

Attachment 16: Neighborhood Conditions

Milwaukee, WI

Milwaukee_WI_Attachment_16.pdf

Attachment 16 – Neighborhood Conditions

	Scat Sites Neighborhood tracts 47, 63-68 and 84	Census Tract 113	Census Tract 206	City of Milwaukee
Race alone - white	1.33%	83.49%	87.93%	45.39%
Median household income	\$ 20,464.00	\$16,821.00	\$39,871.00	\$32,216.00
Persons below poverty level	38.79%	18.30%	6.00%	21.35%
Owner occupied housing unit	42.80%	58.97%	82.52%	65.47%
Percent of high school graduates among persons 25 & older	47.31%	71.92%	84.30%	74.82%
Average household size	3.11	1.43	2.17	2.14
% of person 16 & over who are employed	38.79%	51.83%	64.37%	57.86%

There are many challenges and opportunities in this neighborhood. The periphery of this neighborhood includes thriving retail centers, new housing, museums, entertainment and

Milwaukee has the 8th highest rate of poverty among large cities in the U.S. A recent symposium on poverty in Milwaukee identified infrastructure changes. Reiterated the need to reconnect central city families to jobs.

In Sept. 2007 unemployment in Wisconsin reached 4.6%, making unemployment in Wis

Milwaukee's alarming poverty, unemployment and educational statistics make it more important than ever to combine community and supportive services with HACMs the physical revitalization of offer a comprehensive and coordinated

Although most violent crime dropped city wide, aggravated assault rose in 10 of 15 aldermanic districts.

Unemployment

City's jobless rate is 2nd worst in the U.S.; only Detroit is higher.

Unemployment continues to climb in Wisconsin, reaching 4.6% in September 2007, up from 4.2% in September 2006. The U.S. rate was 4.5%, making this the 8th month in a row that Wisconsin exceeded the national average.

According to a recent report by the Center for Economic Development at the University of Wisconsin-Milwaukee, the Milwaukee area is racially segregated and with greater employment disparity than most other major metropolitan areas in the Midwest and northeast. Nearly half of black men (46.8%) are not in the labor force compared to 17.9% of white men and 22.7% of Hispanic men.

Tower Automotive – 3500 employees; In 2003 Master Lock moved its central city headquarters with 180 jobs to the suburbs; 1997 – 1200 employees, now less than 250

Sept. 2007 was the 14th month in a row that Wisconsin showed a year-to-year loss in manufacturing employment. Since its peak in Sept. 2000, factory jobs have fallen by 96,800, more than 16%. Seven years ago manufacturing account for 21% of Wisconsin jobs, now its about 17%.

Wisconsin ranked 38th of 50 states in 12-month job growth, adding 24,100 jobs. Unfortunately, this job growth is not enough ; however, the loss of manufacturing jobs continues with a loss of 4300 manufacturing jobs

Crime

Common Ground – new crime fighting initiative in MPD district 5 that unites community, clergy and cops.

Homicides: black males most represented group of homicide victims (31%)

Community of challenges and opportunities

Poverty

Milwaukee has the 8th highest rate of poverty among U.S. cities.

At a recent forum on poverty in Milwaukee, John A. Powell and Gregory H. Williams underscored the need to reconnect central city families to jobs. – infrastructure for pathway to self-sufficiency – loss of jobs trapped families in a web of poverty without a pathway to self-sufficiency

Education

Only 68% of students in MPS graduate from high school

Reading gap is nation's worse – average reading ability for 4th & 8th grade black students is lowest of any state in the country and gap between black and white students is the worst in the nation

Housing

2007: Lowest average assessed value of housing in the city of Milwaukee, ranging from \$33,790 to \$94,153; city average is \$131,565

12% of housing units in near north area are vacant.

Big box retailers – Home Depot, Walmart

Rich in resources: 2 of the largest parks (over 100 acres)– Estabrook and Kletsch Lake Michigan, state park, Milwaukee River, museums (Discovery World Calatrava)

Lena's, Roundy's, gas stations, boutiques, retail centers,

Bay Shore Town center – Steiner + Associates

Housing – lowest assessed residential values in the city of Milwaukee –

Redevelopment;

\$120 million entertainment, hotel & housing development (Midwest Airlines Center)

DRS Power & Control Technologies (\$11 m for remodeling)

Eaton & Master Lock – formed BID

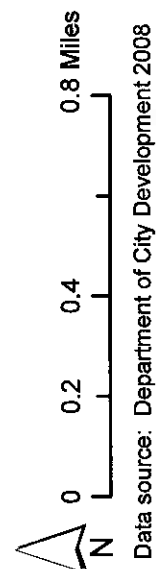
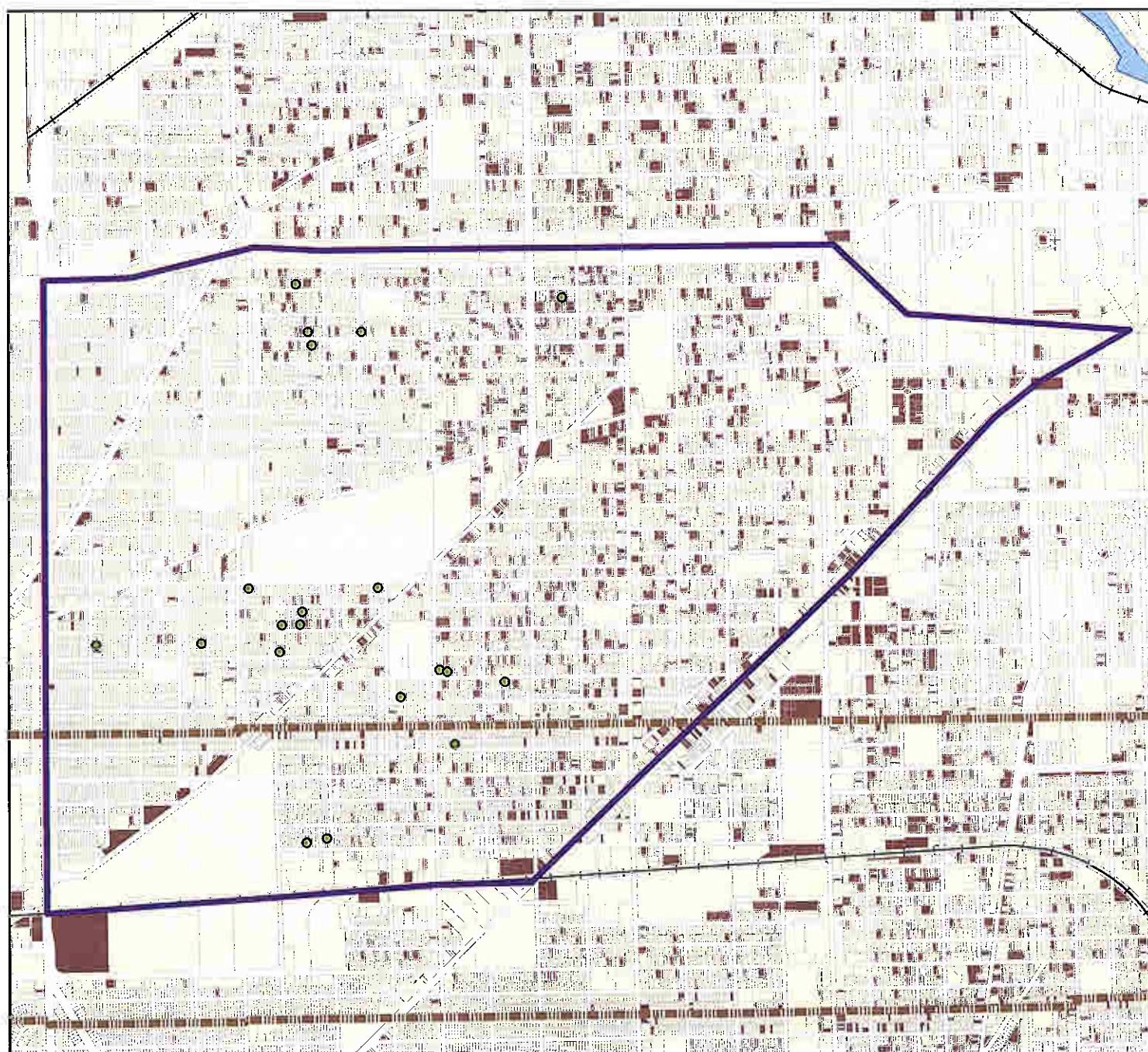
Tower (former A.O. Smith)– 2.2 million s.f. of industrial space; over 140 acres – DPW facility

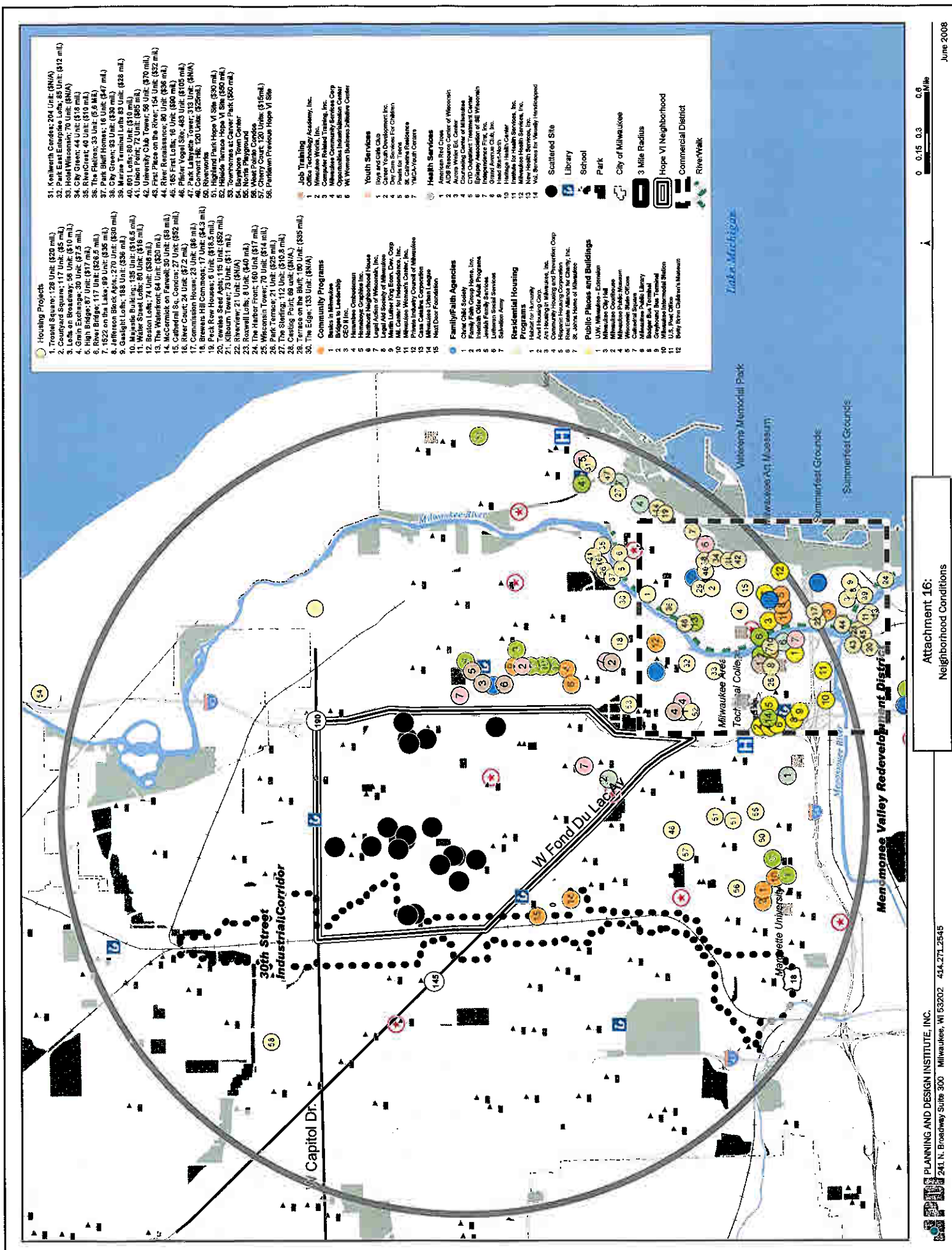
Outer ring – catalytic projects (Park East, Menomonee Valley, Marquette) – converging and working together; museums (Calatrava & Discovery World),

West- redevelopment of 30th Street Industrial corridor

**City of Milwaukee
2008 Scattered Sites II
Vacant Lots**

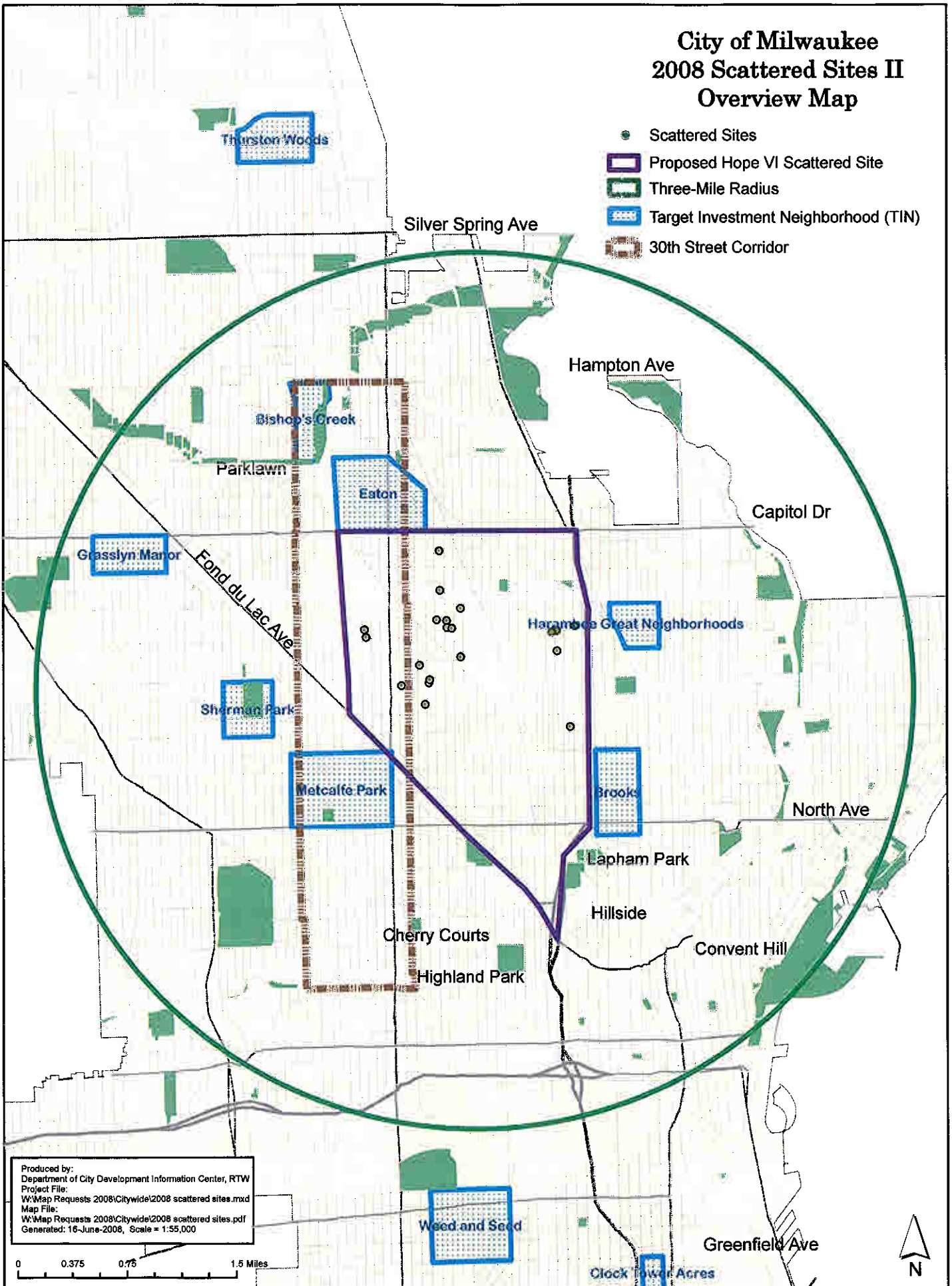
- Scattered Sites
- Proposed Hope VI Scattered Site
- 30th Street Corridor
- Vacant Lot





City of Milwaukee 2008 Scattered Sites II Overview Map

- Scattered Sites
- ▭ Proposed Hope VI Scattered Site
- Three-Mile Radius
- ▭ Target Investment Neighborhood (TIN)
- ▭ 30th Street Corridor

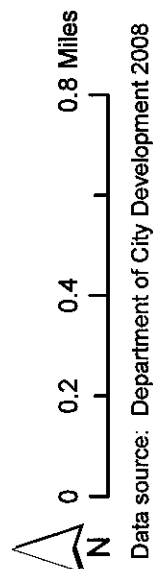
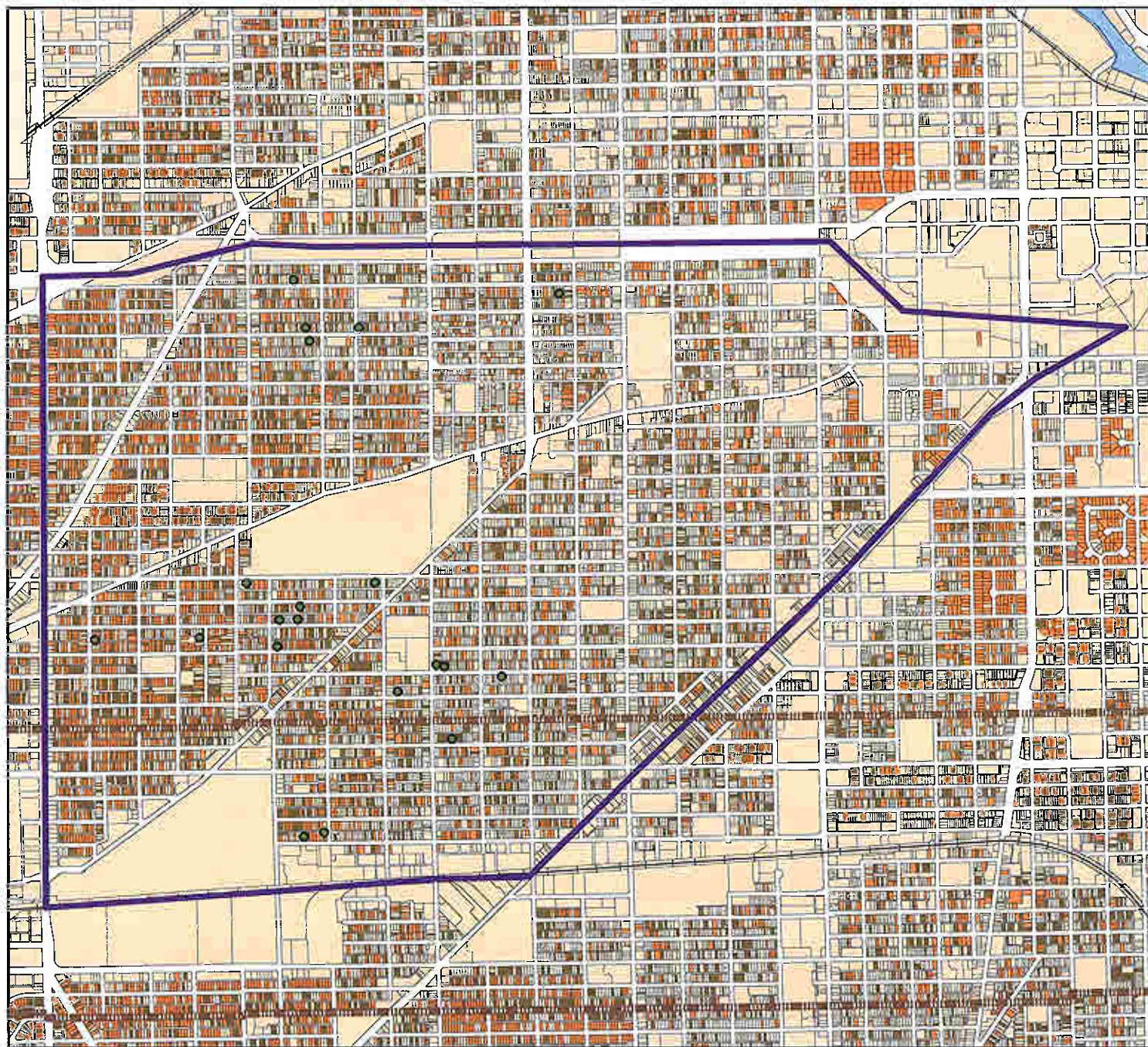


Produced by:
Department of City Development Information Center, RTW
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Map File:
W:\Map Requests 2008\Citywide\2008 scattered sites.pdf
Generated: 16-June-2008, Scale = 1:55,000

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**City of Milwaukee
2008 Scattered Sites II
Owner Occupancy**

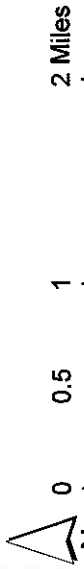
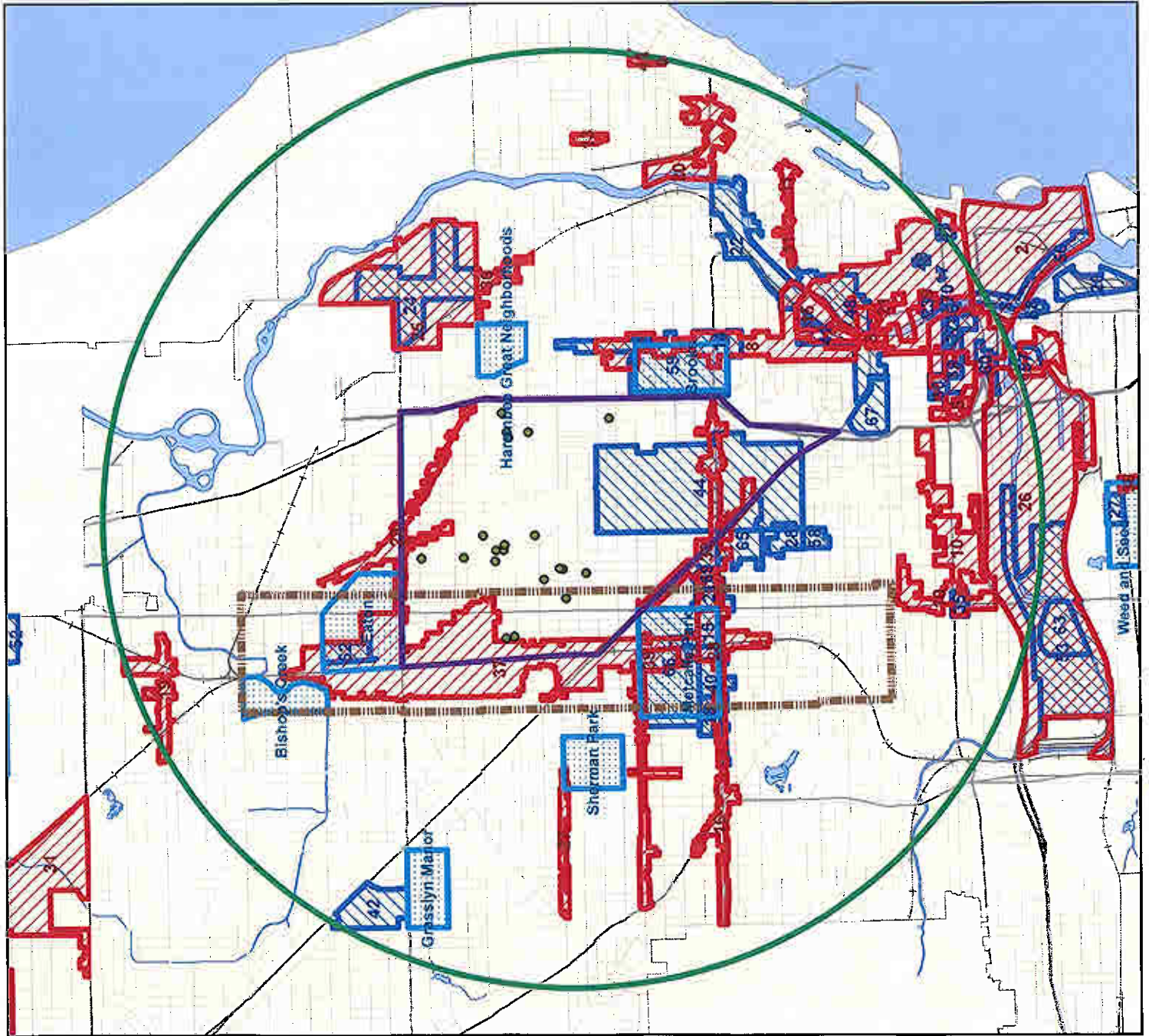
- Scattered Sites
- Proposed Hope VI Scattered Site
- 30th Street Corridor
- Owner-Occupied Single Family Residence
- Owner-Occupied Two Family Residence



Data source: Department of City Development 2008

**City of Milwaukee
2008 Scattered Sites II
Program Areas**

- Scattered Sites
- Proposed Hope VI Scattered Site
- Three-Mile Radius
- 30th Street Corridor
- Business Improvement District (BID)
- Tax Incremental District (TID)
- Target Investment Neighborhood (TIN)



Data source: Department of City Development 2008

City of Milwaukee

Department of City Development

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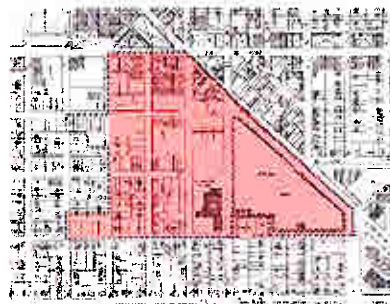
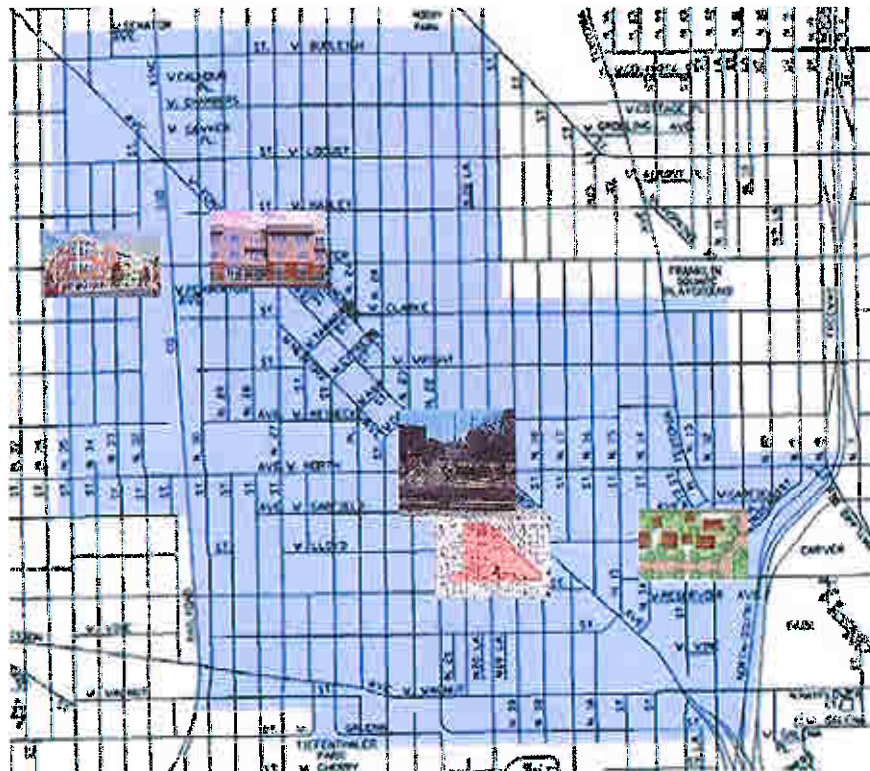


Fond du Lac and North Area Plan: Development Update

Fond du Lac & North Plan
home

DCD Plans and Studies
Planning home

City of Milwaukee
Office of Mayor Tom Barrett



20th & Brown TID

Status 12/26/06: In progress

The 20th & Brown Tax Incremental District (TID) was approved in September 2006. The City's Department of Public Works is currently doing design engineering on the new streets, with construction scheduled to start in Spring 2007. The developer is planning their marketing strategy and assembling builders for the project.



27/Center

Status 12/26/06: *In progress*

Construction started November 27, 2006 and is scheduled for a July 1, 2007 completion. The project includes 24 units and approximately 5,000 square feet of retail space.



Columbia Savings & Loan

Status 12/26/06: *In progress*

This \$1.5 million project is constructing a new 10,000 square foot office for Columbia Savings and Loan. Ground-breaking was in July and the project is expected to be completed next summer. Columbia Savings and Loan is the oldest minority-owned financial institution in the state.



Josey Heights

Status 12/26/06: *In progress*

Construction on the porous-paved streets and bioswales was completed approximately October 31, 2006. The ribbon-cutting ceremony for the new subdivision was held on November 9.



Toussaint Square

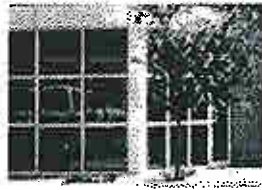
Status 12/26/06: *In progress*

Toussaint Square is under construction, with a planned completion of Spring 2007.

City of Milwaukee

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30th Street Industrial Corridor Milwaukee's Greenlight District

Contact Information

Benji Timm, Project Manager
30th Street Industrial Corridor
Dept. of City Development
809 N. Broadway
Milwaukee, WI 53202
Phone: 414.286.5756
Cell: 414.708.9291
Fax: 414.286.5778
Email: btimm@milwaukee.gov

Brenna Holly
Executive Director
30th Street Industrial Corridor
Corporation
PO Box 16498
Milwaukee, WI 53216
Phone: 414.444.4706
Fax: 414.444.4715
Email: brenna_holly@30thstreeticc.org

Area Aldermen

Dist. 1 Ald. Ashanti Hamilton
Dist. 4 Ald. Robert J. Bauman
Dist. 7 Ald. Willie C. Wade
Dist. 15 Ald. Willie L. Hines, Jr.

The City of Milwaukee is working with local, state and federal partners on a plan to redevelop the 30th Street Industrial Corridor, similar to the long-range efforts that went into the revitalization of the Menomonee Valley.

Greenlight District – A Reinvestment Zone

The term 'Greenlight District' indicates a zone where the City would give the 'greenlight' on use of Tax Incremental Financing and other economic development tools within the corridor to make sites ready for new businesses, especially (but not exclusively) green companies.

Project Area



The 30th Street Industrial Corridor project area boundaries are W. Hampton Avenue south to W. Highland Boulevard, N. 27th Street west to N. 35th Street. *View a detailed map of the corridor.*

This is a corridor that features a rail line, which traditionally provided industries with the ability to move raw materials and finished goods in and out of Milwaukee since the late 19th century. The corridor is or was home to such companies as: Master Lock, Miller Brewery, Harley-Davidson, Kehr's Candies, DRS Technologies, Eaton Corporation, Wisconsin & Southern Railroad, Perlick Corporation, A.O. Smith, Geiser's Potato Chip Company, Tower Automotive,

Cutler-Hammer, and many more.

Goals

There are several underused, underutilized industrial sites within the corridor that could offer growing companies the room to expand. The advantageous location could also foster new business creation, as there are existing successful companies in the corridor and the sites are situated near major transportation routes and an eager workforce.

The City of Milwaukee will seek partners to prepare a corridor plan to:

- » Attract / grow businesses
- » Expand 'green' industries, growing this sector of the economy
- » Identify resources for site preparation, business incentives
- » Incorporate job training incentives, additional workforce development
- » Improve infrastructure
- » Improve residential and commercial areas

City of Milwaukee
Office of Mayor Tom Barrett

- » Address blight, enhance appeal of corridor
- » Increase public safety

Current Corridor Projects

City District Office

Eaton Corporation, 4201 N. 27th Street, is housing the City of Milwaukee's 30th Street Industrial Corridor District Office. Thanks to the generosity of this corporate partner, Project Manager Benjamin Timm has rent-free space to work within the corridor.

Brownfields Initiative

Environmental site assessments, building demolition and clean-up of brownfields within the corridor. The City of Milwaukee Brownfields Team has secured nearly \$1 million in federal and state dollars to renew sites in the corridor. Gov. Doyle's Urban Reinvestment Initiative

The Milwaukee Industrial Trade Center

former Tower Automotive site

In partnership with the new owners of the former Tower Automotive site, the City of Milwaukee is working on a redevelopment plan for the area.

Bishop's Creek 32nd & Hampton

The City of Milwaukee is working with Holy Redeemer Church on the redevelopment of a blighted site on 32nd & Hampton into a development that includes affordable housing, hospitality uses, offices, retail and parking. *Bishop's Creek website*

30th Street Industrial Corridor Business Improvement District

BID 37

Businesses in this district are working with the City of Milwaukee on several projects, including enhanced streetscaping of commercial areas, public safety issues and neighborhood clean-ups. The group has also formed a task force to address illegal dumping on vacant sites. *30th Street Industrial Corridor Corporation website BID map*

Atkinson Ave, Capitol Drive & Teutonia Ave Business Improvement District *BID 29*

This Business Improvement District is working with the City of Milwaukee to revitalize this triangle area between the commercial streets. *BID map*

Eaton Corporation / DRS Targeted Investment Neighborhood

With the assistance of two strong corporate partners, Eaton Corporation and DRS Power & Control Technologies, the City of Milwaukee is working with local residents, businesses and other partners to revitalize the residential and commercial areas of this end of the 30th Street Industrial Corridor. More information on Targeted Investment Neighborhoods is available on DCD's NiDC website. *TIN map*

Harley-Davidson Targeted Investment Neighborhood

This is a 3-year residential project, sponsored by Harley-Davidson in partnership with the City of Milwaukee's Targeted Investment Neighborhoods program. Residents are working together with businesses and the City of Milwaukee to address public safety concerns and improve the neighborhood. Forgivable loans for home repairs are made available for up to \$10,000. Neighborhood projects have included clean-ups and community plantings. *TIN map*

Metcalfe Park Targeted Investment Neighborhood

TIN map

North Avenue Gateway Business Improvement District BID 28

BID map

North Avenue Market Place Business Improvement District BID 32

BID map

Center Street Market Place Business Improvement District BID 39

BID map



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Companies making stand in central-city factory corridor

Improvement district, development breathing life back into area

By TOM DAYKIN
tdaykin@journalsentinel.com

Posted: Nov. 26, 2005

Faced with an aging, obsolete plant, DRS Power & Control Technologies Inc. might have relocated from Milwaukee's central city to a new suburban facility.

Instead, DRS plans to spend over \$11 million to remodel its manufacturing and research facility, 4265 N. 30th St.

"We could have gone elsewhere," said Sally Wallace, a DRS vice president and general manager.

But moving the company's extensive testing facilities, which received a \$5 million upgrade in the late '90s, would have carried a huge expense, Wallace said.

"We've been there a long time," Wallace said. "We want to strengthen the area."

DRS and other north side companies, including Master Lock Co. and Eaton Corp., are taking steps to make the central city a better place to do business. They recently formed a business improvement district for the 30th Street Industrial Corridor, an area bordered roughly by N. 27th St., N. 35th St., W. Ruby Ave. and W. Brown St.

The district is to collect \$166,000 yearly, mainly through assessments on commercial properties within its borders, to pay for graffiti removal, new street lights, a part-time employee to coordinate private security, and other efforts.

The district is being launched as new, significant developments occur in the corridor, which runs through some of Milwaukee's poorest neighborhoods.

DRS, which is seeking a \$1.5 million city grant to help finance its project, plans to add 80 employees to its work force of 370 people. Eaton is getting a \$500,000 federal grant for high-tech research at its lab, 4201 N. 27th St.

After years of shrinking its central city workforce, Master Lock has added jobs at its factory, 2600 N. 32nd St. And a former industrial glue factory, 2930 W. Center St., has been converted into a distribution center for Lena's Food Markets, which serves the central city with four supermarkets.

43

Those investments, and plans to redevelop Tower Automotive Inc.'s 140-acre manufacturing complex into new uses, are breathing life into the area, where factory jobs have been declining for decades.

"Milwaukee's future depends on how we plan for the best reuse of these former industrial properties," Mayor Tom Barrett said.

For years, the corridor was a big part of Milwaukee's industrial heart. Railroad tracks that run along N. 30th St. delivered raw materials to factories operated by A.O. Smith Corp., Briggs & Stratton Corp., Master Lock and dozens of lesser-known companies. Those businesses employed thousands of workers, many of them coming to their unskilled jobs with no education beyond high school.

Decline began in '50s

But some of those companies moved to new, more efficient buildings, including those in suburbs, starting in the late '50s and early '60s. Also, manufacturers went through a series of contractions, with the first big shock coming in the early '80s. Heavy industrial cities such as Milwaukee were especially hard hit.

The latest retrenchment for manufacturers started in the late '90s, as competitors in China and other Asian nations began taking market share from U.S. makers of goods ranging from padlocks to automobile frames.

At A.O. Smith's huge operation, bordered by W. Capitol Drive, W. Townsend St., N. 35th St. and N. Hopkins St., thousands of workers made frames for U.S. automakers. A.O. Smith sold the operation in 1997 to Tower Automotive, which began a series of layoffs as its customers lost business to foreign competitors. The factory complex, which had around 3,500 employees when Tower took over, is scheduled to shut down early next year, putting its 300 remaining employees out of work by March.

But if Tower's decline illustrates the problems within the corridor, plans for redeveloping the complex show the corridor's potential.

The Department of City Development, working with Sen. Herb Kohl (D-Wis.), just landed a \$250,000 federal grant to help create a detailed proposal for the site. Gov. Jim Doyle last month designated the Tower site as an enterprise development zone, providing up to \$3 million in state tax credits for companies that locate there.

About 34 acres of the complex that Tower no longer is using have been sold to real estate investors and the City of Milwaukee. Pressed Steel Tank Co., West Milwaukee Recycling LLC and the city Department of Public Works have announced plans to move to that part of the site, bringing 520 jobs.

City development officials have said that the remaining parts of the Tower complex could include retail, such as restaurants, neighborhood-oriented stores, and housing along Capitol Drive; light and heavy manufacturing in the middle and rear portions of the complex; and office use. Some of the buildings would be demolished to make way for new construction.

City officials are negotiating with Tower to gain access to remaining parts of the site to conduct environmental tests, Barrett said. Much of that plan's success will hinge on the city's ability to secure federal grants to help with environmental cleanup, which could cost millions of dollars.

Despite those costs, the Tower site appeals to developers because of its large acreage in a central location, Barrett said. The state tax credits, which are available only for jobs that pay at least 150% of the minimum wage, and other subsidies will help attract investment, he said.

Tim Casey, president of the 30th Street Industrial Corridor Corp., a non-profit group that focuses on economic development, said the Tower site and other corridor locations also have the advantages of being near a large, available work force, and of having good access to Capitol Drive and other major streets.

Locking in

Master Lock is another central-city revival story.

In 1997, the company had around 1,200 employees at its N. 32nd St. factory and corporate offices. But Master Lock began a series of job reductions, mainly because of pressure from foreign competitors that were selling cheap locks to Wal-Mart and other large retailers.

In 2003, Master Lock moved its corporate headquarters, with 180 jobs, from the central city complex to Oak Creek. Additional job cuts at the factory left the company with just under 250 production employees in Milwaukee, said Ted Nunziato, vice president of human resources.

Since then, however, Master Lock has added jobs, and the factory now has 336 employees, Nunziato said. Some of the positions were shifted to Milwaukee from a newly acquired lock factory in Crete, Ill., that Master Lock closed.

Nunziato said Master Lock shifted the work to Milwaukee in part because the company has a good partnership with United Auto Workers Local 469, which represents the central-city employees. "We have a proven work force here," he said.

Master Lock was among the companies that helped form the corridor's business improvement district, which the Common Council and Barrett approved this fall.

The district allows commercial property owners in the corridor to tax themselves and spend the money in the district on items such as security and litter pickup. The district is to raise around \$150,000 in special property assessments, with another \$16,000 expected from federal block grants.

The district's creation shows that businesses such as Master Lock "haven't given up on the area," said Sheree Dallas Branch, Master Lock's manager of corporate and community affairs.

The district is to hire the 30th Street Industrial Corridor Corp. to run its operations. The group last year helped sell Bostik Findley Inc.'s former glue factory on Center St. to an investors group affiliated with Lena's Food Markets. The investors spent around \$200,000 renovating it into a grocery distribution center that opened this summer with about 50 employees, a project that was aided with federal tax credits.

In the north

The corridor corporation also is focusing on the area's northern end, home to the Tower complex and facilities operated by Eaton and DRS.

Eaton and DRS have high-tech operations. Eaton runs a research-and-development facility that this month snagged a federal grant to continue its work on a sensor technology designed to help manufacturers reduce their energy use.

DRS makes power equipment for the Navy, and its operations include a testing facility that employs engineers and technicians. The remodeling of the Milwaukee facility will allow DRS to lease out some of the space to other industrial users, Wallace said. The city's grant would be repaid through the improved building's property taxes.

Despite the recent developments, much of the corridor remains ridden with poverty, crime and other social ills.

Still, there will always be a place in the Milwaukee area for companies that manufacture and distribute

products, said Casey, who also is a commercial real estate broker at Equity Commercial Real Estate LLC. The business improvement district, he said, will help make improvements that will change people's perceptions of the corridor.

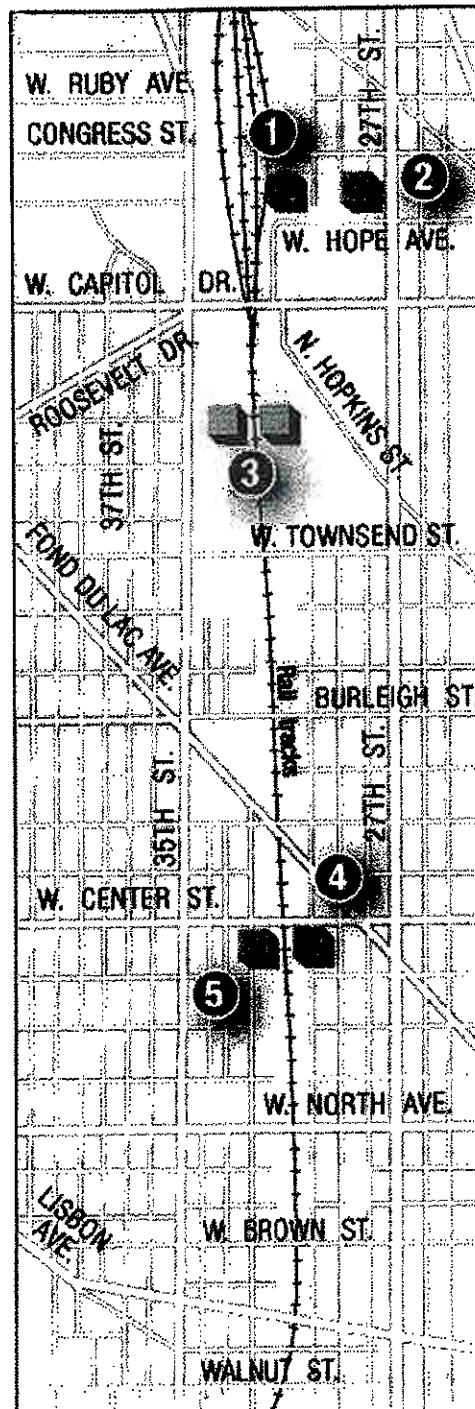
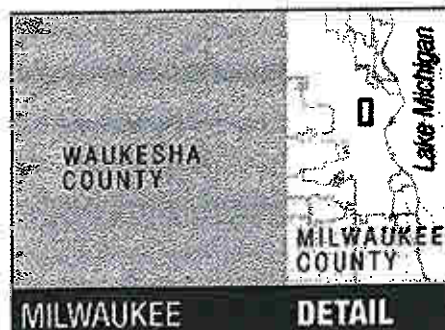
Barrett said the corridor might never have the number of jobs that existed decades ago. But he also said city officials would be turning somersaults to land a company bringing over 300 family-supporting jobs to the central city - such as what Master Lock provides.

"I'd love to still have the jobs that are gone," Barrett said. "But I'm grateful for the jobs that remain."

INVESTMENT NORTH SIDE AREA GETS NEW DEVELOPMENT

The 30th Street Industrial Corridor is receiving several investments, including new jobs at Master Lock Co.; a new Lena's Food Markets distribution center; the redevelopment of the Tower Automotive Inc. complex; a planned remodeling at DRS Power & Control Technologies Inc., and a federal research grant for Eaton Corp. Some corridor companies have teamed up to create a business improvement district for the area.

- 1 **DRS Power & Control Technologies**
4265 N. 30th St.
- 2 **Eaton Corp.**
4201 N. 27th St.
- 3 **Tower Automotive**
(148 acres)
- 4 **Lena's Food Markets**
2930 W. Center St.
- 5 **Master Lock Co.**
2600 N. 32nd St.



ALFRED ELICERTO/aelicer@journal-sentinel.com

Hope VI Scattered Sites Project



700 Block West to 3200 Block West (North 7th St. to North 32nd St.)
1400 Block North to 4000 Block North (West Vliet St. to West Capital Drive)

Information covers January 1, 2008 – May 6, 2008

Homicide	3	13% of the city total homicides for 2008
Assault	498	19% of the city total assaults for 2008
Sex Offenses	36	16% of the city total sex offenses for 2008
Robbery	142	17% of the city total robberies for 2008
Burglary	180	10% of the city total burglaries for 2008
Vehicle Theft	296	13% of the city total vehicle thefts for 2008
Theft	438	12% of the city total thefts for 2008
Arson	13	19% of the city total arsons for 2008
Criminal Damage to Property	198	8% of the city total criminal damage to property for 2008
Locked Vehicle Entry	109	6% of the city total locked vehicle entries for 2008
Shootings & Shots Fired	716	24 % of the city total shootings & shots fired for 2008

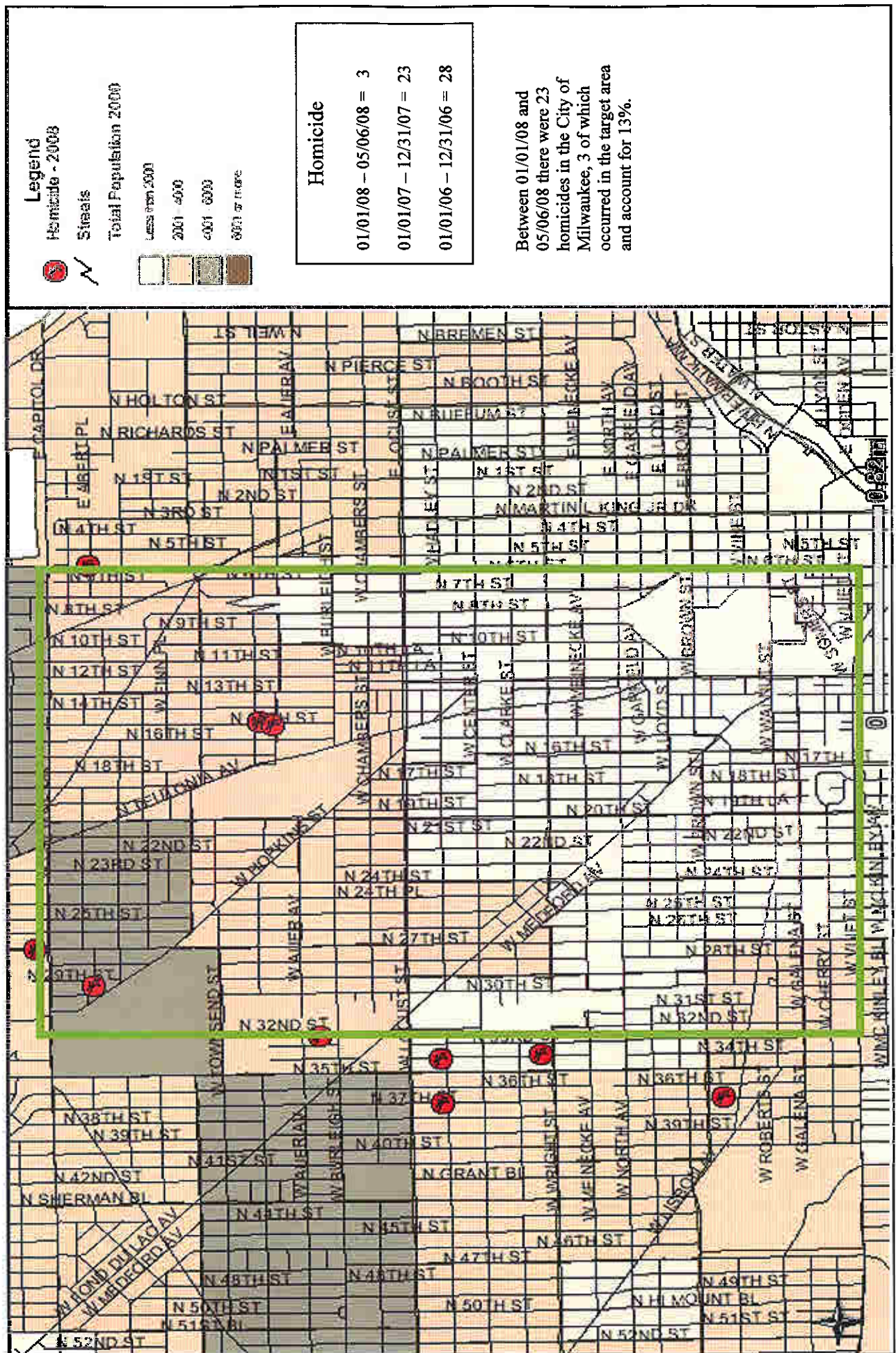
The selected Hope VI area has a population of 92,066, which accounts for 15.4 % of the population of the City of Milwaukee. This area accounts for 24% of all shootings/shots fired from January 1, 2008 – May 27, 2008. The only Census information available is from 2000.

There have been 1876 shootings/shots fired in the 3 mile radius area surrounding and including the selected Hope VI area from January 1, 2008 - May 27, 2008, which is 63% of the shootings/shots fired in the City of Milwaukee.

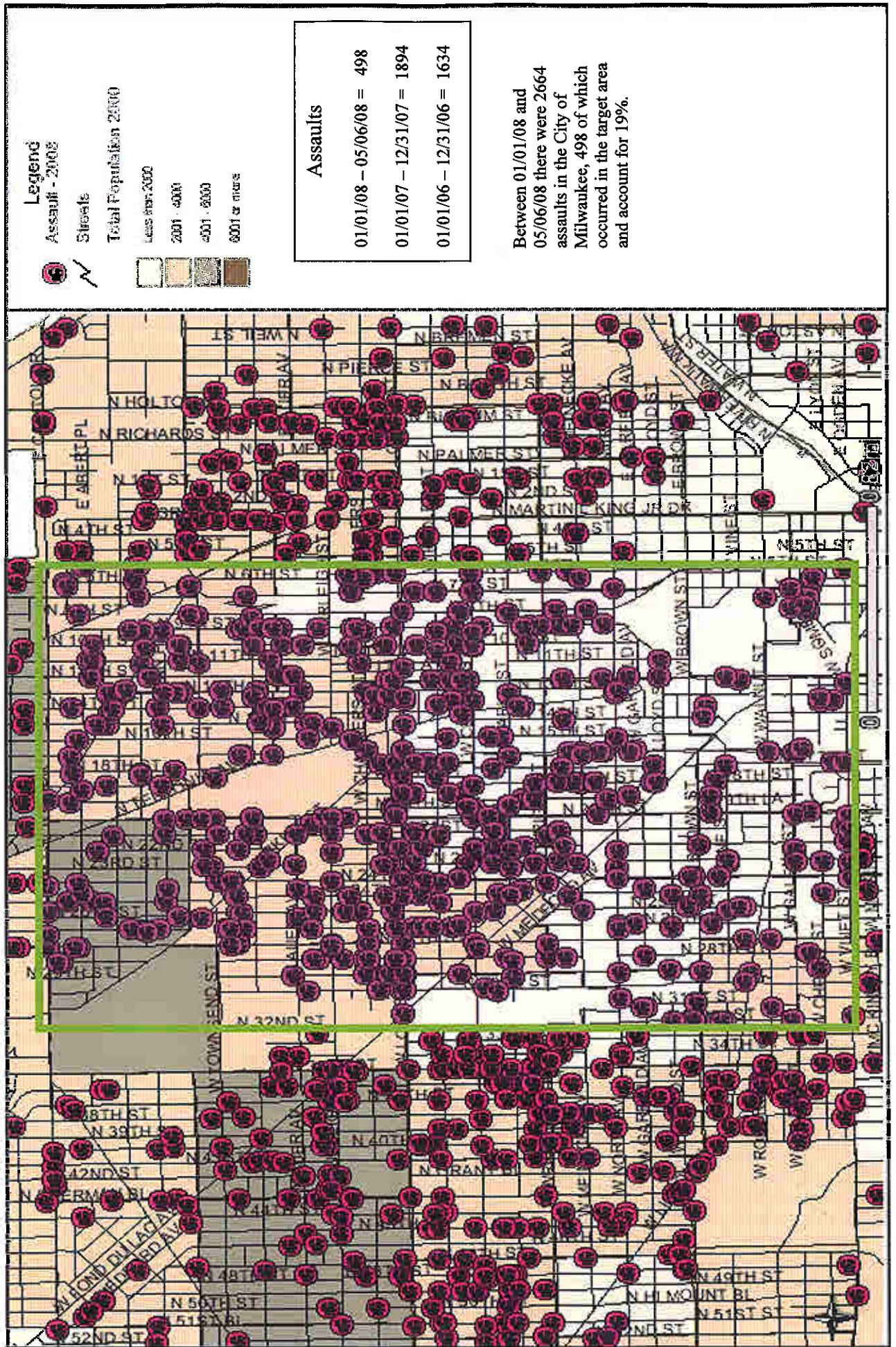
The selected three mile radius area including the Hope VI target area has a population of 290,630, which accounts for 48% of the population of the City of Milwaukee based on Census Tracts. The only Census information available is from 2000.

NOTE: The shootings/shots fired information has been updated to reflect the totals from January 1, 2008 - May 27, 2008

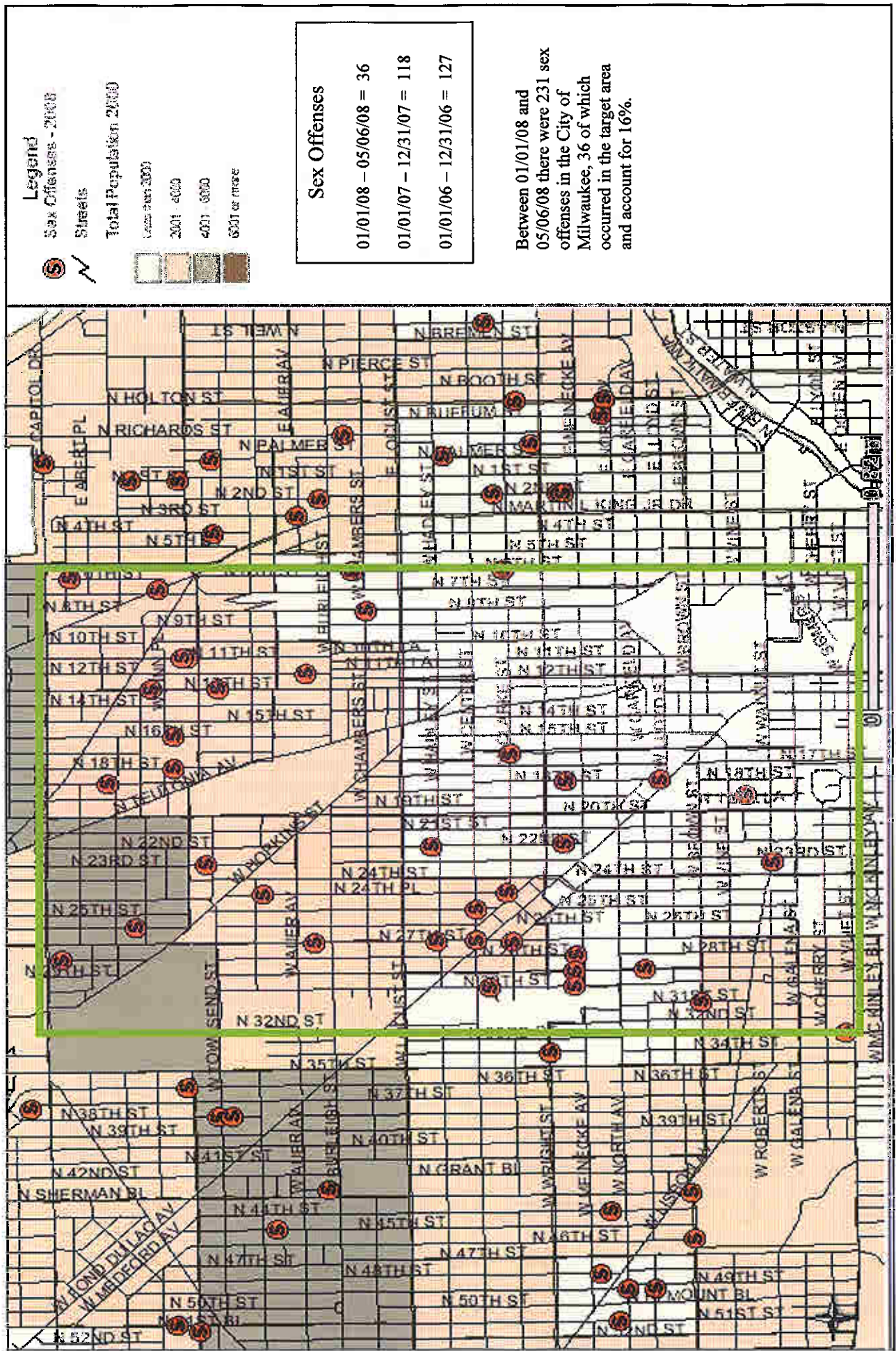
Hope VI Scattered Sites Project
 (North 7th St. to North 32nd St.)
 700 Block West to 3200 Block West
 1400 Block North to 4000 Block North
 (West Vliet St. to West Capital Drive)



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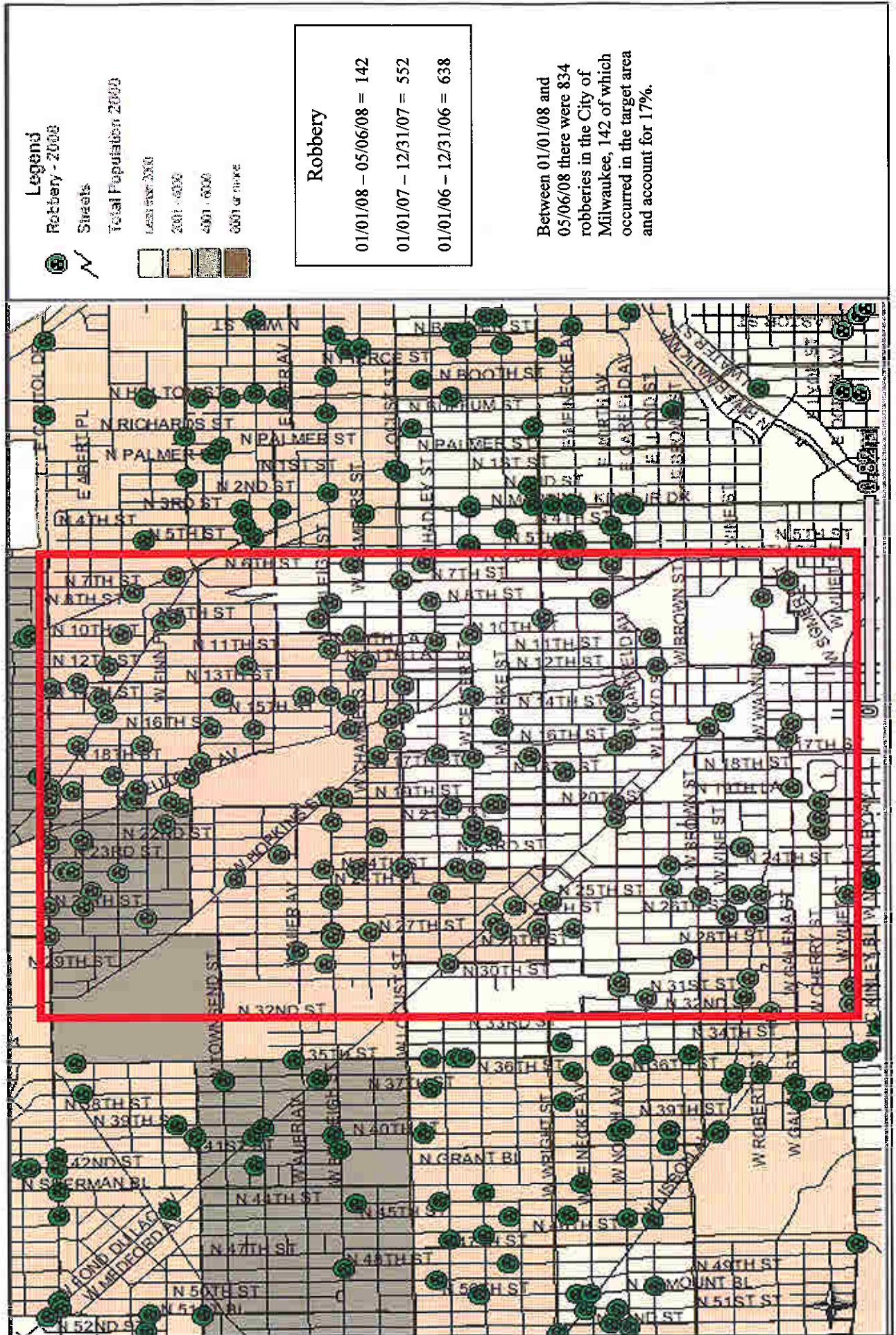


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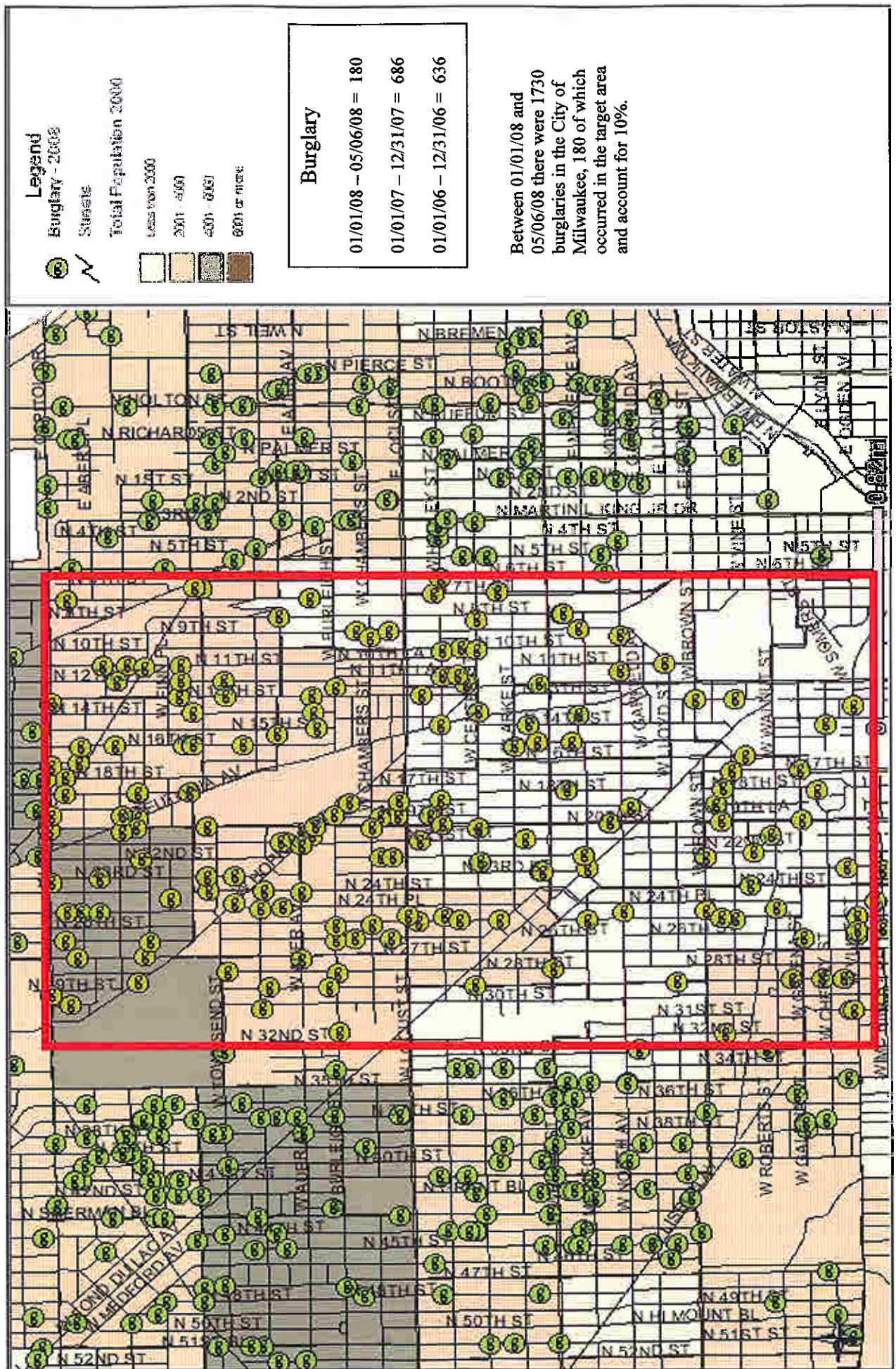


Hope VI Scattered Sites Project

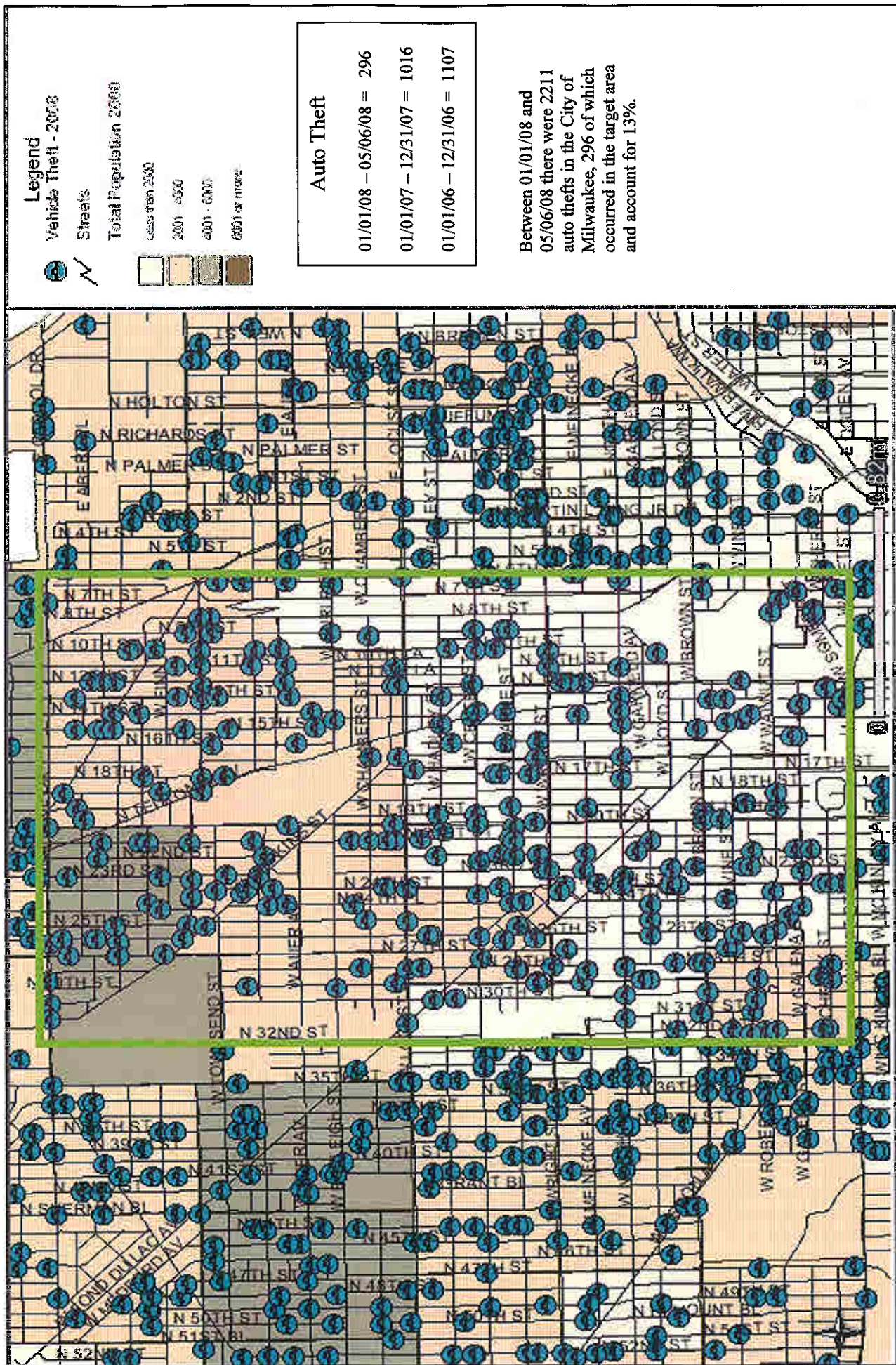
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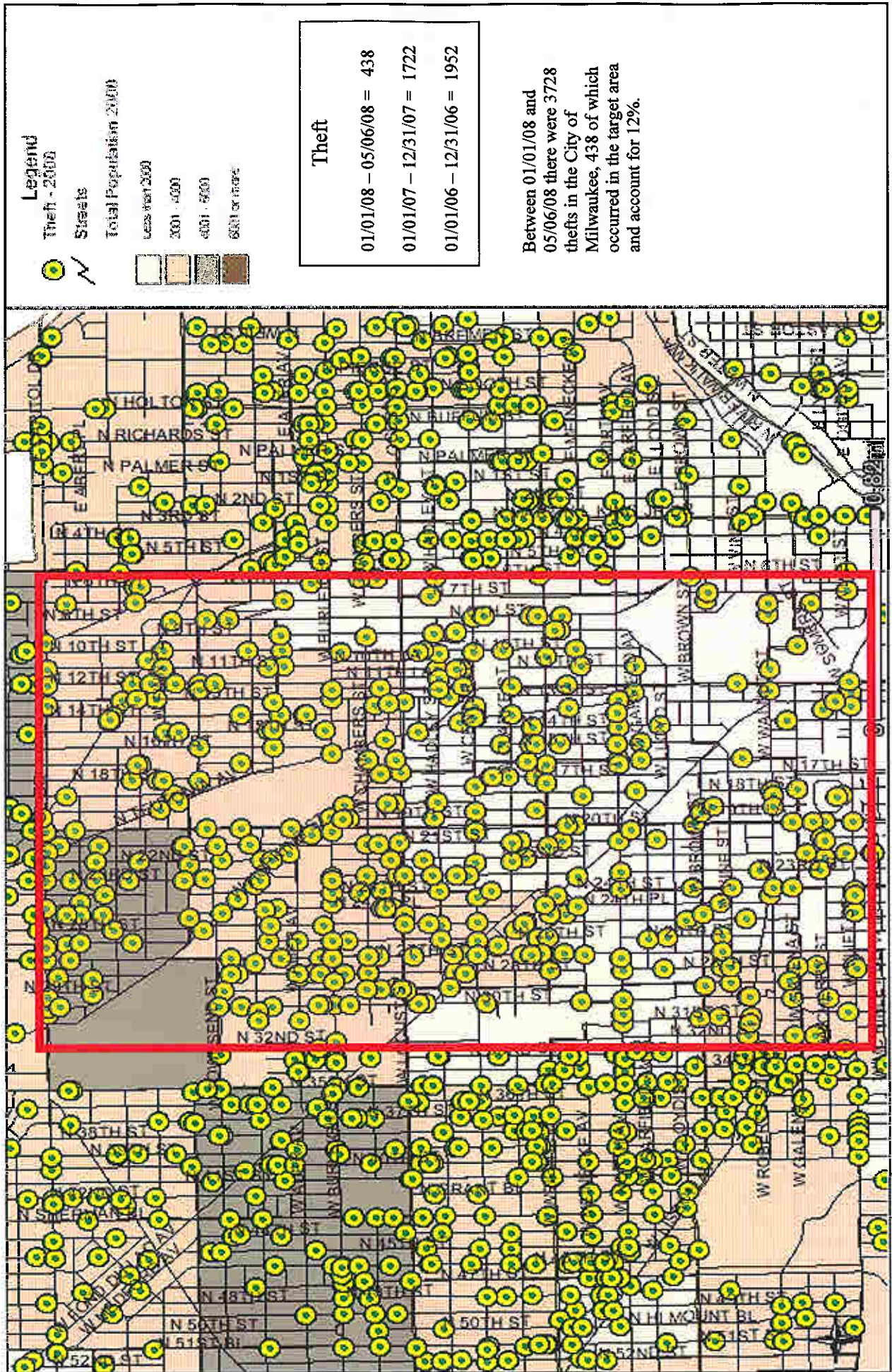
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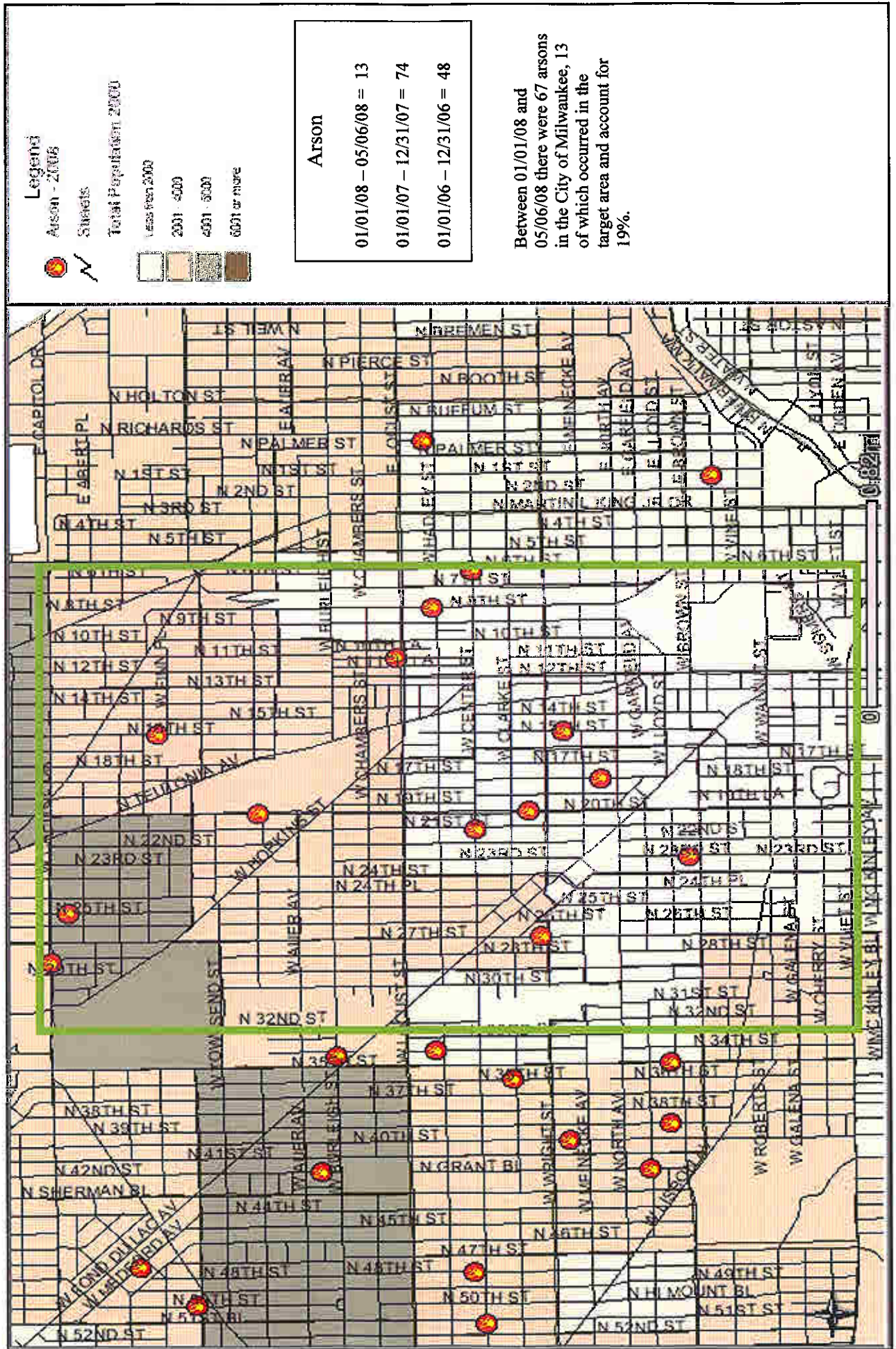
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 (North 7th St. to North 32nd St.)
 (West Vliet St. to West Capital Drive)



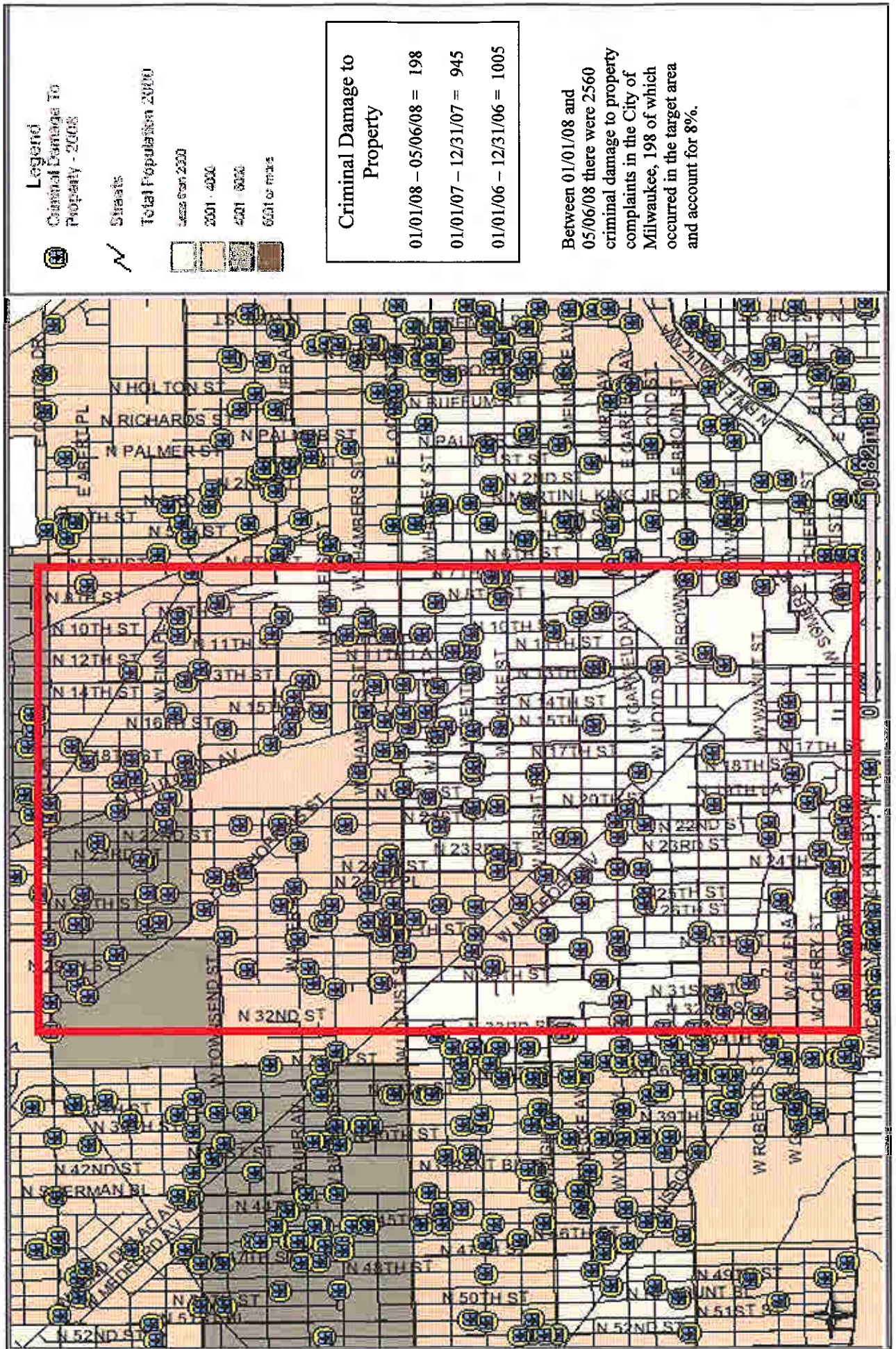
Hope VI Scattered Sites Project
 (North 7th St. to North 32nd St.)
 700 Block West to 3200 Block West
 1400 Block North to 4000 Block North
 (West Vliet St. to West Capital Drive)



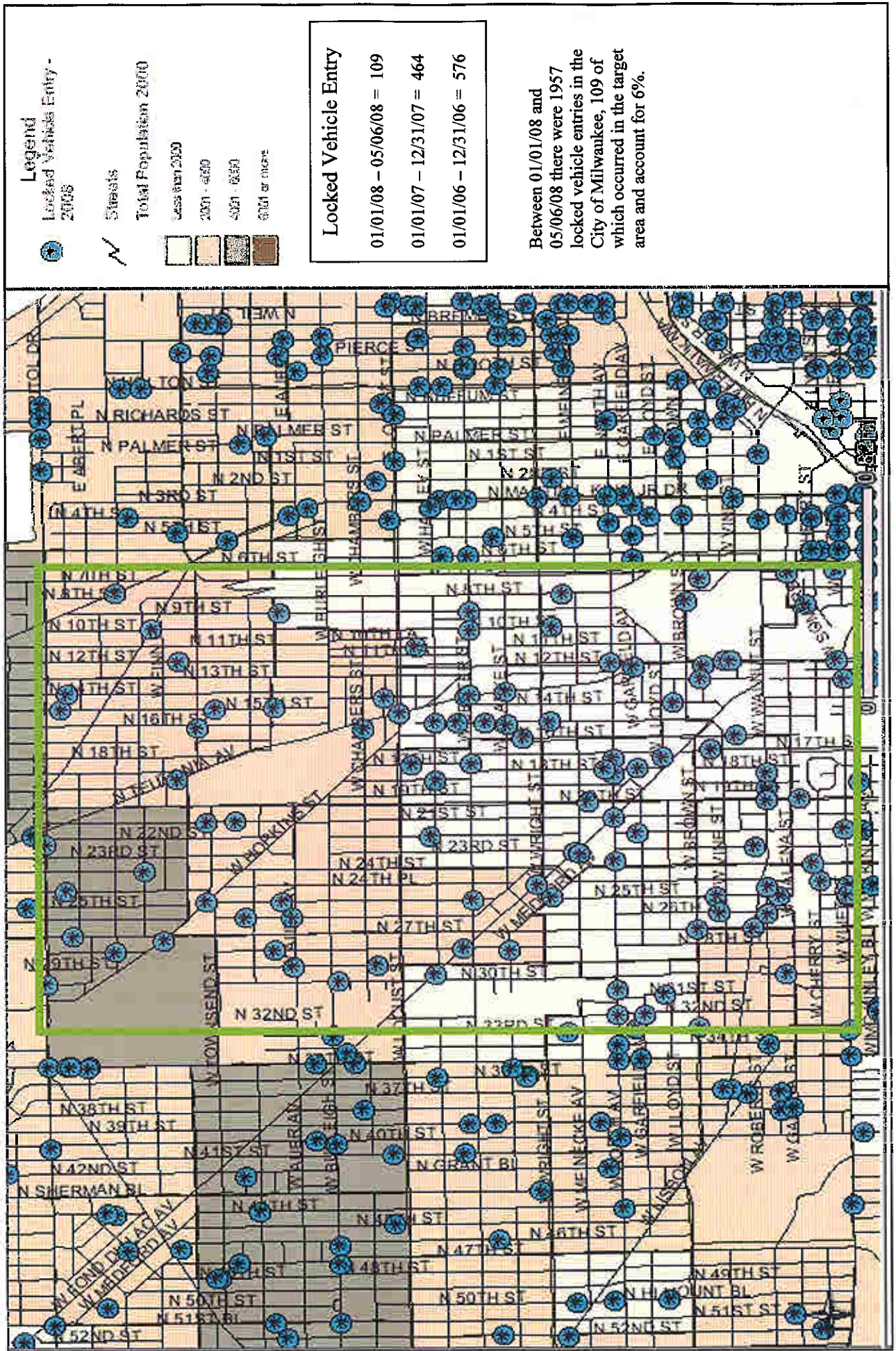
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Hope VI Scattered Sites Project
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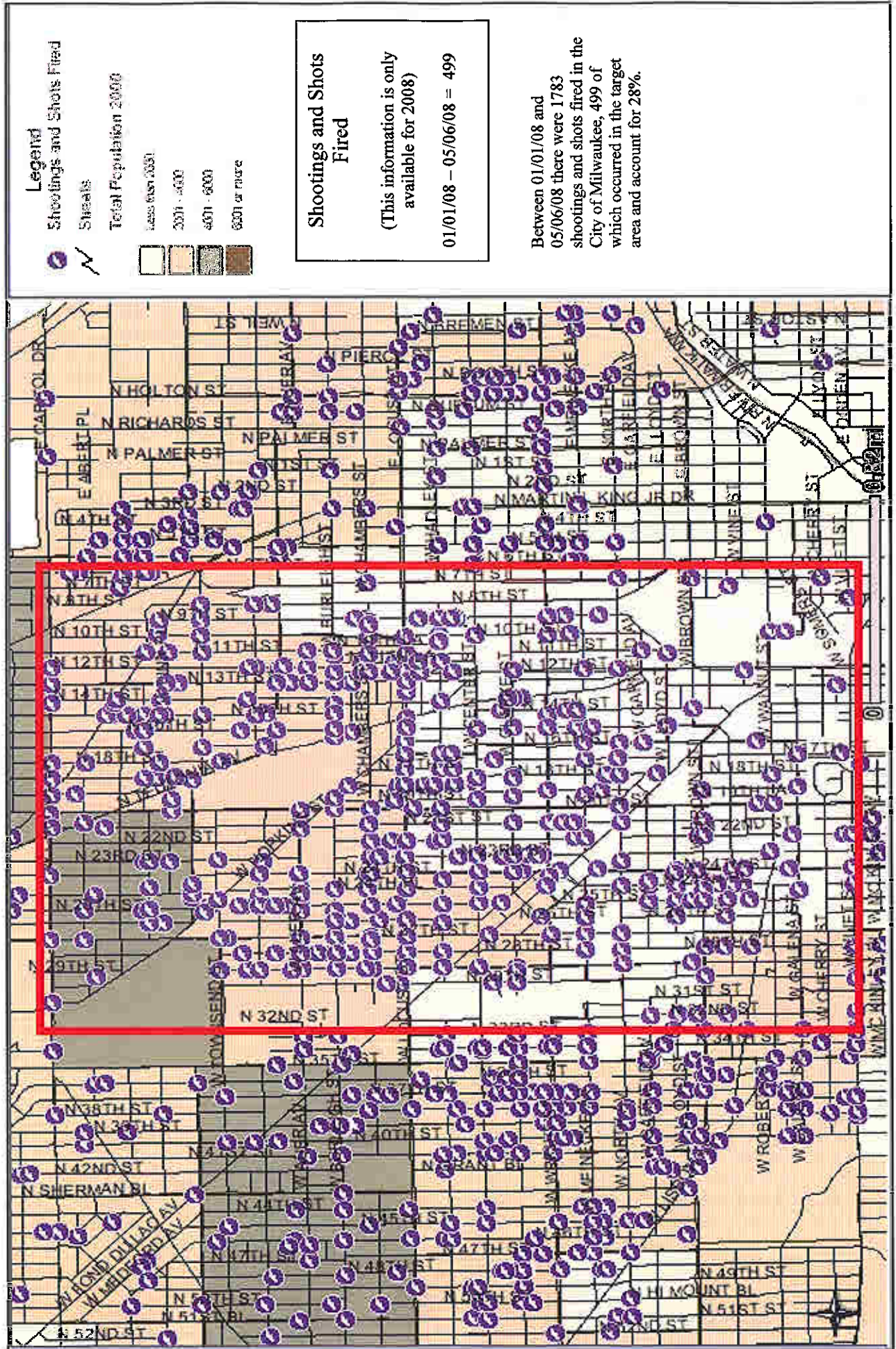


Hope VI Scattered Sites Project
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Hope VI Scattered Sites Project

700 Block West to 3200 Block West
 (North 7th St. to North 32nd St.)
 1400 Block North to 4000 Block North
 (West Vliet St. to West Capital Drive)



Photographs of Underutilization, Property Deterioration and Abandonment

W Capitol Dr

[Street View Help](#)



Tower Automotive 148 acre site (former site of A.O. Smith)
that is on Economic Development zone

W Fond du Lac Ave / W Oak St / N 23rd St

[Street View Help](#)



Corner Building Vacant and Boarded

N 24th St / W Concordia Ave

[Street View Help](#)



Decrepit/Dilapidated Buildings—Unused Vacant Land

Photographs of Underutilization, Property Deterioration and Abandonment

2126 W Fond du Lac Ave Address is approximate

[Street View Help](#)



Former Department Store that is now Vacant

3056 W Fond du Lac Ave Address is approximate

[Street View Help](#)



Southwest Boundary of HOPE VI Neighborhood

412 W Fond du Lac Ave Address is approximate

[Street View Help](#)



Vacant Building/Vacant Land

The Impact of the Highland Park Scattered Sites

(Excerpt from draft report by the Planning Council for Health and Human Services)

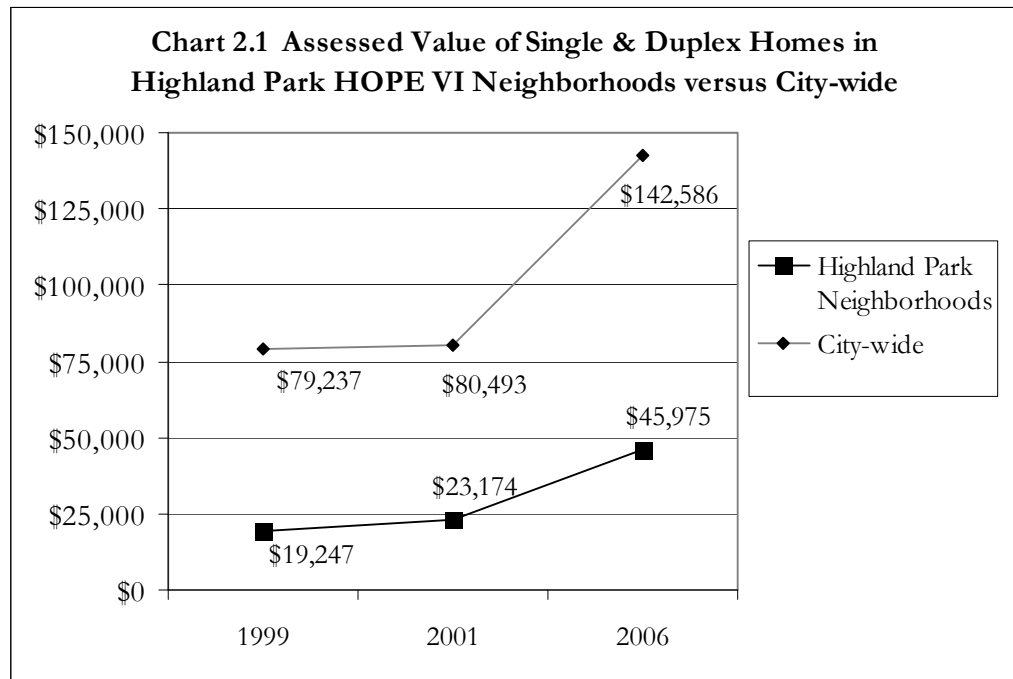
The Highland Park Replacement Project Plan calls for 42 new 4-bedroom, single family homes, including two homeownership units, will be constructed on vacant lots in the surrounding neighborhood to stimulate additional economic development opportunities.

Using methods from a study of the effects of an earlier project—the Hillside Terrace HOPE VI-related scattered sites—offered the Planning Council an opportunity to gauge potential impacts of the Highland Park scattered-sites. The Planning Council study examines the assessed value and the sale prices of single-family and 2-family homes in the 8 neighborhood areas where the 42 scattered sites properties associated with the Highland Park HOPE VI redevelopment are located. This study examines the impacts that this scattered sites strategy in the City of Milwaukee has had on housing valuations since the Highland Park revitalization. The following question is addressed: Does this scattered sites program cause a significant reduction, or an increase in the property assessment of single-family homes and 2-family homes in the surrounding neighborhood?

Context and Findings for the Highland Park Scattered Sites Study

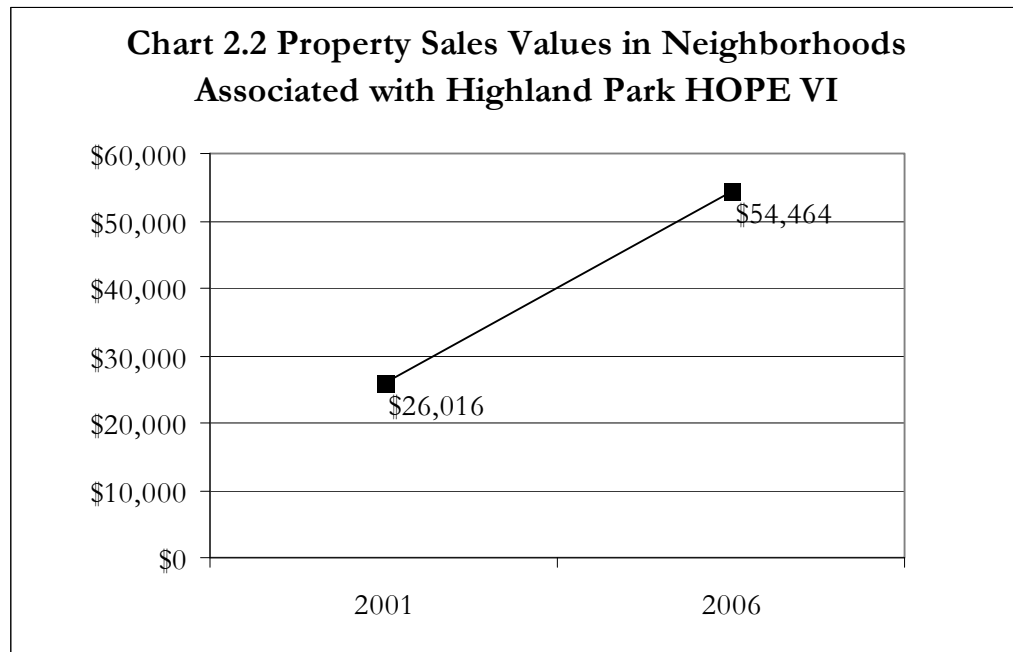
The traditional practice of developing scattered site housing provides for the blending of low-income families into economically mixed neighborhoods. The Housing Authority of the City of Milwaukee altered the traditional patterns of scattered-sites by locating in neighborhoods that were roughly within a 3 to 4 mile radius of properties associated with the Highland Park HOPE VI development. Most of these sites were in low-income versus mixed income neighborhoods. HACM wanted to leverage scattered sites resources to improve conditions in these neighborhoods.

Chart 2.1 shows that these replacement units have had a positive effect on property valuations. During the two-year pre-HOPE VI period from 1999 to 2001, property values in these neighborhoods increased by about 20%, while the city-wide valuations were relatively flat. Property values began to spike after 2001 at about the time of the start of the Highland Park HOPE VI implementation period.



There was a significant 98% increase in assessed values during the 2 year pre- and 3 year Highland Park HOPE VI implementation period from 2001 to 2006. By comparison there was a 77% increase in assessed values for city-wide properties during this same time period.

Chart 2.2 (on the following page) shows that these replacement units have also had a positive effect on property sales values. There was a significant 109% increase in sales values in these same scattered sites neighborhoods during period from 2001 to 2006.



Methodologies for the Highland Park Research

The Planning Council performed multiple regression analyses to determine how the assessed value and/or sales prices of single-family homes and duplexes were affected by proximity to these 40 scattered sites. This analysis was conducted on a sample of 7,352 semi-annual property assessments conducted by the City of Milwaukee Assessor's Office during the 2001 through 2006 periods. In our study the time from 2001 through 2002 is the pre-Highland Park HOPE VI period. The time from 2003 through 2006 is the period of Highland Park HOPE VI implementation. In future studies the time from 2007 to 2010 will be the post-program period.

Sales prices of properties in these neighborhoods during the 2001–2006 periods were added to our model to enrich our interpretation of the econometric results of property assessments. The enhanced sets of independent variables included structural characteristics and a unique set of variables identifying sales trends and levels occurring both pre- and post-occupancy by tenants in each of the 40 scattered sites.

Home assessment and sales data

The Planning Council obtained a complete set of property tax assessment records for the City of Milwaukee from the Department of City Development. These data contain all of the information available from the tax rolls on the property itself (including address, number of rooms, square footage, age, amenities, and type of

construction). The tax assessment data¹ used in this study were available on a semi-annual basis for the 1999 through 2006 periods. Table 2-1 shows our sample had 7,352 housing units located in 8 residential neighborhoods.

Table 2-1 Number of Highland Park Scattered Sites Replacement Units by Neighborhood Designation

Residential Neighborhood Assessor's Office/ Planning Council Code	Number of residential units in neighborhood	Valid Percent	Number of units sold during 1999-2005	Valid Percent
2380—area one	1,392	18.9	430	26.9
2400—area two	904	12.3	228	14.3
2940—area three	1,686	22.9	336	21.3
3000—area four	1,355	18.4	307	19.2
3040—area five	1,207	16.4	240	15.0
6256—area six	638	8.7	48	3.0
6268—area seven	94	1.3	2	0.1
6270—area eight	76	1.0	5	0.3
	7,352	100.0	1,596	100.0

We supplemented the tax roll data with a sales history data file, available on-line from the City of Milwaukee Assessor's Office that had a listing of the dates and amounts of every sale of the properties in the City. This sales history file allowed us to have a record of sales back to 1999 for the City of Milwaukee. The tax roll and sales history files were merged in order to match street addresses with administrative and political geographic identifiers, e.g., aldermanic districts and residential neighborhood boundaries.² We employed a set of fixed-boundary, mutually exclusive areas for defining one set of spatial fixed-effect variables. We used the City of Milwaukee Assessor's Office definitions of residential neighborhoods. Significantly, these fixed effects are permitted to influence both the level of prices and their trends, pre- and post-occupancy.

¹ The "assessed value" is the dollar value placed on a parcel of property by the Assessor's Office. It is computed by analyzing thousands of individual sale transactions, thousands of inspections and a thorough study of all Milwaukee neighborhoods. It is the Assessor's estimate of market value.

² The coding used by the City of Milwaukee Assessor's serves an administrative purpose rather than defined geographical areas such as defined neighborhood designations, or political boundaries. However, the areas used in this study are subsets of both existing neighborhood designations and aldermanic districts used by the City.

The Impact of the Scattered Sites HOPE VI

The Revitalization grant for scattered sites in the Midtown neighborhood replaced 81 older public housing units with 32 public housing units. It also developed 4 affordable homeownership units and 24 market rate homeownership units. The off-site component, on land donated by the City, consists of 41 public housing units, 4 HOME rental units and 5 homeownership units. The HACM acted as its own master developer and contracted with Friends of Housing Corporation to manage the units. The purpose of this section of the report is to describe the ways in which and to what extent the Scattered Sites HOPE VI initiative has been an active synergistic partner in the revitalization efforts of not only the Midtown neighborhood, but adjacent and surrounding neighborhoods as well.

Context and Findings for the Scattered Sites Study

The traditional practice of developing scattered site housing provides for the blending of low-income families into economically mixed neighborhoods. The Housing Authority of the City of Milwaukee altered the traditional patterns of scattered-sites by locating most of these sites in low-income versus mixed income neighborhoods. HACM wanted to leverage scattered sites resources to improve conditions in these neighborhoods.

Chart 3-1 (on the following page) shows these replacement units have had a positive effect on property valuations. During the three-year pre- and early implementation HOPE VI period from 2003 to 2005, property values in these neighborhoods increased by about 35% which is very comparable to the 33% increase in city-wide valuations. There was a significant 44% increase in assessed values during the 2 year Scattered Site HOPE VI implementation period from 2006 to 2007. By comparison there was about a 12% increase in assessed values for city-wide properties during this same time period.

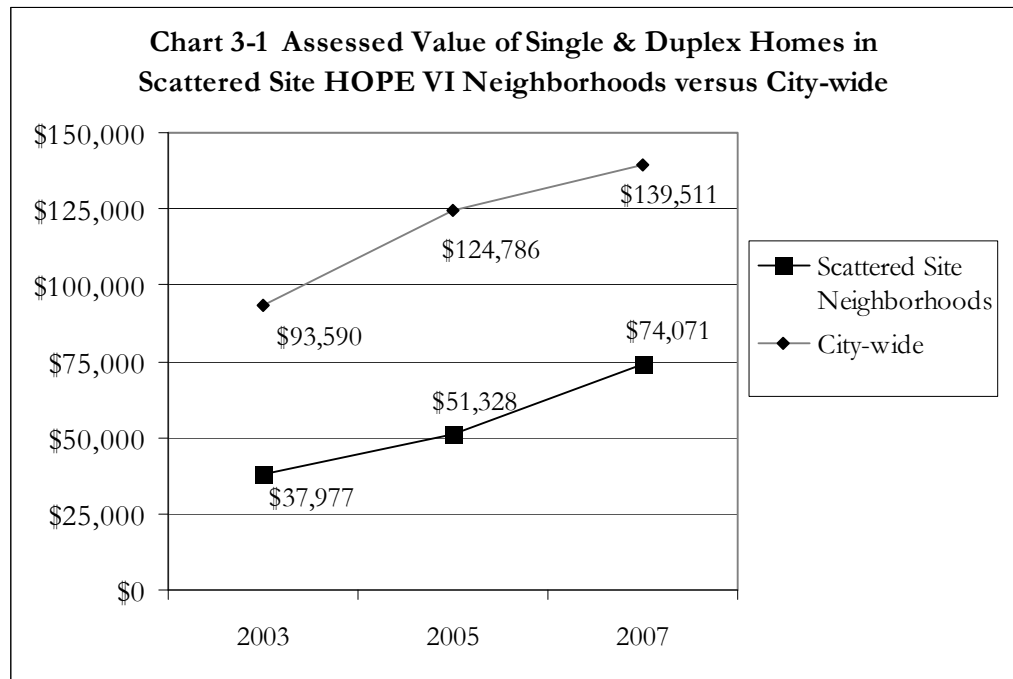
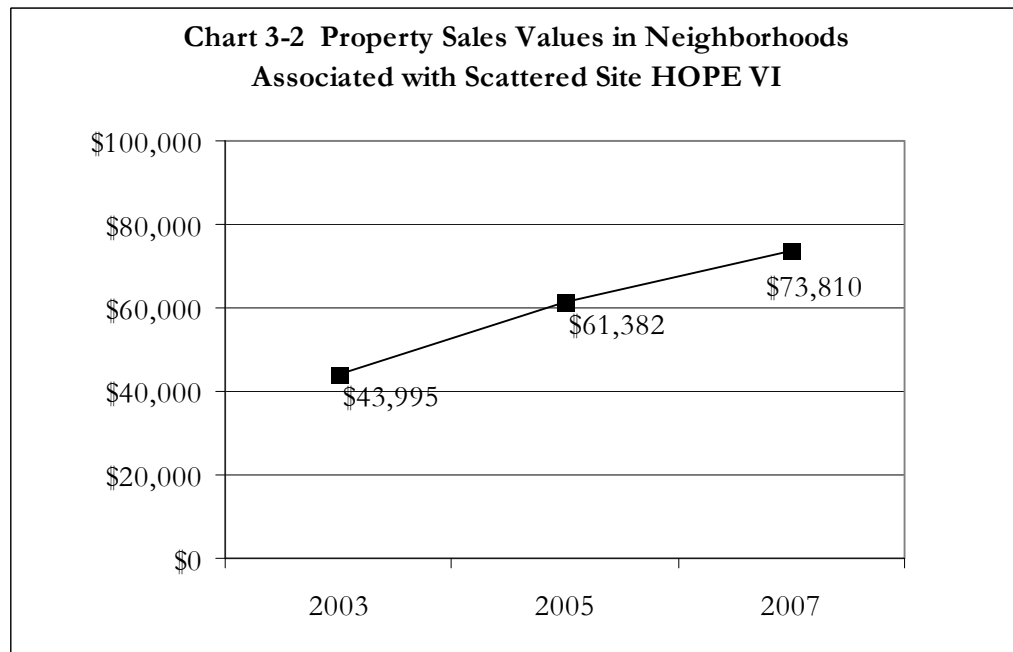


Chart 3-2 shows that these replacement units have also had a positive effect on property sales values. There was a significant 68% increase in sales values in these same scattered sites neighborhoods during period from 2003 to 2007.



Methodologies for the Scattered Site Research

The Planning Council performed multiple regression analyses to determine how the assessed value and/or sales prices of single-family homes and duplexes were affected by proximity to these 73 scattered sites. This analysis was conducted on a sample of 7,736 semi-annual property assessments conducted by the City of Milwaukee Assessor's Office during the 2001 through 2006 periods. In our study the time from 2001 through 2002 is the pre-Scattered Sites HOPE VI period. The time from 2003 through 2006 is the period of Scattered Sites HOPE VI implementation. In future studies the time from 2007 to 2010 will be the post-program period. Sales prices of properties in these neighborhoods during the 2001–2006 periods were added to our model to enrich our interpretation of the econometric results of property assessments. The enhanced sets of independent variables included structural characteristics and a unique set of variables identifying sales trends and levels occurring both pre- and post-occupancy by tenants in each of the 73 scattered sites.

The Planning Council obtained a complete set of property tax assessment records from the City of Milwaukee from the Department of City Development. These data contain all of the information available from the tax rolls on the property itself (including address, number of rooms, square footage, age, amenities, and type of construction). The tax assessment data³ used in this study were available on a semi-annual basis for the 2003 through 2007 periods. Table 3-1 shows our sample had 7,736 housing units located in 6 residential neighborhoods.

Table 3-1 Residential Units in Scattered Site Neighborhoods

Residential Neighborhood Assessor's Office/ Planning Council Code	Number of residential units in neighborhood	Valid Percent	Number of units sold during 2003, 2005, 2007	Valid Percent
2420—area one	680	8.8	70	12.8
2870—area two	916	11.8	65	11.9
2940—area three	1,686	21.8	103	18.8
2950—area four	1,863	24.1	138	25.2
3000—area five	1,355	17.5	77	14.1
3040—area six	1,236	16.0	94	17.2
	7,736	100.0	547	100.0

³ The “assessed value” is the dollar value placed on a parcel of property by the Assessor's Office. It is computed by analyzing thousands of individual sale transactions, thousands of inspections and a thorough study of all Milwaukee neighborhoods. It is the Assessor's estimate of market value.

We supplemented the tax roll data with a sales history data file, available on-line from the City of Milwaukee Assessor's Office that had a listing of the dates and amounts of every sale of the properties in the City. This sales history file allowed us to have a record of sales back to 2003 for the City of Milwaukee. The tax roll and sales history files were merged in order to match street addresses with administrative and political geographic identifiers, e.g., aldermanic districts and residential neighborhood boundaries.⁴ We employed a set of fixed-boundary, mutually exclusive areas for defining one set of spatial fixed-effect variables. We used the City of Milwaukee Assessor's Office definitions of residential neighborhoods. Significantly, these fixed effects are felt to influence both the level of prices and their trends, pre- and post-occupancy.

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Reading gap is nation's worst

Average ability of state's black students ranks lowest

By ALAN J. BORSUK
aborsuk@journalsentinel.com

Posted: Sept. 25, 2007

The average reading ability for fourth- and eighth-grade black students in Wisconsin is the lowest of any state, and the reading achievement gap between black students and white students in Wisconsin continues to be the worst in the nation.

Those are among the facts found in a mass of testing results released Tuesday by the U.S. Department of Education, the latest results from a long-standing federal program called the National Assessment of Education Progress. It is the closest thing to a nationwide standardized testing program for reading and math ability.

The gap between blacks and whites was worse in Wisconsin than, say, Louisiana? Yes.

The average score for black fourth-graders in reading was lower than, say, Washington, D.C., or Alabama? Yes.

"I find it very distressing to look at this," said Elizabeth Burmaster, Wisconsin superintendent of public instruction. "There isn't anything more important (in education). This is the civil rights issue of our country."

"It's upsetting to me," said William Andrekopoulos, superintendent of Milwaukee Public Schools. "This is the very reason why I've been talking about improving instruction over and over again."

Overall, Wisconsin students did better than the national average in all four sets of results released in Washington: fourth-grade reading, fourth-grade math, eighth-grade reading and eighth-grade math. And compared with the last round of testing two years ago, the average scores in Wisconsin were up in three of those areas. Eighth-grade reading was the exception.

Nationwide, overall scores were up slightly in all four areas. U.S. Secretary of Education Margaret Spellings said the new data showed that the No Child Left Behind education law was working, and critics said the data didn't show much at all.

Some declines in eighth-grade reading results, both nationally and in Wisconsin, brought calls from education leaders for increased attention to getting middle school students to be capable and involved readers.

But the most dramatic results from the standpoint of Wisconsinites were the achievement gap figures, fresh evidence of the huge issues affecting the lives of African-Americans in Wisconsin, issues that include rising

poverty, loss of blue-collar jobs, high rates of single-parent and teen-mother births, and severe crime.

White fourth-graders in Wisconsin had an average reading score of 229 on a scale of 1 to 500. Black students had an average score of 191. That 38-point gap was two points larger than the gap in Nebraska and three points larger than for Connecticut, the two states closest to Wisconsin on this measure. The national average for black students was 203.

The 191 score in Wisconsin was lower than the 192 in the District of Columbia and Tennessee, with every other state coming in higher.

For eighth-grade reading, the gap in scores for Wisconsin was 39 points. Michigan, at 31 points, was the only other state over 30. The average score in Wisconsin for a black eighth-grader of 231 was five points lower - a wide margin in these scores - than the second-lowest score, Michigan's at 236.

For Hispanic students, the average fourth-grade score in Wisconsin was 208 and the average eighth-grade score was 247, meaning that in both cases there was a substantial gap, but it was not as severe as the black-white gap. The Hispanic-white gaps in Wisconsin were more in line with national averages.

The same was true for the differences between students who qualified for free and reduced-price lunch in school - the general definition of a low-income student - and students who did not qualify. The Wisconsin gaps were large, but generally in line with national patterns.

In fourth-grade math, the black-white gap was greater in Wisconsin than in any other state, but less than the gap in Washington, D.C., and the average score for black students was slightly above the scores in Nebraska and the District of Columbia.

For eighth-grade math, only Nebraska had a bigger gap than Wisconsin - the District of Columbia wasn't listed because it has too few white eighth-graders to be calculated. The average score for black students in Wisconsin was slightly higher than the averages in Nebraska, Michigan, the District of Columbia and Alabama.

This is not the first time Wisconsin has had the largest black-white gaps in one or more of the areas tested. Much the same was true in 2003 and 2005, the last years in which comparable results were released.

Daria Hall, assistant director of K-12 policy for the Education Trust, an influential education advocacy group based in Washington, said some other states were reducing their achievement gaps significantly, while Wisconsin's results showed little change.

"Minnesota closed its gap by 10 points (in eighth-grade reading) from 1998 to 2007," she said. "In Wisconsin, the gap increased by four points."

She said that in fourth-grade reading, the gap in Texas went down 14 points over nine years. In Louisiana, it was 12, and in Oklahoma and New York it was 11. Wisconsin's gap narrowed by only three points.

"It's just a very strong signal to policy makers and to educators in Wisconsin that we need to get serious about supporting kids of color in the state, and a lot of that has to do with supporting MPS," Hall said.

The Education Trust had found that Wisconsin school districts with high minority enrollments have \$1,000 less to spend per student than the whitest districts in the state, she said, "so that means that we really need to look at how schools are funded," Hall said.

"We've also done analyses to show that in the highest minority schools in the state, there are far more novice teachers, teachers with less than five years of experience. We need to get serious about ensuring that kids of color have at least their fair share of qualified teachers."

Wendell Harris, chairman of the education committee of the Milwaukee chapter of the NAACP, said, "I know we've got to do better in school, there's no question about that."

But, he said, "really, from my standpoint, (it's) families. . . . We can't keep making excuses for parents."

Harris said many parents live amid difficult circumstances, but "we have to do our best to try to get our children educated whatever our own circumstances are."

He added, "We have to become more willing to hold everyone accountable and not just the teachers."

Burmester said the high and rising level of poverty in Wisconsin was a big factor behind the gaps. She said she wanted to know whether other states had the same proportions of students from low-income homes as Wisconsin.

"It's not just an achievement gap," she said. "It's an economic gap. It's a gap in health. It's a quality of life gap. All of those things influence student achievement."

Andreopoulos has come to stress how teachers teach and what goes on in classrooms increasingly in his five years as superintendent of MPS. He said the key goal of a strategic plan for MPS approved by the School Board in July was better instruction, and MPS efforts in the last couple years have focused strongly on improving teaching, especially in low-performing schools.

He also said he hopes efforts to assure that the highest quality teachers are taking on the most challenging classrooms will show results, in part with changes in how teachers are hired and placed that will have to be part of a new contract with the teachers union..

"If you have quality instruction in the classroom, you're going to reduce the achievement gap," Andreopoulos said. "We have a lot more work to do, there's no question about that."

The national test is given in every state to samples of students regarded by experts as statistically reliable. Both public and private school students take part. About 350,000 students nationwide took this round of tests in early 2007. That included about 5% of fourth-graders and about 4% of eighth-graders in Wisconsin, Burmaster said.

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From the Sept. 26, 2007 editions of the Milwaukee Journal Sentinel
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Milwaukee Journal Sentinel (WI)

October 11, 2007

JOURNAL SENTINEL WATCHDOG REPORT
LARRY SANDLER and BEN POSTON Staff Milwaukee Journal Sentinel

If you listen to the Milwaukee police, you'll hear that an intensive summer **patrol** effort drove down violent crime across the city.

But listen for a moment to Patrick Fiddler.

Fiddler, 62, says he has lived on the city's east side for 30 years but was never a victim of violent crime until July 28, when he was mugged around the 3300 block of N. Oakland Ave. He says during the past year three others in his small circle of friends have been robbed on east side streets — one twice — and physically assaulted.

"Maybe it's only because I'm a victim and all of a sudden I'm more aware of it, but it seems that these kinds of street crimes are becoming more prevalent here on the east side," Fiddler said. "I don't think the city, either through priorities, emphasis or budgeting, is doing enough about this."

Fiddler is among residents and aldermen who question whether the vaunted Neighborhood Safety Initiative has pushed crime from the **patrols'** target area into other parts of the city that previously saw little crime.

A Journal Sentinel analysis of crime statistics for the first three months of the \$2.45 million initiative shows that some major crimes, such as homicide, were reduced rather than shifted to other areas. But the statistics also show that the extra **patrols** might not be the unqualified success that police and some city officials have portrayed.

Consider:

- Although the most serious violent crimes dropped citywide, **aggravated assaults** rose in 10 of Milwaukee's 15 aldermanic districts.
- In two aldermanic districts, **aggravated assaults** were up sharply, and both of those districts were right next to the target area for the expanded **patrols**.
- In one aldermanic district outside the target area, serious crime **increased** overall.

At a news conference a week ago, Police Chief Nannette Hegerty and Mayor Tom Barrett said violent crime dropped citywide during the time the **patrols** were running, from May 20 through Sept. 30.

In a subsequent interview, Barrett suggested that the increase in **aggravated assaults** also could reflect the initiative's success because some of those crimes might otherwise have been homicides.

Increases from 2006

At their news conference, Hegerty and Barrett highlighted decreases in homicides, nonfatal shootings and armed robberies. But they didn't mention that **aggravated assault** rose 4% citywide from May 20 through Aug. 31, compared **with** the same period last year.

The U.S. Justice Department defines **aggravated assault** as an attack or attempted attack with a weapon, regardless of injury, or an attack without a weapon that results in a serious injury.

Citywide, serious crime was down 9% overall. Crime also dropped in nine of the 10 most serious categories, except **aggravated assault**.

Barrett said police told him about the increase in **aggravated assaults**, and he would have shared the information had he been asked.

Although he is concerned about **aggravated assaults**, Barrett said it is more important to highlight the 174 guns taken off the street by officers assigned to the initiative. Taking guns off the street doesn't stop violent crimes, but it means those incidents are less likely to turn into homicides or nonfatal shootings, he said.

"Bad guys are still likely to be bad guys, but because of the NSI, they're less likely to be carrying guns," Barrett said. "They're doing things in a less dangerous fashion."

Hegerty did not respond to repeated requests for comment. Police spokeswoman Anne E. Schwartz said the crime data used in the Journal Sentinel analysis — taken from the Compass system, a crime database on the city's Web site — was designed only for showing neighborhood crime trends, not for detailed statistical analysis.

But in a news release trumpeting the drop in homicides, nonfatal shootings and armed robberies, the Police Department said the initiative was the only dramatic change that could have influenced the crime statistics between 2006 and 2007.

Barrett said he strongly supports the crime-fighting initiative. He is seeking \$1.8 million in his 2008 city budget to repeat the **patrols** next year. He's also seeking to expand the number of officers assigned to the Milwaukee Public Schools, and to transfer those officers into the neighborhood initiative during the summer.

Two districts spike

Aggravated assaults actually **increased** more in the aldermanic districts where the **patrols** were concentrated, the analysis shows.

In the six districts that were at least partly within the initiative's target zone, **aggravated assaults** were up 5.5%. By contrast, **aggravated assaults** rose only 2% in the nine districts that saw less — if any — of the beefed-up **patrols**.

Yet some of the aldermanic districts outside the target zone saw bigger increases, and the two with the biggest increases were adjacent to the target zone. In Ald. Tony Zielinski's Bay View district, **aggravated assaults** shot up 50%, while Ald. Mike D'Amato's east side district was the site of 21% more **aggravated assaults** than the previous summer.

Capt. Patrick Mitchell, the Neighborhood Safety Initiative commander, said his forces were concentrated in an area bounded roughly by N. Holton St., N. Sherman Blvd., Capitol Drive and Lincoln Ave., though he stressed that he sent officers into many neighborhoods outside that target area.

D'Amato was one of the first aldermen to question whether the initiative was shifting crime. He said he

had heard complaints from his constituents about the east side streets being less safe, and the numbers show "this is more than just the perception. It's the reality."

Fiddler, the east side mugging victim, knows the reality of crime.

He said he tried to report the Oakland Ave. mugging, but police did not show up when he called. After waiting for officers for half an hour, he said, he took the names and phone numbers of two witnesses and went home. He said he later complained, but police didn't take a report. The department has no record of his case.

Now, Fiddler said, as police officials release statistics showing violent crime is down, he looks "at those reports **with** a grain of salt."

Barrett says the citywide decrease in crime proves that crime is not being shifted. But that only means the initiative's critics are wrong to claim that all central-city crime was moved to other parts of the city. As the figures show, some crime could increase in some areas while decreases elsewhere push down the citywide totals.

Zielinski said he supported efforts to increase police presence but would not comment on the numbers for his district until he could study them in greater detail.

Barrett said it was possible that a crime spree by a single criminal or gang of criminals could lead to a spike in crime in a particular neighborhood.

Crime on outskirts

In one aldermanic district, the far south side area represented by Ald. Terry Witkowski, serious crime rose 7% from the previous summer, led by increases in burglary, criminal damage theft, **aggravated assault** and vehicle theft.

Mitchell said the initiative did not reach into the far southern, western, northern and northwestern corners of the city, because it was aimed at violent crime not usually found in those areas.

Witkowski said he believed most of the serious crimes were concentrated at the northern end of his district, which was outside the target zone but did get some extra **patrols**. He said **aggravated assault** is "an extreme rarity" in most of the 13th Aldermanic District. He also said a rash of burglaries ended after police stepped up **patrols** and arrested a single suspect.

Similarly, Ald. Michael Murphy said a 12% increase in **aggravated assaults** in his west side district was likely concentrated in the area near Sherman Park. Murphy, who supports the initiative, said his constituents would have flooded his office **with** calls if crime were rising in their neighborhoods.

Northwest side Ald. Jim Bohl joined D'Amato in contending that the initiative had shifted officers from their districts to the central city, and that crime **increased** as a result.

One of Bohl's constituents, city employee Lisa Krolasik, recounted six crimes on her northwest side block this summer, from auto theft to purse-snatching.

"That stuff just did not happen on my block before," Krolasik said.

Barrett said other officers worked overtime to ensure that no part of the city lost any police coverage during the initiative.

Overall crime drop

Altogether, serious crime decreased at about the same rate in both parts of the city — the nine aldermanic districts outside the initiative's target zone, and the six districts at least partly inside the zone.

Barrett said he believed crime went down citywide largely because criminals got the message that police had stepped up **patrols**. He also said criminals could not predict where those **patrols** would be because the police moved frequently.

Krolasik disagreed.

"I think they're reducing crime in one part of town, and the criminals are aware of it," Krolasik said. "I think they're smart, and they decided to move their crimes elsewhere."

----- Linda Spice of the Journal Sentinel staff contributed to this report.

KEY FINDINGS

A Journal Sentinel investigation found:

- During the first three months of the Neighborhood Safety Initiative's extra police **patrols**, the most serious violent crimes, such as homicide, dropped citywide — but **aggravated assaults** rose in most of Milwaukee.
- In two aldermanic districts, **aggravated assaults** spiked sharply. Both of those districts were adjacent to the target area for the expanded **patrols**.
- In one aldermanic district outside the target area, serious crime **increased** overall.

HOW WE DID IT

- The Journal Sentinel analysis used data for the 10 most serious crimes listed in the Wisconsin Incident Based Reporting System, as reported by the Compass system on the city's Web site, for the period from May 20 through Aug. 31, compared **with** the same period of the year before. The Neighborhood Safety Initiative started May 20 and originally was scheduled to run through the end of August.
- The **patrols** were extended through Sept. 30. But the analysis was limited to the initiative's first three months, because Compass does not yet list complete data for September.
- The Compass data will sometimes reflect where a crime was reported, not where it occurred. Also, some preliminary crime classifications may be changed at a later date based upon further investigation, according to the Compass Web site.

CONTACT US

Got a story we should investigate? Send tips to watchdog@journalsentinel.com.

Milwaukee Journal Sentinel (WI)

August 29, 2007

Poverty worsens in city*BILL GLAUBER and BEN POSTON Staff Milwaukee Journal Sentinel*

Johnniemae Ashford is a 41-year-old African-American woman caught **in a poverty trap**.

She is raising five grandchildren and takes home \$187 every two weeks as a patient-care worker. She needs pots, pans, beds, groceries and cash for a first rent check so she can move her family out of her sister's house and into a new home.

"I need help," Ashford said. "It's just bad out here right now."

Ashford's story is hardly unique, and she's hardly alone.

More than one **in four** Milwaukee residents lived **in poverty** in 2006, according to figures released Tuesday by the U.S. Census Bureau.

Milwaukee had the eighth-highest rate of **poverty** among large cities in the United States with 26.2%, or 143,000 people, living **below the federal poverty line**. In 2000, the city's **poverty** rate was 21.3%.

"It's getting slightly worse **in the city**," said Marc Levine, director for the Center of Economic Development at the University of Wisconsin-Milwaukee. "What we're facing is a genuine culmination of two decades of economic decline and **the failure of the city's** leadership to confront that decline."

Wisconsin's **poverty** rate was 11% with 581,000 state residents living **in poverty**, including 192,000 children. Nearly one **in three** of the state's African-American families and a quarter of the state's Hispanic families lived **below the poverty** level.

David Pate, an assistant professor **in** social work at UWM, called **the poverty** numbers "tragic and despairing."

"As a researcher, I do think it can turn around," he said. "We need to constantly raise awareness and raise attention."

The average median household income **in the** state was \$48,772, a 3.5% increase from 2005.

Nationally, the **poverty** rate fell for the first time **in the** 21st century, from 12.6% **in** 2005 to 12.3% **in** 2006, while median household income rose slightly for the second consecutive year, to \$48,201 **in** 2006.

Mirror image

In many ways, southeastern Wisconsin mirrors what is happening nationally — with an impoverished inner-city core surrounded by wealthier suburbs.

Sherrie Tussler, executive director of the Hunger Task Force, said Tuesday she dropped off 150 lunches for children living **in poverty** just a few miles from suburban shopping malls where "people are dining out routinely and can afford a \$4 cup of coffee."

"You can choose to ignore **poverty** very easily based on where you **live**," she said.

Someone like Ashford can't ignore **poverty**. She lives with it every day, struggling far **below the poverty threshold** — around \$20,444 in household income for a family of four with two children.

"I don't know anyone who has money," Ashford said.

With **the help of the House of Peace community center in Milwaukee**, Ashford hopes to scrape together enough food and money to survive another month and move into a new home.

"I try my best to get my grandchildren in a safe environment," Ashford said, holding her 2-year-old granddaughter Zamiliano.

Brother Mark Carrico of House of Peace said his food pantry has seen greater traffic in recent months.

"We've gotten down to bare bones a time or two," he said.

Linda Barnes, a social worker at **the center**, said she was not surprised that one out of four **city residents** lives in **poverty**.

"It's still hurtful," she said. "It really brings it into focus how bad **the poverty level** is, and it's not getting any better."

Yet even **the city's** impoverished neighborhoods are but a few minutes drive from greater wealth.

Waukesha County had **the fifth-lowest rate of poverty** among large counties in **the United States** with 3.9%, or 14,606 people, living in **poverty**. Waukesha County also had **the second highest median income in the state** with \$69,398.

Ozaukee County had **the second-lowest rate of poverty** among small counties in **the United States** with 2.7%, or 2,291 people. Ozaukee County also had **the highest median income of Wisconsin counties** with \$69,452 in 2006.

Charity Eleson, executive director of **the Wisconsin Council on Children and Families**, said residents of wealthier counties should be just as focused on **poverty** as those in Milwaukee.

"**Poverty** is an expensive proposition," she said. "It costs more in terms of people having poor health care outcomes. People who **live in poverty** are more likely to get in trouble with **the law** so we have higher criminal justice costs and people at **poverty** aren't earning to their potential. It is a cost to all of us."

11% **Poverty rate in Wisconsin** (581,000 state residents)

18.5% **Poverty rate in Milwaukee County**

2.7 % **Poverty rate in Ozaukee County**

The poverty threshold is around \$20,444 in household income for a family of four with two children

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Stone by stone, brick by brick, residents build hope

Last Updated: Sept. 30, 2003

Second of five parts



And why does no rain fall through my recollections, sound through my memories, soak through the hard dry crust of the still so recent past? Why? And how? How and why?

— From "Invisible Man" by Ralph Ellison

Rain, the patient archaeologist.

It softens the crust of the vast vacant lots of this invisible neighborhood, and the detritus of what is buried here pushes through the surface: bits of shrapnel rising through an old wound.

**Crocker
Stephenson**
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It rained last night and on this bright summer morning, the freshly mowed fields east and west of N. 22nd St. glitter with the residue of homes that once formed the beating heart of Milwaukee's north side, stable family homes that were leveled decades ago to make room for a freeway that was never built. Glass and bricks. Bits of shingles. A doorknob. Pieces of toys.

Two children walk up 22nd St. toward North Ave. They are brothers: Tay-Tay, who is 10, and Puna, who is 4. They wear sandals, shorts and T-shirts. The small boy holds the pinkie and ring finger of the older boy's right hand.

Tay-Tay is handsome and slight; Puna, barrel-chested and fearless. Both are smaller than most kids their age and both still suck their thumbs. They live with their mother and two sisters in a house at the corner of 22nd and Lloyd.

The vacant lots go on for blocks, and you can almost imagine that Tay-Tay and Puna are walking down a country road. The weeds around them tick with grasshoppers and hum with bees. The thick air smells like wet plants and of more rain later on. There is no wind. It is hot.

Frankie Ann Jenkins used to live with her mother, four brothers and nine step-siblings in a house about a block away from where Tay-Tay and Puna play.

Frankie Ann, who was good at math, collected Pokemon cards and had a fondness for McDonald's Happy Meals, was 13 years old when she left her house late New Year's Day 2000. She told a brother that she was going to a store with some friends. Her body was found shortly after midnight and miles from her home. She had been shot once in the head.

Frankie was not the first person to be murdered in Milwaukee this millennium. She wasn't even the first child to be murdered in Milwaukee this millennium; a 17-year-old boy was shot to death before Frankie Ann had even climbed out of her bed that New Year's Day.

In January of the following year, Frankie Ann's 18-year-old brother, Josh, was shot in the back of his head. The family moved away, and the Jenkins' white and gray house was condemned, then

22nd and Lloyd



Photo/Elizabeth Flores

Ton-Ton, 11, passes a vacant lot with his cousin "Little Mario," near N. 22nd and W. Lloyd streets, on a summer's day. There are several empty lots in the neighborhood, and like a country field some go for blocks.



Photo/Elizabeth Flores

Paige, who attends year-round school, plays with her sweat shirt earlier this month as her mom (in background) looks over her homework.

The Series

A year ago, Charlie Young Jr. was beaten senseless by a mob of mostly children. Young, who was 36 years old, never regained consciousness and died two days later.

Photographer Elizabeth



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Jobless rate racially split

Nearly half of black men not in labor force, UWM study finds

By JOEL DRESANG
jdresang@journalsentinel.com

Posted: Oct. 29, 2007

The proportion of jobless African-American men in metro Milwaukee remains high to an "alarming extent," according to a university report updated Monday.

Some 46.8% of working-age Milwaukee-area black males were not in the labor force last year, according to the Center for Economic Development at the University of Wisconsin-Milwaukee.

That compares with 17.9% of white men and 22.7% of Hispanic men, based on data from the U.S. Census Bureau's American Community Survey.

The center's report follows its study earlier this year. Both portray the Milwaukee area as racially segregated and with greater employment disparity than most other major metropolitan areas in the Midwest and Northeast.

Among specific findings:

- The jobless rate among "prime" working-age men, ages 25-54, ranges from 34.1% among black Milwaukee residents to 8.4% of white suburbanites.
- In the four-county Milwaukee area, 87% of the area's African-American males, ages 16-64, live in the central city, the highest percentage of 14 metro areas examined. The average among the 14 areas was 57%.
- The disparity in jobless rates between black men and white men was greater in metropolitan Milwaukee than any of the comparison areas. Only the Buffalo and Detroit areas had higher jobless rates for black men. Only the Minneapolis area had a lower jobless rate for white men.

"The disparity here is so large and striking," said Laura Dresser, a labor economist and research director at the Center on Wisconsin Strategy at UW-Madison.

"Jobless" in the report measures the degree to which males age 16-64 are not employed - regardless of why. In contrast, the more widely cited unemployment rate from the Bureau of Labor Statistics counts as "unemployed" those without jobs who are currently looking for work.

The latest data suggest a slight improvement for metro Milwaukee since the 2000 Census, which showed 47.6% of black men jobless, compared with 16% of white men and 34.1% of Hispanic men.

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Condo plan gets boost from city

Committee backs demolishing building

By TOM DAYKIN
tdaykin@journalsentinel.com

Posted: July 20, 2004

Controversial plans to demolish a building in the Park East area and replace it with condominiums received a big boost Tuesday from a Common Council committee.

The Zoning, Neighborhoods and Development Committee recommended that the council remove historic designation for the site that is now the home for the Milwaukee Center for Independence. That non-profit agency occupies a building in the northern half of the block bordered by N. Milwaukee St., N. Broadway, E. Knapp St. and E. Ogden Ave. but plans to move to a new facility in September.

The Historic Preservation Commission last week granted interim historic designation for the oldest portion of the building, which was constructed in six separate stages over 31 years starting in 1896. Interim designation is an emergency measure to prevent imminent demolition.

The commission cited the building as an outstanding example of German renaissance architecture and the work of architect Otto Strack. The building was originally created for Gugler Lithographic Co., one of Milwaukee's most important commercial printing firms.

The historic designation would stymie a \$30 million project proposed for the site by Big Bend Development LLC and Milwaukee real estate investor David Boerke.

And that creates a conflict with Mayor Tom Barrett and Department of City Development officials, who said the project would help jump-start development in the Park East area. City officials expect more than \$250 million in housing, offices and shops to eventually appear in the 64-acre redevelopment area, which includes 16 acres made available by the demolition of the former Park East Freeway.

The project calls for an eight-story building, with 56 condominiums, street-level retail space and underground parking on the Milwaukee St. side of the site. Developers also want 20 brownstone-style, individual condo units facing Ogden Ave. and Broadway.

Boerke told committee members that the building is in poor condition and that it is not economically feasible to preserve. Because it was built into a hillside, 40% of the building's space is underground - making it largely unusable, Boerke said.

Boerke also said Milwaukee has other, better examples of Strack's work, including several buildings at the former Pabst brewery.

Architect and preservation commission member Matt Jarosz attended the meeting and said the building was in excellent shape and could be saved.

"Do we really want to lose this fine building in the name of development?" Jarosz asked.

Ald. Bob Bauman, a committee member, said the development plan should be moved just north of Ogden Ave. to vacant land created by the Park East Freeway's demolition.

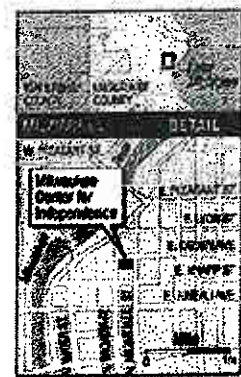
Ald. Mike D'Amato, the committee's chairman, agreed with Boerke that the building is in poor shape and that redeveloping it is not feasible.

With Bauman as the only objector, the committee recommended stripping the building's historic designation. The matter will go before the full

Proposed Condominiums

REDEVELOPMENT CONDOMINIUMS

The proposed demolition and replacement of a building in the Park East area received support Tuesday from a Common Council committee.



Graphic/David Aranas

Proposed condominiums