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FOR INFORMATION CALL

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Ald. Robert J. Bauman
(414) 286-2221

Alderman urges Mayor to veto rezoning file

Alderman Bauman says developer misled Council in documents submitted in support of favorable rezoning action

Alderman Robert J. Bauman is urging Mayor Barrett to veto legislation approved last week by the Common Council which rezoned a near south side warehouse to allow a developer to convert the property to an affordable housing apartment building.

The rezoning for the property located at 1560 W. Pierce St. – approved by the full Common Council on January 18 – was requested by a Minnesota developer, Sherman & Associates. The developer is seeking affordable housing tax credits from the Wisconsin Housing and Economic Development Authority to gut and convert the warehouse – located in an area that is home to mostly industrial and commercial properties – to an affordable housing apartment building.

Included in the documentation submitted by the developer in support of the rezoning application was an **Affidavit for Zoning Change**, in which the developer represented, under oath, that they had no outstanding code violations at any property owned by the developer in the city. This affidavit is required under the city's **Clean Hands Ordinance**, drafted by Alderman Bauman, which is intended to inform Council members whether applicants for favorable zoning action have outstanding financial obligations to the city or have outstanding code violations at any properties they own in the city.

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Rezoning Veto/ADD ONE

After the Council action approving the rezoning, it came to Alderman Bauman's attention that the developer did indeed have outstanding code violations at a property in Alderman Bauman's 4th Aldermanic District located at 1600 W. Highland Ave. This property is a multi-family low-income housing development formerly known as Callaghan Court.

City records show numerous complaints about substandard conditions and dozens of building code violations at the property. Some of these complaints were for plumbing and electrical problems/deficiencies, elevator issues, fire safety/protection non-compliance, mold growth in living spaces, rat and mice problems, bed bugs, and appliances that were defective and/or not working.

"We need to send a strong message to the owners and developers of affordable housing in Milwaukee that we have zero tolerance for substandard living conditions and that applicants for favorable zoning action from the city need to have clean hands," said Alderman Bauman.

Alderman Bauman said it "especially ironic" that Sherman & Associates wants to develop another low-income housing project while a low-income housing project the firm already owns and manages has numerous complaints and violations. "If Callaghan Court is any indication of how Sherman & Associates manages their rental properties, we do not need this out-of-state firm developing any more housing in Milwaukee," he said.