



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

October 14, 2022

Honorable Chair Marina Dimitrijevic
Members of the Finance and Personnel Committee
Milwaukee Common Council
City Hall, Room 205

Dear Chair Dimitrijevic and Committee Members:

This letter responds to a few requests and questions that were raised at the Finance and Personnel Committee's hearing regarding the Department of City Development's proposed 2023 budget.

1). Provide an outreach survey for businesses that includes a plan, timeline, etc.
The Department will follow up directly with Alderman Murphy on this request.

2). Provide a summary of investments along the streetcar route.
Property values along the streetcar have increased at a rate far outpacing the rest of the City. From 2015 (the year the streetcar was approved) to 2021, property assessments within ¼-mile of the streetcar route increased 65.6%, compared to 23.8% citywide. While not the sole reason for a project moving forward, numerous projects along the route have specifically cited the streetcar as influencing their decision to invest in that particular location.

In particular, Broadway, a once neglected corridor, has seen significant investment with projects such as The Huron, Kinn Hotel, BMO Tower, Milwaukee Athletic Club renovation and Underwriter's Building/Streetcar Lofts. Other projects along the route include The Ascent, The Nova, True Hotel/Holiday Inn and the new apartment tower about to begin construction in the Third Ward at 333 N Water. The developer specifically mentioned the streetcar as influencing their decision. In addition, Milwaukee Downtown BID 21 has prepared a streetcar development and investment guide that discusses development along the route and available development sites, available here: http://www.milwaukeedowntown.com/sites/default/files/do-business/DMK23532_2017MKE_Streetcar_Fnl2.pdf

We believe that private investment follows public infrastructure and that continued expansion of the streetcar system will provide better development opportunities and bring more investment to Milwaukee, leading to further increases in the City's tax base.



3). Provide information on how much of the Riverwalk remains for construction.

The Riverwalk system is one of the City's most distinct public assets. The design of the Riverwalk is regulated by three Zoning Overlay districts. Following is the breakdown for each Riverwalk segment:

Milwaukee River Riverwalk

Total Linear Footage (LF) in Overlay Zone: 31,680 LF

Total LF Complete: 27,603 LF or 87% complete

1,010 Linear Feet under construction or planned for 2023. Will get to 90% complete.

Menomonee Valley Riverwalk

Total Linear Footage in Overlay Zone: 22,443 LF

Total LF Complete: 2,755 LF or 12% Complete (2 Riverwalks, Harley Davidson Museum and City Lights)

Harbor District Riverwalk

Total Linear Footage in Overlay Zone: 14,781 LF

Total LF Complete: 1,030 LF (1 Riverwalk at Michels), 7% complete

3,246 LF anticipated in 2023 (Komatsu and Boone & Crockett), will get to 29% complete

68,904 total Linear Feet (13 miles) of Riverwalk anticipated within three Overlay Zones along the shores of our three rivers. 31,388 Linear Feet (5.9 miles) has been constructed to date, bringing overall completion of the system to 45%.

4). Provide a list of grant activity by Aldermanic district.

Attached are copies of grant activity including: Commercial Revitalization grants (2021-October 11, 2022), Fresh Food Access Fund grants (2021), Milwaukee Arts Board grants (2022) and NIDC home loan grants (2021-September 2022).

5). Provide a breakdown of property sales, and City and RACM owned improved properties and vacant lots by Aldermanic district.

Please see attached lists.

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6). *Provide the status of properties in the inventory including how long we have had the property.*
Real Estate staff is compiling this information. We will follow up with a separate response.

7). *Provide information regarding the housing zoning code, including the Aerotropolis Development Plan and Industrial Land Analysis.*
Planning staff has followed up directly with Alderman Spiker.

Please contact me should you have any further questions. I can be reached via email at vkoste@milwaukee.gov , or at ext. 5810.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vanessa L. Koster', with a stylized flourish at the end.

Vanessa L. Koster
Deputy Commissioner

Attachments