



City  
of  
Milwaukee

City Clerk's Office

Jim Owczarski  
City Clerk

Keith Broadnax  
LRB Manager

Legislative Reference Bureau

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## MEMORANDUM

To: Clifton Crump, Policy and Administration Manager  
From: Ned Littlefield, Legislative Fiscal Analyst - Lead  
Date: September 6, 2024  
Subject: Development Projects Approved by Select Plural Bodies since 2022

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Please find below the information that you requested on August 29, 2024, concerning dollar values of development projects approved by select plural bodies since January 1, 2022. Staff assigned to the select bodies provided this information to the LRB.

***Board of Zoning Appeals (BOZA):*** Appellants' proposed investments on cases approved by BOZA amounts to \$1.6 billion. BOZA cases may range from residential fences, garages, and homes, to small businesses (e.g., day care centers, group homes, retail stores) and large developments like the new Milwaukee Public Museum.

***City Plan Commission (CPC):*** The total estimated value of future new development from base zoning changes recommended, and overlay development proposals approved, by CPC was \$580 million in 2022 and 2023. This estimate considers the proposed number of housing units and square footage of commercial space to be developed as a result of zoning applications that CPC recommended or approved.

***Housing Authority of the City of Milwaukee (HACM) Board of Commissioners (BOC):*** The BOC has approved \$66.9 million in new public housing. This amount combines the adjusted contract values of three new construction projects and two rehabilitation projects. HACM and its subsidiaries have an unaudited, net book value of fixed assets of \$443.6 million. These entities own 5,300 housing units, manage 5,162 units, and have 7,691 Housing Choice Vouchers (Section 8) under contract.

***Milwaukee Public Library Board of Trustees:*** In 2023, this body approved \$2 million from the City's Capital Budget to construct the Martin Luther King Branch Library.

***Redevelopment Authority of the City of Milwaukee (RACM) Board of Commissioners:*** The BOC has approved approximately \$1.2 billion in development projects. This amount primarily corresponds with projects in 12 tax incremental districts, including Northwestern Mutual's \$500 million North Office Building.

LRB 180139

# What is a Special Use?

The Milwaukee Code of Ordinances defines a Special Use as "a use which is generally acceptable in a particular zoning district but which, because of its characteristics and the characteristics of the zoning district in which it would be located, requires review on a case by case basis to determine whether it should be permitted, conditionally permitted, or denied (MCO s.295-201-619)."

## Special Use Criteria

If you apply for a Special Use, you must file a statement with your application that addresses each of the following criteria:

**Protection of Public Health Safety and Welfare.** The use will be designed, located and operated in a manner so that the public health, safety and welfare are protected. A geographic concentration of establishments of this type may be evidence, in certain circumstances, that the public health, safety and welfare will not be protected.

**Protection of Property.** The use, value and enjoyment of other property in the neighborhood will not be substantially impaired or diminished by the establishment, maintenance or operation of the special use. A geographic concentration of establishments of this type may be evidence, in certain circumstances, that the proposed use will substantially impair or diminish property values.

**Traffic and Pedestrian Safety.** Adequate measures have been or will be taken to provide safe pedestrian and vehicular access.

**Consistency with Comprehensive Plan.** The special use will be designed, located and operated in a manner consistent with the City's comprehensive plan.

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## MEMORANDUM

To: President José G. Pérez  
 From: Ned Littlefield, Legislative Fiscal Analyst - Lead  
 Date: August 2, 2024  
 Subject: Professional Qualifications for Plural Body Membership in Peer Cities

You requested information on July 19, 2024 about professional qualifications for membership on plural bodies (i.e., boards and commissions) related to economic development and housing in Milwaukee's peer cities. The LRB found the following:

<b>Zoning appeals body</b>	<b>Planning body</b>	<b>Public housing body</b>	<b>Redevelopment body</b>
<p><i>Boston:</i> Seven members must include representatives of architecture, real estate, building trade labor, and building trade management professions.</p> <p><i>Cincinnati:</i> Seven members must include an architect, an attorney, a city planner / urban designer, a construction / development / real estate professional, and two neighborhood organization representatives.</p> <p><i>Columbus:</i> At least three of the five members must be architects, attorneys, building contractors, professional engineers, real estate brokers, or mortgage brokers.</p> <p><i>Philadelphia:</i> Seven members must include an architect, an attorney with zoning experience, a member with construction industry experience, one urban planner, and two community organization leaders.</p> <p><i>St. Louis:</i> Five members must include an architect and a real estate agent/broker.</p>	<p><i>Boston:</i> Eleven members must include representatives of the organized labor, real estate, architecture / landscape architecture, business, and building trade professions, as well as a small business owner and three neighborhood organization leaders.</p> <p><i>Philadelphia:</i> Seven members must include an architect, an urban planner, a traffic engineer, an attorney experienced with land use issues, two representatives of community groups involved in land use issues, and a member with any of the above qualifications.</p>	<p><i>Boston:</i> Five of 11 members must be public housing residents, while non-residents must have a) a commitment to public housing and b) experience in public health, public safety, legal advocacy for low-income tenants, public accounting, property development / management, or organized labor.</p>	<p><i>Boston:</i> One of five members must be a labor representative.</p> <p><i>Milwaukee:</i> Seven members must include a combination of a) individuals interested in redevelopment, b) representatives of business / finance, civic, industry, and labor organizations, as well as the general public, and c) individuals with finance and management experience.</p>

In Buffalo, Cleveland, Detroit, Jersey City, Kansas City, Minneapolis, Newark, Pittsburgh, Saint Paul, and Toledo, such bodies appear to have no membership qualifications. The LRB chose demographically, economically, and residentially similar cities. The LRB did not analyze: county / regional bodies; or qualifications around membership on other bodies or position in city government.

LRB 180057