

LAKEFRONT DEVELOPMENT ADVISORY COMMISSION PROCEDURES

LDAC will review proposals for new development on the Lakefront received (1) from the proponents of the proposed development, (2) referred to LDAC for its review, or (3) received in response to a determination that a proposed development comes within the scope of projects LDAC has been established to review.

If the proponents of a proposed development have not discussed the site they propose with those who control the site, LDAC will refer the proponents to those who control the site for a preliminary determination of interest in possible use of the site for the proposed development.

If the City of Milwaukee, the County of Milwaukee, or any of their agencies or officials, or any interested citizen or group becomes aware of a proposal for new development of Lakefront land requiring review by LDAC, the proponents of the proposal will be referred to LDAC to submit an application for LDAC review.

Unless there are extraordinary circumstances requiring expedited consideration of a proposal for new lakefront development, each calendar quarter LDAC will consider the proposals that have been filed with it prior to the beginning of the quarter.

The proponents of the proposed development must submit an application including the information required by LDAC and the documents and other information listed on the LDAC checklist. Assuming full and timely cooperation during the processing of the request for review by the proponents, LDAC will endeavor to act on the proposal within 90 days of receipt of all of the information that is required to be submitted with the application.

LDAC will make all information submitted to it available for inspection and copying by the public. LDAC prefers that all information be submitted both electronically, if feasible, and in hardcopy.

LDAC will encourage the public to submit comments and questions about the proposed development and the application materials to LDAC. The public will have at least two weeks after the proponent's materials are available to the public to provide responses. LDAC will make public responses available to the project's proponents.

LDAC may submit questions to and request additional information from proponents prior to the hearing on the proposal. Responses will be made available to the public for inspection and copying.

LDAC will schedule a public hearing for a date after the comment period referred to above. One or more proposals for development may be heard at the same hearing. The length of the hearing and its location will be set to accommodate full public participation.

In order to obtain full public participation, hearings will not be held during normal working hours. Locations will be accessible to those with disabilities.

At the hearing proponents will have an opportunity to speak in support of their proposal. When appropriate, opponents will be encouraged to work together to make a presentation in response to the proposal. Then individuals and organizations in support and opposed will alternate. The Commission will set reasonable time limits for presentations. Individuals and organizations will have an opportunity to register at the hearing in favor of or in opposition to the proposal, and will have an opportunity to submit their comments to the Commission in writing.

LDAC will not deliberate on or decide on a proposal at the hearing. After the hearing both proponents and the public will have two weeks to submit additional information for the Commission's consideration. The Commission may also submit questions to and request additional information from the project's proponents.

LDAC will schedule a meeting at which it will discuss the proposal or proposals it has heard. LDAC may not be able to give consideration to any information it receives about the proposal less than three business days before the meeting.

LDAC's decision will be made by a roll call vote of the members of the Commission present.

The Commission will determine how it will prepare a report on its understanding of the facts and on the bases for its recommendation.

The Commission's decision on a proposal will be made within 90 days after the Commission receives the proponent's application and required supporting information.

The Commission's report will be made available to the public for inspection and copying.

The Commission will transmit its report to any governmental body that owns or controls the site proposed for the project and to any governmental body that legally has the authority to make a decision affecting the project.

9/28/05
WHL/whl