



Robert Bauman

4th District Newsletter

City of Waukesha Rejects Milwaukee's Terms for Water Sale Agreement

The years-long saga of the possible sale of Milwaukee water to the City of Waukesha ended last July when the City of Waukesha would not accept a Common Council approved water sale negotiation approach that limited the scope of talks to Waukesha's current service area.

The city's water sale negotiation requirements with suburban communities were clearly set forth in a Council file authored by Alderman Bauman, and when the City of Waukesha last year did not meet those requirements, it effectively negated the possibility of any such agreement.

"The City of Waukesha knew what was required to move forward in negotiations for an agreement, yet chose not to address those requirements," Alderman Bauman said.

The City of Waukesha, which lies outside of the Great Lakes Basin, filed an application with the Wisconsin Department of Natural Resources to divert up to 10.5 Million gallons of water per day from Lake Michigan to replace their current water supply, which is increasingly subject to radiation contamination and diminishing capacity. Basically, growth and development in Waukesha County has led to a shortage of the type of high quality fresh water that Milwaukee citizens and businesses take for granted.

The City of Waukesha had hoped to purchase Lake Michigan water from the Milwaukee Water Works because of the quality of Milwaukee water and the fact that a connection with Milwaukee would be less costly than a connection with the Oak Creek or Racine water utilities. Currently, Milwaukee supplies water to several suburban communities, but none of these communities lie entirely outside the Great Lakes Basin like the City of Waukesha.

The decision to sell water to the City of Waukesha raised major policy questions as there is no doubt that Milwaukee water would enable the City of Waukesha and surrounding areas to accelerate their development and growth at the expense of Milwaukee.

Milwaukee has lost population and jobs for the last 50 years while Waukesha County in general and the City of Waukesha in particular have seen population and job growth. This phenomenon has led to increasing concentrations of poverty in Milwaukee; increased levels of segregation in the metropolitan area; and the "worker-job mismatch," which refers to the situation where large numbers of unemployed or underemployed persons who live in the city cannot access areas of suburban job growth because there is virtually no public transportation connecting Milwaukee neighborhoods and these Waukesha County communities. It could be argued that selling water to the City of Waukesha would be tantamount to Milwaukee providing the nails for its own coffin.

"In the end the Common Council decided against selling water to the City of Waukesha to protect the long-term, best interests of the city," Alderman Bauman said.

2013 Frank P. Zeidler Public Service Award

Nominations due July 15, 2013

Nominees are being sought for the 2013 Frank P. Zeidler Public Service Award. The award will be presented to the City of Milwaukee resident(s) whose work best exemplifies the values and vision of former Mayor Zeidler.



Alderman Bauman, a member of the award's selection committee, said he hopes individuals and organizations will once again submit nominations for the award. "It is important that we, as a city, recognize the contributions of those who give of themselves for the greater good of the community and our society," he said.

Nomination materials are available on Alderman Bauman's webpage at www.milwaukee.gov/district4. Questions can also be directed to Joanna Polanco at (414) 286-2366 or jpolan@milwaukee.gov.

Frank P. Zeidler (1912-2006) spent his life as a public servant. Although he was best known as Milwaukee's mayor from 1948 to 1960, Zeidler served even longer in his unpaid capacities: as a civic activist, local historian, churchman, Socialist Party leader and conscience of the community. He was a tireless advocate for social justice and equal opportunity and a champion of mutual respect and cooperation as the keys to both world peace and civic unity.

Apply to Serve on a City Board or Commission

In the wake of increased scrutiny of the city's Fire and Police Commission, major changes have been made to the way members of all city committees, boards and commissions are appointed to their jobs.

Traditionally, commissioners were appointed by the Mayor and had to be confirmed by a majority vote of the Common Council. However, the public had very little input into that process or opportunity to learn more about the candidates for office.

The Common Council and the Mayor have worked to launch a feature on the city's website that allows members of the public to submit applications to be considered for appointment to city committees, boards and commissions, including the Fire and Police Commission.

Additionally, the Mayor has agreed that any further appointments to the Fire and Police Commission will be required to go through a rigorous series of hearings and information sessions with the public they will be expected to serve. Alderman Bauman said the changes make the entire process more transparent and provide accountability to the public.

To submit names and resumes for consideration as potential appointees to city commissions, boards and committees, please visit:

www.milwaukee.gov/appointments

and

www.milwaukee.gov/presidentsappointments



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Revisions to Historic Preservation Ordinance Approved

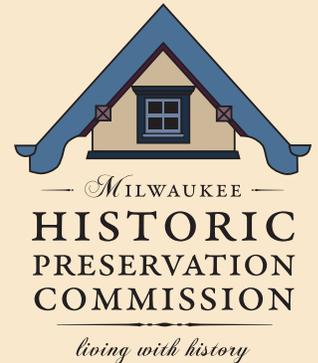
The first major overhaul of the City of Milwaukee's Historic Preservation Ordinance in more than 30 years will better protect the city's rich stock of historic structures, Alderman Bauman said.

Alderman Bauman and Alderman Terry L. Witkowski co-authored the revisions, which – after hearings before the Historic Preservation Commission and the Council's Zoning & Neighborhood Development Committee – were approved by the full Common Council in December 2012.

Alderman Bauman, who serves as a member of the Historic Preservation Commission, said the ordinance changes reflect a “compromise.” “The ordinance badly needed updating, and with the revisions, I now believe there are sufficient checks and balances to ensure that Milwaukee will be able to more effectively protect and preserve its historic buildings,” he said.

Among the major changes contained in the revised ordinance is a complete overhaul of the procedure for obtaining a “certificate of appropriateness,” or CoA, which is the permit required to perform various types of work (including demolition) on designated historic buildings, sites and buildings within historic districts. The revisions also:

- Provide the Department of Neighborhood Services with enforcement powers to prevent “demolition by neglect”.
- Require that developers seeking to demolish a historic structure and develop a new building in its place prove that they have the financial resources to build that new building.
- Create language requested by the City Attorney establishing an economic hardship standard and review procedure for the owners of historic buildings, sites and buildings in historic districts.
- Create time frames (i.e., a maximum number of days) for various actions to occur and decisions to be made. Examples: HPC staff shall determine whether an application is complete within 10 days of receiving it, and HPC itself shall hold a public hearing on a nomination within 45 days of the date staff determines the application was complete. HPC staff shall also notify a CoA applicant of HPC's decision on the CoA application within 15 days of the Commission's action. Previously, there were many indeterminate dates in the ordinance – the changes are meant to help applicants better understand the timeline.
- Change “interim (historic) designation” to “temporary designation,” and expand the temporary designation process to apply to sites and districts, as well as individual structures.
- Provide more detail on the procedures for appealing an HPC decision-deferral action to the Common Council. In the case of an application for a CoA for a new construction project that also involves creation of a “planned development” (a type of zoning change), requires that HPC's consideration of the CoA be coordinated with the city Plan Commission's consideration of the zoning change.
- Create a procedure to appeal HPCs' rejection of a historic designation nomination to the Common Council.
- Direct the HPC to establish a plaque program to identify and provide information on local historic structures, sites and districts.



Effort to Improve City Taxicab Services Pushes Forward

A proposed city ordinance authored by Alderman Bauman seeking to repeal the city’s cap on issuing new public passenger vehicle permits and to establish new requirements aimed at improving taxicab services in the city has undergone several hours of public testimony and has led to the creation of a special study subcommittee of the Public Transportation Review Board.

The Common Council approved the creation of the study subcommittee at its May 21 meeting, and the subcommittee’s findings will be reported to the Public Safety Committee later this year.

Alderman Bauman said testimony from citizens, taxicab drivers, owners, and representatives of the hospitality and taxicab industries during separate public hearings before the Public Safety Committee and the Public Transportation Review Board has been productive and informative. “This is a public process that has engendered an excellent amount of interest from many interested parties, and my goal is to have it culminate in action that significantly improves taxicab services across the City of Milwaukee,” he said.

Common Council file #111222 – Alderman Bauman’s proposed ordinance – would repeal the limitation on issuance of new public passenger vehicle permits for taxicabs and authorizes the issuance of 100 new permits prior to November 1, 2014. It establishes that 10 additional new permits may be issued each year after November 1, 2014, for a period of five years.

The ordinance would also authorize the City Clerk to establish a process for accepting and processing completed applications using a lottery or other system as necessary to ensure orderly processing of taxicab permit applications. If a lottery is established, according to the file, the City Clerk may provide for a waiting list, and a \$100 lottery participation fee would be established.

File # 111222 proposes an increase in the one-year permit fee from \$175 to \$370, and the one-year renewal permit fee from \$100 to \$295. The fees for a new permit and for a renewal permit would be reduced by \$20 if the permitted vehicle is registered within the city.

To view the entire file, please go to: www.tinyurl.com/MKEtaxicab

Center Court Fiasco Prompts New Law

Alderman Bauman was the primary sponsor of an approved Common Council resolution directing the Department of City Development to coordinate and report semiannually the status of all current lease agreements entered into as landlord by the City and its affiliated departments and agencies.

The resolution, which was approved by the Council in February and co-sponsored by eight other Council members, was prepared to protect city taxpayers after the Department of Public Works proposed forgiving approximately \$200,000 in back rent owed to the city by the owners of Center Court Pub & Grille, a now shuttered sports bar that was located in the city-owned space at 1118 N. 4th St. (part of the city’s Highland Ave. parking structure).

Alderman Bauman, chair of the Public Works Committee, said the resolution mandates regular reports to the Common Council about lease agreements (and arrearages) – something long overdue. “The Common Council must be in a position to know what is happening with leases involving city owned properties, and departments can no longer keep information about bad leases and tenants under wraps,” he said.

Records show Center Court 1118 LLC opened Center Court Pub & Grille in December 2009, and by fall 2010 the business was already falling behind on rent payments to the city. While it was in operation, the business paid just \$36,250 in rent, roughly 20% of what it now owes the city in overdue payments.



Work on New MIAD Student Housing to Begin in Third Ward

A Milwaukee Institute of Art & Design (MIAD) student housing construction project gets underway in earnest this month, with demolition of an existing one-story building and deep foundation work at 252 E. Menomonee St. in the Historic Third Ward.

The new facility is being developed and will be owned by General Capital Group, while MIAD will manage student operations. The building will be located directly across the street from MIAD’s facility (Erie St. just east of Water St.), and in addition to student housing will include two retail slots, one of which is envisioned as a restaurant with cafe seating. The designs, by Engberg Anderson, show a six-story building with an artistic wall feature, a glassy first floor, various iconic branding features and a courtyard located on top of covered parking.

MIAD intends to require all freshman and sophomores from hometowns more than 45 miles away (about 300 students) to live in the new facility. They will not be allowed to bring a car to campus.

The new building received approval from the Historic Third Ward Architectural Review Board, as well as from the Board of Zoning Appeals (BOZA).

Construction is expected to take a year, with the facility opening to students in July 2014.

District Developments

New Hotel Opens at The Brewery



The 90-room Brewhouse Inn and Suites is now open for business in the former brewhouse and mill house buildings at The Brewery, the site of the former Pabst Brewing Co. The Brewhouse Inn and Suites includes many of the brewery's original features, like a five-story kettle atrium with six enormous copper brewing kettles, wrought iron spiral staircase, and two-story stained glass window of King Gambrinus, the patron saint of brewing.

Jackson's Blue Ribbon Pub is now open on the hotel's first floor, and outdoor patio seating is also open along W. Juneau Ave. on the west side of the building.

Inside the hotel, patrons and visitors will also find unique artwork, including a photo of comedian Will Ferrell standing on the historic Pabst sign that spans high above W. Juneau Ave.

"Gorman and Co. (developer of the hotel) did a magnificent job on this project, creating a very special extended-stay hotel inside an historic building that was in less-than-stellar condition," Alderman Bauman said.

New Office Building at The Brewery



A new office building is being proposed for the Brewery redevelopment at the former Pabst Brewery complex. The new 73,100-square-foot office building, proposed by Blue Ribbon Management LLC, will be at the corner of N. 11th St. and W. Juneau Ave., which is currently vacant.

"This new building is a very positive development for the area, and we are very excited to see it progress," Alderman Bauman said.

To be called the Pabst Business Center, the building is estimated to cost from \$10 million to \$12 million, and will break ground in mid-June. Rinka Chung Architecture Inc. designed the building, and it features natural wood exteriors.

Council Clears Way for New NML Downtown HQ Tower



In April, the Common Council approved the creation of Tax Incremental District 78, which will help fund the addition of a 1.1 million square foot office tower to the Northwestern Mutual Life Insurance campus in downtown Milwaukee.

The \$350 million-plus project – expected to begin later this year – will help generate jobs and additional development while keeping one of the nation's top corporate entities in a new downtown Milwaukee headquarters.

The 4th Aldermanic District includes all of downtown (and thus the NML campus), and Alderman Bauman said the project is expected to create 1,900 jobs by 2030.

TID 78 will fund an annual payment to Northwestern Mutual for up to 25 years, equal to 70% of any new property taxes up to \$54 million. That money will go to offset Northwestern Mutual's costs as they demolish an aging 451,000 square-foot office building on the downtown NML campus and replace it with a 1.1 million square foot, more than 30-story tower. An additional \$19.3 million in public infrastructure, a workforce and business development program and administrative costs will also be funded by the district.

Alderman Bauman said the TID is the result of a strong partnership between the city and Northwestern Mutual. "The fact that Northwestern Mutual has chosen not only to maintain its downtown workforce, but to expand upon it as well, speaks volumes about their confidence in the city and their enthusiasm for what downtown Milwaukee has to offer," Alderman Bauman said.

"This is a good deal that helps make it possible for them to make this investment in downtown Milwaukee while protecting the taxpayers from any liability," said Alderman Bauman, chair of the Council's Public Works Committee.

Upon completion in 2017, the new Northwestern Mutual headquarters office tower building will be the largest single building in Wisconsin.



Lakefront Gateway Project

replaceable, park-like lakefront land will be preserved during an ambitious three-year project to reconfigure roadways, and to enhance pedestrian access and connections between the lakefront, downtown and the Historic Third Ward.

The Lakefront Gateway Project – funded by the State of Wisconsin and the city – is expected to commence during the reconstruction of the Hoan Bridge, which is scheduled to get underway in 2014.

During the Gateway project, two I-794 ramps will be relocated, a portion of E. Clybourn St. will be transformed into a boulevard, Lincoln Memorial Drive will be extended to the Historic Third Ward, and a pedestrian bridge will be constructed to connect proposed new developments at the east end of E. Michigan St. to Discovery World (and points beyond, such as the Maier Festival Park). The project would add approximately three new acres of land for development (south of E. Clybourn St, between Van Buren St. and Lincoln Memorial Dr.), as well as boost the values of nearby parcels.

Alderman Bauman said the project preserves the open and park-like land along the lakefront, makes for better and safer access for pedestrians crossing between the lakefront and downtown, and will also help ease motor vehicle access to many lakefront amenities and the Historic Third Ward.

The plan will be paid for with a combination of city and state funds. The Wisconsin Department of Transportation (WisDOT) will pay for the new ramps, estimated to cost \$16 million. The city will pay for the streets and pedestrian bridges by leveraging Tax Incremental District 78 (which will help fund the addition of a 1.1 million square foot office tower to the Northwestern Mutual Life Insurance campus), located on the northern edge of the area.

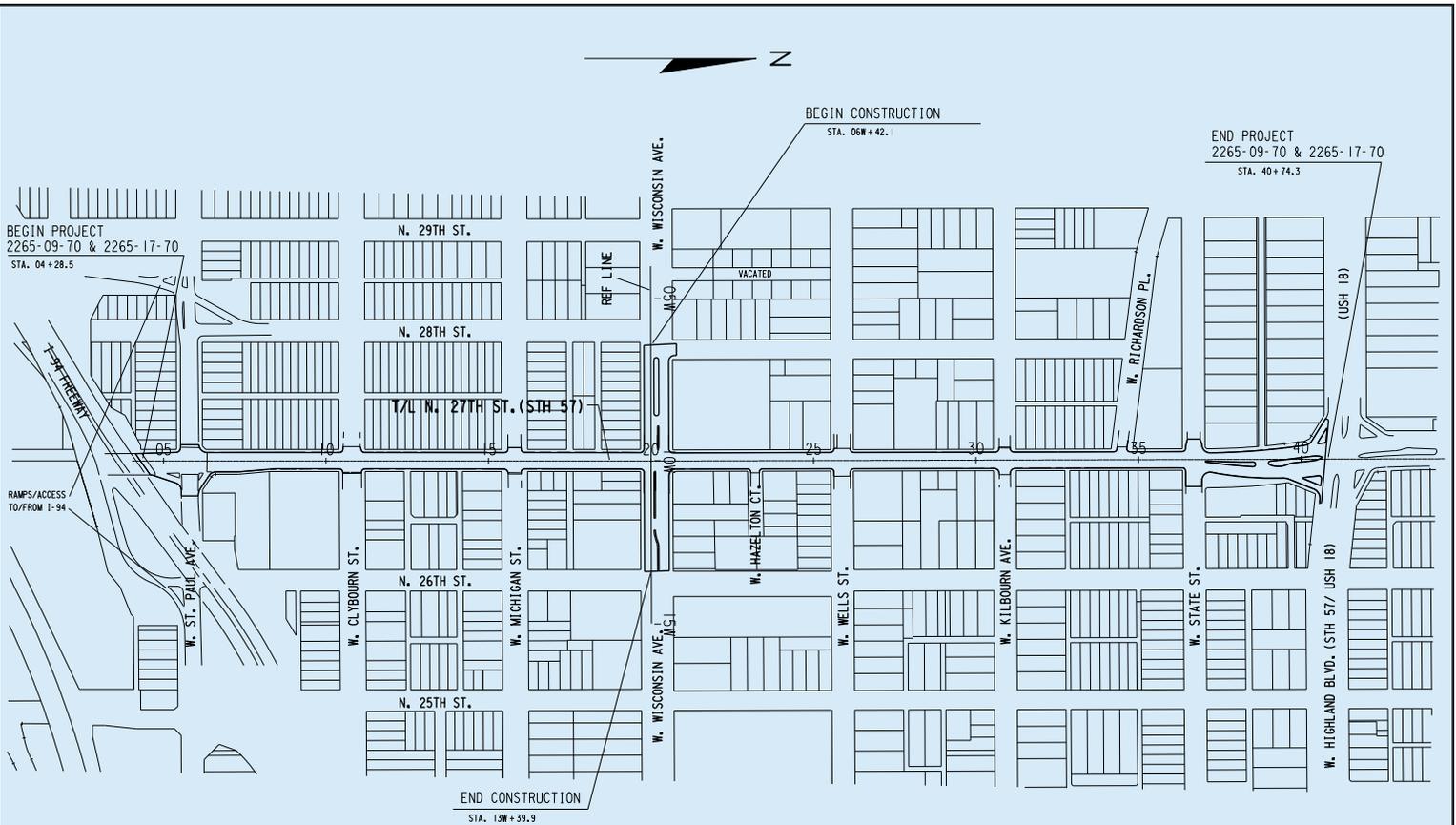
New Third Ward Hotel



Kimpton Hotels has earned approval for the design of a new hotel in Milwaukee’s Historic Third Ward.

The 158-room, eight-story luxury hotel was approved by the neighborhood’s architectural review board, and will have a restaurant on the ground floor, a rooftop bar and underground parking, in addition to several other amenities.

The hotel will be built on the northeast corner of E. Chicago St. and N. Broadway, and has a preliminary opening scheduled in the summer of 2015. Construction could start this fall.



N. 27th St., W. Wisconsin Ave. Reconstruction Projects Set to Break Ground

A \$3.6 million project to reconstruct and improve N. 27th St. from W. St. Paul Ave. to W. Highland Blvd., and W. Wisconsin Ave. between N. 26th and N. 28th Streets is scheduled to begin in late July or early August.

The project will include reconstruction of the roadway with new concrete, and N. 27th St. will be narrowed from 52 feet to 50 feet between St. Paul Ave. and W. Wisconsin Ave. This narrowing will match the existing width of roadway north of W. Wisconsin Ave.

The new N. 27th St. roadway will provide a shared 13-foot parking/bicycle lane and a 12-foot driving lane in each direction. Curb, gutter, driveway approaches and sidewalk will be replaced. New Harp lights will replace the current light fixtures and the existing cobra fixtures will be upgraded to Milwaukee lantern fixtures.

The construction will be undertaken in two stages, and during stage one

of construction, the east side of the roadway will be closed for traffic (the west side of the roadway will provide one-way traffic southbound). The detour route for northbound traffic will start at St. Paul Ave., and traffic will be routed east to N. 26th St., then north on N. 26th St. to W. Clybourn St., east on W. Clybourn to N. 16th St., north on 16th St. to W. Highland Blvd., and west on Highland to N. 20th St. During this phase Milwaukee County Transit bus stops will be moved to N. 26th St. Approximately 80 feet of parking will be removed on each block where the bus stops will be re-located.

Following the completion of stage one, the newly completed east side of the roadway will be open to provide two-way traffic. The west side of the roadway will be closed to traffic. No on-street parking will be available on N. 27th St. during the construction project, and passengers utilizing Milwaukee County Transit System buses will access the southbound bus at a location at the construction site.

After the project is complete, the current parking and corresponding restrictions will be restored.

Reconstruction work will occur on W. Wisconsin Ave. during the same time, providing new concrete, curb, gutter, sidewalk and decorative crosswalks. On W. Wisconsin Ave. during stage one, one lane of traffic will be open in each direction. For the first weekend of stage two, all lanes of traffic will be closed to through traffic on W. Wisconsin Ave. between N. 26th and N. 28th. Traffic will be re-routed on both ends of the project. After the first weekend of stage two, all lanes will be open on W. Wisconsin Ave.

Sidewalks adjacent to the construction zones will be closed and one sidewalk will be open for pedestrian traffic at all times throughout the project.

Federal and Wisconsin Department of Transportation funds will be used to finance 92% of the construction costs. The remaining 8% will be provided by the City of Milwaukee.



Helpful Tips

Need Assistance or Have a Question?



Efficient delivery of the hundreds of services provided by city government is only a phone call or a computer click away – in the NEW, full-color “Call for Action” telephone directory. The popular directory is arranged alphabetically by specific problems and topics, and also includes helpful web addresses and additional information about community attractions.

Remember that in addition to contacting Alderman Bauman’s office for help with your concerns, there is one number – **286-CITY (2489)** – that can put you in touch with the right department for any questions or concerns about city services.

To save postage and staff costs, please download or print your own copy of the new Call for Action booklet by going to Alderman Bauman’s webpage at www.milwaukee.gov/district4. If you need to have a copy mailed to your home, please e-mail a request to lkrajn@milwaukee.gov.

Parking Meter Bags: Know the Rules

The downtown area and other parts of the 4th Aldermanic District are served by parking meters that occasionally are covered by cloth bags. Bags are used in a variety of circumstances where temporary parking regulations are needed, such as special events and construction activity.

There are two types of cloth bags: bags marked “No Parking” and plain bags that have no markings. When a bag marked “No Parking” is covering a meter, parking is not permitted at that location regardless of the parking regulations that may generally apply to that area. When a plain bag is covering the meter, parking is permitted at that location and the meter does not need to be plugged; however, the applicable parking regulations for that location contained on any parking signs (such as two hour limits or “temporary no parking” during certain hours) still apply.

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Get to Know Milwaukee’s Burglar Alarm Response Policy

In September 2004, the Verified Response Policy to burglar alarms was implemented by the Milwaukee Police Department. This means that the Milwaukee Police Department no longer responds to the report of a burglar alarm activation that is not first verified by a Private First Responder Service.

Public Safety Ordinance #105-75-14-c-5 requires that alarm businesses provide a Private First Responder Service to respond to your activated burglar alarm to verify that a cause for the alarm exists prior to contacting the police department. If the alarm responder determines that a crime or an attempted crime has occurred or is occurring at the alarmed premise (a verified alarm), the responder will call for immediate police response. The complete Public Safety ordinance #105-75 pertaining to burglar alarms, alarm business requirements, prohibited systems, etc., may be viewed online at www.milwaukee.gov/tableofcontents. Once there, scroll down to #105, Public Safety.

Although alarm businesses are required to obtain an Alarm Business License prior to operating as an alarm business in the City of Milwaukee, be advised that the issuance of a license does not guarantee the service or reputation of a business.

There are more than 100 licensed alarm businesses currently operating in Milwaukee. To check whether an alarm business has obtained the proper license, you may visit the License Division website at www.milwaukee.gov/license or call the office at (414) 286-2238.

If you experience overly aggressive or unscrupulous sales representatives, report the situation by calling the Milwaukee Police Department non-emergency phone number of 933-4444, or leave a message for the Police Alarm Officer at 935-7167.

FREE Landlord Training

For future training dates call 286-2954 or to learn more about the program and view a class schedule go to: www.milwaukee.gov/landlordtraining

Cream of the Cream City Awards



Alderman Bauman was emcee during the **Cream of the Cream City Awards**, held in May at Best Place at the Pabst, 901 W. Juneau Ave. Sponsored by the city's **Historic Preservation Commission** (Alderman Bauman serves as a commission member), the Common Council and Mayor Tom Barrett, the awards again honored individuals and organizations that have made outstanding contributions in the field of historic preservation and heritage education and advocacy in the City of Milwaukee.

View more event photos at: www.flickr.com/photos/cityofmilwaukee/sets



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Summer 2013 Events

June 7-9 • **Pridefest** • Henry W. Maier Festival Park
June 5-Oct. 30 Wednesdays • **Westown Farmer's Market** • Zeidler Union Square
June 6-Sept. 5 Thursdays • **Jazz in the Park** • Cathedral Square Park
June 1-Oct. 5 Saturdays • **East Town Market** • Cathedral Square Park
June 12-Aug. 28 Wednesdays • **River Rhythms** • Pere Marquette Park
June 26-30 & July 2-7 • **Summerfest** • Henry W. Maier Festival Park
July 11-14 • **Bastille Days** • East Town (Jefferson St./Cathedral Square Park)
July 19-21 • **Festa Italiana** • Henry W. Maier Festival Park
July 25-28 • **German Fest** • Henry W. Maier Festival Park
Aug. 1-11 • **Wisconsin State Fair** • Wisconsin State Fair Park
Aug. 3-4 • **Milwaukee Air & Water Show** • Bradford Beach/Lakefront
Aug. 3-4 • **African World Festival** • Henry W. Maier Festival Park
Aug. 15-18 • **Irish Fest** • Henry W. Maier Festival Park
Aug. 15-18 • **A La Carte at the Zoo** • Milwaukee County Zoo
Aug. 23-25 • **Mexican Fiesta** • Henry W. Maier Festival Park
Aug. 29-Sept. 1 • **Harley-Davidson 110th Anniversary Celebration**
Sept. 2 • **Labor Fest** • Henry W. Maier Festival Park
Sept. 6-8 • **Indian Summer Festival** • Henry W. Maier Festival Park
Sept. 21-22 • **Doors Open Milwaukee** • Headquarters at City Hall

NO Garbage/Recycling Collection:

- **Independence Day**
– Thurs. & Fri. – July 4 & 5, 2013
- **Labor Day**
– Fri. & Mon. – Aug. 30 & Sept. 2, 2013
- **Thanksgiving**
– Thurs. & Fri. – Nov. 28 & 29, 2013
- **Christmas Eve & Day**
– Tues. & Wed. – Dec. 24 & 25, 2013
- **New Years Eve & Day**
– Tues. & Wed. – Dec. 31, 2013 & Jan. 1, 2014



Sign up for an E-Notify account to receive 4th District news releases, meeting notices and other updates:
www.milwaukee.gov/enotify

View meetings on the web: milwaukee.gov/Channel25