



**Department of City Development**

Housing Authority  
 Redevelopment Authority  
 City Plan Commission  
 Historic Preservation Commission

November 3, 2004

To the Honorable Common Council  
 City of Milwaukee  
 200 East Wells Street, Room 205  
 Milwaukee, WI 53202

Subject: Area ("Neighborhood") Plans

Dear Members of the Common Council:

As noted in a previous letter from the Department, the State of Wisconsin adopted legislation requiring that, by 2010, all municipal programs and actions that affect land use be consistent with a Comprehensive Plan. As the City agency charged with planning responsibilities, the Department of City Development is now beginning the lengthy process of developing a document that meets State standards for a Comprehensive Plan.

Because of its size and complexity, Milwaukee needs to plan for its neighborhoods as well as for the entire City. Consequently, while we are developing the Citywide Comprehensive Plan that meets the mandates of the Wisconsin Law, we will continue to develop Area Plans that tailor citywide policies to smaller geographic areas and address opportunities and challenges specific to particular areas of the City.

Milwaukee's Citywide Comprehensive Plan will divide the City into approximately 12 "planning areas" as noted on the attached map. (Please note, the planning areas are not an attempt to show precise boundaries, they are created rather to serve as a reference tool for discussing trends, forecasts and specific policies to address the issues and opportunities unique to different sections of the city.) Five area plans have been adopted, and two more are currently underway. Resolutions authorizing initial funds for Area Plans covering the southeast, northwest, and northeast areas are being introduced at the Council meeting November 3, 2004. We have developed a schedule for development of additional area plans as staff and funds become available during the next several years. It is our intention to complete all Area Plans by 2010.

The City of Milwaukee contributes a portion of the cost of developing an Area Plan. The remaining cost is covered through contributions from stakeholders in the area, including businesses, non-profit organizations, and institutions. We will work with you and your constituents to develop the funding plan for Area Plans in your district.

We will provide more information about the Area Plan schedule to the Zoning, Neighborhoods and Development Committee. If you would like further information, I would gladly offer you a personal briefing at your convenience. Please feel free to call me @ 414-286-5813 or Allison Rozek @ 414-286-5693.

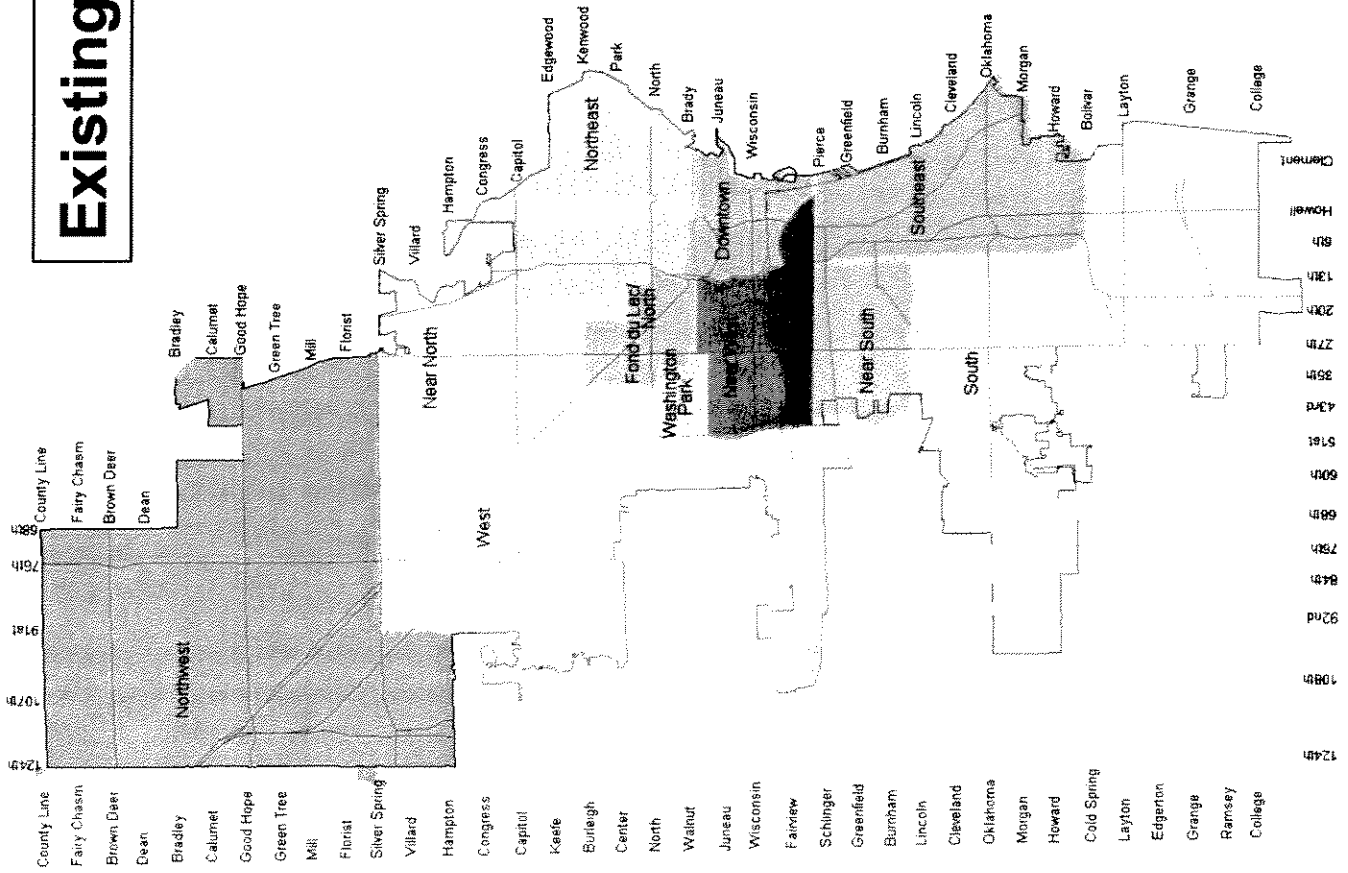
We look forward to working with you on the development of Milwaukee's Comprehensive Plan.

Sincerely,

Robert Greenstreet  
 Director of Planning and Design  
 Department of City Development

Attachment

# Existing and Future Area Plans



**Completed Area Plans:**

- Downtown
- Menomonee Valley
- Near West Side
- Fond du lac and North
- Northwest Side (1986)

**Area Plans in Progress:**

- Washington Park
- Downtown Update (Third Ward)

**Priority Area Plans (Scoping Stage):**

- Southeast Side (Bayview and Walker's Point)
- Northeast Side (East Side, Riverwest, Harambee)
- Northwest Side Update

**Future Area Plans:**

- Near South Side
- Near North Side
- West Side
- South Side

Area Plan	Projected Completion	Previously Budgeted	2004	2005	2006*	2007*	2008*	2009*
Downtown (Update)	2005	\$40,000						
Washington Park	2005	\$30,000						
Southeast	2006	\$25,000	\$12,500	\$37,500				
Northwest (Update)	2006		\$37,500	\$37,500				
Northeast	2007		\$25,000	\$25,000	\$25,000			
Near South	2008				\$37,500	\$37,500		
Near North	2008				\$37,500	\$37,500		
West	2009					\$25,000	\$50,000	
South	2010						\$25,000	\$50,000
Near West	2004							
Fondy & North	2004							
Downtown	1999							
Menomonee Valley	1998							
Northwest	1986							

\*New Area Plans will only be budgeted if the following criteria is met:

1. Need for Plan;
2. Project Manager Available;
3. Funding Partners in Place