Brown

THE  
LEGACY



The Crossshire model.



A conceptual site plan elevation of **Fond du Lac Center**. The final design must conform to the city's urban design principles.

St. The city would provide \$2.95 million in city tax incremental financing for the \$16.5 million project. The money would be repaid through property taxes generated by the new development. “Green” type landscape and architectural principles will also be implemented for these homes. For more information call **Sally Peltz** at **333-3036**.

The Fond du Lac-based Commonwealth Development Corp. plans a \$4.7 million dollar development for the north side of W. Fond du Lac Ave. and W. Center St. between N. 27th and N. 28th Streets. The three-story “**Fond du Lac Center**” would include 24 apartments

and 2,500 square feet of street-level retail space. In return for receiving federal tax credits for developers of affordable housing, some of the apartments would be rented to people earning no more than 60% of the county median income, or \$28,000 in Milwaukee County for one person, \$32,280 for a two-person household. For more information call **Louie Lang** at **(920) 922-8170**.

Commonwealth is already active in the area, developing 16 new rental homes known as **New Village Townhouses**, and renovating eight existing homes on scattered sites in the area of N. 17th St. and W. Center St.



Former Pabst Brewery.

## Optimism Expressed For New Pabst Property Plans

Here's your chance to comment on what you would like to see in the development plans for the former **Pabst Brewing Co.** property just to the west of downtown.

Milwaukee redevelopment company **Zilber Ltd.** acquired a four month option in November 2005 to acquire the site, with an emphasis on housing, offices and shops, rather than an entertainment complex. “We want to create a neighborhood where people will want to live, work, shop and be entertained,” said **Joseph Zilber**. “In order to be successful in our planning process, we are seeking input from anyone and everyone in our community,” he said.

A website has been established, [www.pabstproject.com](http://www.pabstproject.com), where you can submit your opinions on what constitutes a good neighborhood, and what elements you'd like to see in the plans for the brewery site. “I welcome Mr. Zilber's interest and his readiness to get ideas from throughout the community,” said Ald. Hines. “I look forward to overseeing the Common Council's participation in the development process for this prime developable land, along with the chairs of appropriate committees. I am optimistic that the council will bring careful deliberation, energy and thoughtful consideration to this important process.”

## Ald. Hines Brings Businesses Together

Businesses with a stake in development of the **North Avenue corridor** are getting an assist from Ald. Hines. Each month, the alderman invites members of the **North Avenue Business Improvement District** and other stakeholders to a “**speakers series**,” to hear from the heads of City of Milwaukee departments.

Ald. Hines and the North Avenue Community Development Corp. created the series to alert businesses and others about what various city departments are doing to improve the North Ave. corridor from N. 20th St. to N. 35th St. The meetings are held in **Wendorff Bros. Co. Inc. facility**, the former Capitol Stampings Corp. at 2700 W. North Ave.

## International Headquarters Moving Downtown?

**Manpower, Inc.**, a world leader in the employment services industry, may be bringing a new corporate headquarters to downtown Milwaukee.

Based in Glendale for more than 30 years, the global staffing firm is considering consolidating its corporate offices and more than 800 employees in a **\$50 million development** just south of the **Schlitz Park office park** at N. Martin Luther King Drive and W. Cherry St. Manpower has a worldwide network of 4,300 offices in 72 countries and territories and serves 400,000 customers per year.

“I'm pleased to see that Manpower is considering a move of its corporate headquarters to Milwaukee,” said Ald. Hines. “The downtown site would give the city the prestige of hosting this internationally known company and provide another welcome economic boost to the city.”

# Helpful Winter Tips



## Winter Parking Restrictions Started Dec. 1

Winter parking restrictions are now in effect in the City of Milwaukee until March 1, 2006. Most residential streets have alternate side night parking during this period. However there are exceptions to this rule. Observe your posted parking regulations or to find the winter parking regulations for a specific street, check [www.parking.mpw.net](http://www.parking.mpw.net) or call the **Parking Information Desk** at **286-8350**.

Parked and abandoned cars are the single biggest problem in snow plowing. If you park on the street you are required to shovel out your vehicle and move it within a 24-hour period. Ald. Hines encourages 15th District residents to follow the winter parking regulations to assist in the efficient and effective removal of snow and to protect the safety and welfare of all city residents during this winter season.

### Possible winter restrictions could include:

- **Specific Side Parking** - No parking on one or both sides of the street Dec. 1 - March 1. No parking on one or both sides of a street during a particular winter month, such as December or January.
- **Route Towaway Zone** - No parking is allowed during declared snow emergencies on highways marked with "Snow Route Towaway Zone" signs.
- **Night Parking During Snow Emergency** - If a snow emergency has been declared, night parking regulations are in effect from 11:00 p.m. to 6:00 a.m. on all city streets regardless of the winter parking regulation.

Milwaukee Public Schools make some playgrounds and parking lots available for overnight parking during declared snow emergencies and clean-up periods. Call the **DPW Information Center** at **286-8282** for the location of a playground nearest your home.

## Winter Garbage Cart Collection



Because sanitation crews who collect garbage and recyclables also plow snow, collection days may change during the winter, especially after a heavy snowstorm or especially frigid temperatures. And after holidays, the day of garbage collection moves one day later in the week. You can check with the **Call Center** at **286-8282** and get an approximate date that your garbage is scheduled for pick up.

- **Dr. Martin Luther King, Jr. Day: No garbage or recycling collection on Monday, Jan. 16, 2006.**

Remember also that if you have curbside collection, winter schedule changes are in effect for households without alleys. Sanitation crews will collect the carts from their storage areas. This affects about 90,000 households. Households with alleys are not required to change their procedures since they are emptied at the alley line.

## 2-1-1 @ IMPACT

**Are you in need of any help with social services? Remember that help is as close as a telephone call to 2-1-1.**

The 2-1-1 social services hotline is similar to the 911 network that can be called in case of police, fire, and medical emergencies. The toll-free 2-1-1 line is accessible 24 hours a day. Operators will provide callers with information on a wide variety of non-emergency family, financial, health and social service issues.

**Simply call 211 to get help with life. To call using a cell phone, dial 414-773-0211 or on a pay phone, dial 1-866-211-3380.**

## Holiday Tree Disposal

Garbage collection crews will pick up the tree if it is placed where the garbage is collected. If your collection is in an alley, trees must be placed at the alley line for collection, not on the street. Only residents whose garbage is collected from the street may place their tree at the curb to be picked up.

Trees may also be taken to the **Self-Help Centers** where they may be composted for use by city forestry crews.

Winter hours are in effect at the city's two Self Help Centers, 6660 N. Industrial Rd. and 3879 W. Lincoln Ave. Monday-Saturday, 7 a.m. – 3 p.m.  
No Sunday hours.

## Shovel Your Sidewalk. It's The Law



Remember that residential and commercial property owners and occupants are required to clear sidewalks abutting their property of snow or ice within 24 hours after a storm. If violations are reported, a 24-hour notice is issued. If the sidewalks still are not cleared, a sanitation crew will clear a path and put the charge on the property tax bill. *Note: the city does not plow alleys.*

If you have elderly or disabled neighbors who need help with snow shoveling – please help them out when you can. Residents living in single family homes who are physically unable to clear the sidewalk in front of their home may apply to the **Department of Public Works** sanitation section at **286-8282** for assistance.

And make our city safer by shoveling out the fire hydrants near your home. Ald. Hines says "adopting" a fire hydrant will ensure maximum visibility for firefighters in the event of an emergency.

## Heating Bill Crisis?



Winter heating bills becoming a crisis? Low-income families and seniors can apply for energy assistance programs operated by the **Social Development Commission**. According to the SDC, 65,000 families in Milwaukee County are eligible for energy assistance, but thousands still have not signed up for the program. Call the **Social Development Commission Energy Assistance Program** at **906-2800** for information.

Ald. Hines encourages all residents to look into proper weatherization of their homes by such things as weather-stripping, caulking and installing plastic over windows. A U.S. Department of Energy study showed that weatherization can reduce heating bills by 31%.



## City Hall Makeover & Parking Alert

**Planning a trip to City Hall?** While every effort has been made to keep City Hall accessible to the public, the enormity of the current restoration project has resulted in the loss of more than 40 parking spots around City Hall, the closing of Market Street to parking and thru traffic and the relocation of handicapped parking to N. Broadway. That will continue until December 2008.

To make parking more convenient and accessible during the restoration, a parking validation program has been implemented at the **Milwaukee Center** at N. Water St. and E. Kilbourn Ave. Take the center parking ticket to the parking coordinator in the City Hall office being visited, and a validation coupon will entitle the parker to a discounted rate of \$1 per hour at the Milwaukee Center for a maximum of five hours. It's the same rate charged for on-street parking. The program has no financial impact on the city.

Ald. Hines said you may want to consider trying to take care of city related business by phone, mail or on the Internet. Or consider public transit. Eleven transit routes serve bus stops within one block of City Hall. Check out the transit system's website at [www.ridemcts.com](http://www.ridemcts.com) for route and schedule information.

## Civilian Police Officers Might Improve Service

"Non-violent crimes don't always need a police officer," said Ald. Hines, "and that is why I'm supporting a study to determine if a **Community Service Officer program** could free highly trained, sworn officers for more serious police calls and provide faster response times for residents' calls for service."

Community service officers are already at work in numerous police departments around the country. They respond to non-emergency calls when there is no threat of physical confrontation and no crime in progress. These could include taking burglary, missing person, vandalism and non-injury traffic accident reports and performing school crossing and traffic control duties. The Common Council has established a task force to look into whether the community service officer program is appropriate for Milwaukee and to investigate other staffing models for responding to calls for service.

The task force report is expected in May 2006. Ald. Hines and Ald. Terry L. Witkowski sponsored a resolution in the 2006 city budget in which \$1.5 million was set aside from the police overtime account to a special purpose account in the event a community service officer program is established. "This civilian position would not carry a gun," said Ald. Hines, "but perform a vital day-to-day role by allowing sworn police to remain focused on handling the more hazardous law enforcement duties."

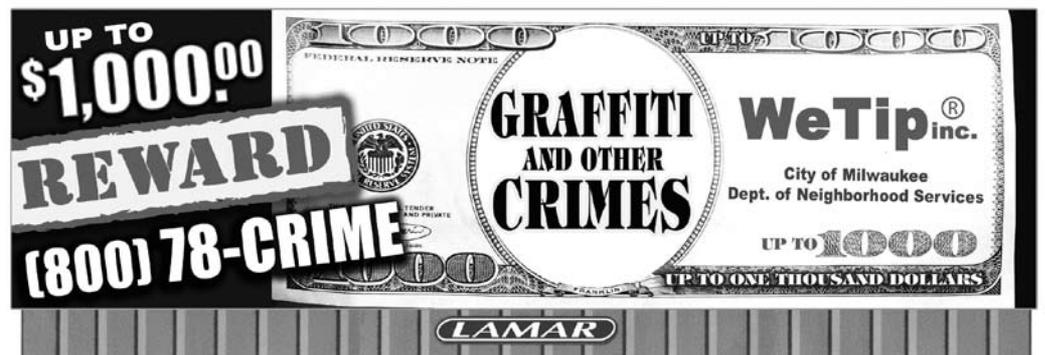
## Serve Your City As A Poll Worker

Want to help make the election process in Milwaukee more convenient and efficient? The **City Election Commission** is kicking off a recruitment campaign for citizens interested in serving as poll workers.

The need for poll workers is especially important during times of high voter turnout, and there are some key elections in 2006, including the spring primary election on February 21, 2006, and the spring general election on April 4, 2006.

Split shifts are now being offered to provide relief for poll workers. The shifts will run from 6:30 a.m. to 2:00 p.m. and from 1:30 p.m. to 9:00 p.m. or until all responsibilities have been met. Attendance at a two-hour training session is required. Compensation for working a split shift plus attending the training session is \$52.07.

**Make it your civic duty to get involved.** For more information on becoming a poll worker, please call **286-3491**.



## People's Voice Against Crime

Gangs, drugs and violence endanger our community. And in order to reduce crime, the police need help from everyone in the community.

But too often people are reluctant to get involved in the safety and security of their neighborhoods for fear of reprisals. There is an answer, **1-800-78-CRIME**. You can call **WeTip** anonymously. No one will ever know who you are.

We-Tip crime hotline is a resource for people who have information about a crime, but are afraid to tell anyone. If you want a safer neighborhood, call WeTip anonymously at 1-800-78-CRIME. You may be eligible for a reward up to \$1,000. The hotline is answered by bilingual operators 24 hours a day, 365 days a year. Calls are taken for all crimes. All calls are anonymous, not just confidential.



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COMMON COUNCIL PRESIDENT WILLIE L. HINES, JR. • 15TH ALDERMANIC DISTRICT

Winter 2005-2006

## Alderman Hines

City Hall, Room 205  
200 East Wells Street  
Milwaukee, WI 53202

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## Call For Action

**Take back your neighborhood. Pick up the phone and call.**

You just received the new **2005-2006 "Call For Action" booklet** with this newsletter, and a limited number of additional copies can be obtained by contacting my office. The popular telephone directory is arranged alphabetically by specific problems and topics. If you would like additional copies please send me an e-mail at [whines@milwaukee.gov](mailto:whines@milwaukee.gov) or call me at **286-3965**. You may also call after normal business hours and leave a voice mail message.

Remember the city also has a special "one-stop" spot to request services if you have a computer and Internet access. The online request form allows citizens to request a service without knowing which city department would provide the service. Click on "E-Service" at [www.city.milwaukee.gov](http://www.city.milwaukee.gov) and your request will be sent automatically to the appropriate city department. As always, please call or e-mail me with questions or concerns.

## Winter Season Brings Higher Fire Risk

Wintertime is a dangerous time for house fires. The deaths of a mother and her young son in December in Milwaukee were a tragic reminder of the peak in house fires that occurs during this time of year. Ald. Hines asks residents to remember some important safety tips during the cold weather season:

- **Have your furnace inspected.**
- **Prepare an evacuation plan.**
- **Don't heat your home with a space heater.**
- **Don't heat your home with an oven.**
- **Test smoke alarms and change their batteries.**
- **Make sure all smoking materials are out.**
- **Keep flammable materials away from heat sources.**

Smoke detectors are especially important. Through mid December there were 15 fire deaths in Milwaukee for 2005, the most since 1997. Most of the deaths occurred in homes without a working smoke detector. At a minimum, houses should have one working detector per floor.

"Smoke detectors may not only save your life or the lives of your children," said Ald. Hines, "they are required by law." If you cannot afford a smoke detector and need one, contact the **Milwaukee Fire Department Smoke Detector Hotline at 286-8980**.



The people of Milwaukee and the rest of the nation were deeply moved by the huge toll taken by **Hurricane Katrina**, and many here opened their arms to Katrina evacuees. Ald. Hines encouraged all City of Milwaukee employees to contribute to the "**home in a box**" campaign of the Milwaukee chapter of **Habitat for Humanity** which aimed to provide houses to replace some of those destroyed in the hurricane.

## The ABC's Of Keeping Neighborhoods Clean

### APPLIANCES

The city no longer collects appliances (stoves, refrigerators, washers, dryers, air conditioners, hot water heaters, nor does the city collect construction debris). These items may be brought into the city's **Self Help Centers**, 3879 W. Lincoln Ave. or 6660 N. Industrial Rd., use exchange programs from retail outlets or contact appliance collectors.

### BRUSH

Brush pickups must be requested separately. But the city no longer collects large brush piles exceeding four cubic yards, and there is no brush collection in December, January and February. To request collection of small brush piles from March through November you must call **286-8282**.

### COLLECTION

Garbage collection has been simplified so you can now place bulky items (not more than the size of two couches) next to your garbage cart at your collection point on your scheduled collection day. For bulky items that exceed the size of two couches, or if extra items are not removed on your collection day, call **286-8282** on their weekly routes.

Remember the city also no longer collects home computers or construction debris such as plaster, shingles or concrete. These items may be brought into the city's **Self Help Centers**, 3879 W. Lincoln Ave. or 6660 N. Industrial Rd. The city does not collect hazardous chemicals such as paint and solvents. These items require special disposal. Contact the **Milwaukee Metropolitan Sewerage District at 225-2066** for disposal instructions.