



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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To the Honorable Members of the
Community and Economic Development Committee
City of Milwaukee

Dear Committee Members:

File No. 170606 relates to the establishment Neighborhood Improvement District (NID) No. 9 (Havenwoods), approving its Initial Operating Plan and authorizing expenditures, in the 2nd and 9th Aldermanic Districts. Section 66.1110 of the Wisconsin State Statutes allows owners of real property, at least some of which is used for residential purposes, within the districts to develop, manage and promote the district, and to establish an assessment method to fund these activities.

The City Plan Commission held a public hearing regarding this item at its September 11, 2017, meeting. At that time, residential property owners within the proposed NID District attended the meeting to hear about the proposal to establish the NID. Attendees spoke both in support of, and in opposition to the creation of the NID. Those in favor stated that this NID will help to improve the neighborhood and provide services that the residents collectively decide are a priority. Those opposed stated that residents currently clean up the neighborhood and provide services that the NID would collect money to provide. Renters were concerned because the annual fee would likely be added to their rent. Alderman Johnson spoke in support of the creation of the NID, stating that the NID will provide a lot of value and services to the area. At that meeting, the City Plan Commission recommended to hold the item for one cycle to provide time for Havenwoods to continue its outreach to residents within the boundary.

This item was considered again at the October 2, 2017 City Plan Commission meeting. At that meeting, the proponents of the NID presented updates to the commission that demonstrated additional neighborhood outreach that was done since the last meeting, as well as outlined the proposed budget in greater detail. Several people spoke in support of the creation of the NID, stating that the services that the NID proposes to provide would be helpful to the residents. Those who spoke in opposition to the NID expressed concern that an owner-occupied duplex will be required to pay twice the amount that a single-family house will pay even if the second unit is not occupied. There was also concern that some of the services that the NID is proposing to provide aren't needed by all residents within the boundary. At its October 2nd meeting, the City Plan Commission recommended approval of the establishment of NID No. 9 and its 2018 operating plan.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Johnson
Ald. Lewis

