

March 12, 2004

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee
200 E. Wells Street

Dear Committee Members:

Attached is File No. 031312, a Resolution approving the Fond du Lac and North Neighborhood Comprehensive Plan (“the Plan”) as an element of the Comprehensive Plan, and directing City departments and agencies to work toward implementation of the Plan (plan boundary map is attached).

The Plan’s recommendations are based on citizen input, including stakeholder interviews, neighborhood workshops, focus groups and surveys (both visual and written); the guidance of neighborhood partners, a Working Task Force made up primarily of elected officials, and a Citizen Advisory Group; as well as the expertise of city staff and a consultant team lead by the Planning and Design Institute. Plan recommendations are structured into (1) land use policies and strategies which apply throughout the neighborhood; (2) particular strategies for districts and corridors; and (3) a series of eight high-profile catalytic projects that have the potential to leverage investment and increase property values in the surrounding area. The Plan builds on the work of previous plans in the neighborhood and meets the intent of Wisconsin’s Comprehensive Planning Law, Wis. Stats. §66.1001, more commonly referred to as “Smart Growth” Legislation.

A public hearing was held on March 3, 2004 to hear public comment in response to the final draft of the neighborhood plan. The principal comments, exclusive of minor corrections to the text, are as follows:

1. A supporting statement from Alderman Hines and request for approval.
2. A request from several proponents of urban open space to delete the last bulleted policy under “Use Policies” on p. 85, which begins with the statement, “Public and private uses may be combined within neighborhood parks when it serves the broader interests of the neighborhood.” Other than that, these groups are in support of the Plan.
3. A request from CNI/Fondy North Business Association that the planning process be extended six months to include additional public participation.

4. A request from Pastor Lawrence of True Our Brothers Keepers Community Justice Center that the plan do more to address crime in the neighborhood and provide recreational opportunities for young people.
5. A request from Clayborn Benson of the Black Historical Society to include greater citizen input into Plan recommendations, and a complaint that neither the Main Street Study nor Fond du Lac Avenue streetscape enhancements mentioned in the Plan, reflect his “dream” for the area.
6. A request that the Plan do more to address the needs of senior citizens on fixed incomes, that the Plan say more about affordable housing, and a concern that higher taxes and gentrification might result if the plan is successful.
7. A request that the Plan provide a directory of resources and technical assistance available to people in the neighborhood.
8. A request from Damon Dorsey, Director of the North Avenue Community Development Corporation (NACDC), that the Plan support the Gateway project at 35th and North Avenue. Otherwise, the NACDC wholeheartedly supports the Plan.
9. A request from City Plan Commissioner J. Allan Stokes, that the Department of City Development provide information on financing mechanisms and incentives to invest in the 30th Street Industrial Corridor.

With the stipulation that Department of City Development follow up on requests for clarification and assistance related to activities within the Plan boundaries, the City Plan Commission recommended that this resolution be approved.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

Attachment: Plan Boundary Map

cc: Ald. Fredrick G. Gordon
Ald. Willie L. Hines, Jr.
Ald. Willie C. Wade
Ald. Marlene Johnson-Odom

Fond du Lac and North Neighborhood Plan Boundary Map

