



December 13, 2004

Alderman D'Amato
City Hall, Room 205
200 E. Well St.
Milwaukee WI 53202-3570

Dear Alderman D'Amato:

As President and Vice President of the East Village Association, we are writing to you to express our strong support for the Conservation Overlay District for the East Village Neighborhood being reviewed by the Zoning, Neighborhoods and Development Committee on December 14, 2004. This Conservation District, the first of its kind in the city of Milwaukee, is essential to the continued vitality of our neighborhood.

The East Village Neighborhood is a unique example of late 19th/early 20th century working class housing, receiving recognition for its unique qualities with federal and state designation as an historic district in 2003. The Conservation District will help maintain the basic integrity of the neighborhood, without imposing the sometimes onerous restrictions of local historical preservation. We love our neighborhood and want to see it continue to grow and develop, but without losing the qualities that have made it so special in the first place. Because of our location in the midst of rapid redevelopment and our relatively small area, this plan is necessary to ensure that this distinctive Milwaukee feature is not developed out of existence.

We know that there has been some strident opposition to this proposal. Much to our disappointment and dismay, an alarmist and persistent misinformation campaign has continued over the past several months, leaving some residents and owners with the impression that this plan, if passed, will require them to make significant changes to their existing property and/or put stringent limitations on their future options. Some residents have even been given the impression that the City would fine them or "take their property" if they don't comply. As you are aware from reading the plan, the Conservation Overlay does not require any changes to existing buildings, "grandfathering" all current structures as they are. Further, it allows for an appeal process should a proposed change to a building be deemed inappropriate.

The East Village Association has spent considerable time and effort crafting a proposal that we feel will benefit not only our small neighborhood but Milwaukee as well, serving as an example of how to maintain the important qualities of an historically significant area, while allowing it to continue to grow and thrive into the future.

We hope we can count on your support for our efforts.

Sincerely,

Lisa Christopherson
President

Carl Ferguson
Vice President

From: "Scott Stieg" <scott.stieg@mindspring.com>
To: "Mike D'Amato, Alderman" <mdamat@milwaukee.gov>
Date: Mon, Nov 8, 2004 7:46 AM
Subject: Support for East Village Conservation Overlay District

Dear Alderman D'Amato:

I am writing in support of the Conservation Overlay District (COD) proposed for our East Village (EV) neighborhood. I have been a resident of the EV for 14 years, and a member and former block captain of the East Village Association (EVA) since 1995. In 1990, I bought a polish flat here and have spent the last 14 years renovating it. Since then, I've married and am now raising two little boys in this neighborhood. It is my home and is my sons' home.

I support the COD for two reasons. First, because the EV is a national and state historic district, it needs some local protection against tears and holes in the fragile fabric of this neighborhood. It is fragile; the thin layer of simple frame houses, rear cottages, front porches, and leafy backyards is already under some threat from several sources. In the last 10 years, we've seen cottage demolitions for surface parking lots near Brady St., new condos with large front garage doors the only feature facing the street, and a stubborn absentee or investor-owner rate of more than 50 %. Too many of these investors' historic properties are minimally maintained, and some are outright eyesores. It's clear that the shadow of the wrecking looms over some of these properties.

Second, the EV needs the COD for the provision that prohibits developments across existing lot lines. It is this provision that is scaring both the opposition absentee and local investors the most, I am sure. This provision would prevent the block teardowns of houses for condo development seen more and more west of Humboldt Ave. Anyone really interested in the historic nature of this neighborhood could easily live with the otherwise light guidelines of the COD, working within the historic layout of this village neighborhood to preserve and improve their own homes.

The COD was designed by neighbors and residents over the last five years, with much discussion and input from everyone truly interested in this neighborhood as a whole and its historic nature. I urge you and the City Plan Commission to finish the job the EVA and our residents have started.

Sincerely,

Scott Stieg
1860 N. Arlington Pl.
Milwaukee WI 53202
Phone: 414-278-7619
Email: scott.stieg@mindspring.com

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Outgoing mail is certified Virus Free.
Checked by AVG anti-virus system (<http://www.grisoft.com>).
Version: 6.0.779 / Virus Database: 526 - Release Date: 19-Oct-04

From: Peter Schwartz <Pete@Uniglobeultra.com>
To: "mdamat@milwaukee.gov" <mdamat@milwaukee.gov>
Date: Tue, Nov 2, 2004 11:45 AM
Subject: East Village

Just wanted to send a note to let you know that I support the "conservation overlay" designation of the East Village ..neighborhood.

AUTOTEXTLIST is "E-mail Signature" Peter M. Schwartz
Director of Operations
Uniglobe Ul-Tra Travel, Inc.
(414) 291-2180

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Checked by AVG anti-virus system (<http://www.grisoft.com>).
Version: 6.0.783 / Virus Database: 529 - Release Date: 10/25/2004

CC: "rjbauma@milwaukee.gov" <rjbauma@milwaukee.gov>

Michael D'AMATO - Support for East Village CD

From: "Scott Gelzer" <sgelzer@fayemcbeath.org>
To: <mdamat@milwaukee.gov>
Date: 11/8/2004 11:46:08 AM
Subject: Support for East Village CD

Scott Gelzer and Patricia Wyzbinski, owners of 1114 East Kane Place, wish to formally notify you of their support for the establishment of a Conservation Overlay District for the East Village neighborhood. We feel that this approach to encouraging suitable rehabilitation, maintenance and development of the properties in the area is far preferable to other means available. Rather than attempting to influence the approach of city wide land use guidelines, we feel that the unique character of this area requires special attention and support from both property owners and the City of Milwaukee.

Thank you for your willingness to encourage discussion and support of this valuable step in preserving our immigrant heritage and urban neighborhood improvement, without wholesale displacement or speculation. We realize that there is no perfect answer to the questions and challenges of urban development and preservation, but feel that the Conservation District strategy is an excellent foundation.

Scott Gelzer and Patricia Wyzbinski

From: "Dave/Cathy Thomas" <thommilw@earthlink.net>
To: "Alderman Mike D'Amato" <mdamat@milwaukee.gov>
Date: Fri, Dec 3, 2004 7:03 PM
Subject: Support of the Conservation Overlay in the East Village

Dear Aldermen,

I am writing today in support of the Conservation Overlay for the East Village being presented at the Dec. 14th hearing. We have lived and owned property in the East Village for the past 12 years. We have also been active members of The East Village Association and have volunteered numerous hours during those 12 years on improving our neighborhood.

On Jan. 21st of this year The East Village was named to the State and National Register of Historic Places as an example of early immigrant housing in Milwaukee. In our efforts to help preserve the historic characteristics in our neighborhood please consider the points listed below.

- 1) The Conservation Overlay addresses important elements that The East Village Association neighborhood surveys stated were significant and the area wanted to maintain.
- 2) It helps with the development pressure on the neighborhood. Presently new construction would be the largest group effected by the guidelines.
- 3) It is one of the least intrusive plans. (Not as rigid as a Historic Preservation District.)
- 4) At present everything would be grandfathered in-you can replace like with like.
- 5) There is always the appeal process.

Thank you for your time and we hope we can count on your support in this important effort to preserve our Historic neighborhood.

David & Cathy Thomas
1740 N. Warren Ave.
Milwaukee, WI 53202
414-224-0955
thommilw@earthlink.net
EarthLink Revolves Around You.

CC: "Alderman Ashanti Hamilton" <ahamil@milwaukee.gov>, "Alderman Michael Murphy" <mmurph@milwaukee.gov>, "Alderman Robert Bauman" <rjbauma@milwaukee.gov>, "Alderman Willie Wade" <wwade@milwaukee.gov>

From: Patty <Idyaqua1@yahoo.com>
To: <mdamat@milwaukee.gov>, <wwade@milwaukee.gov>, <mmurph@milwaukee.gov>, <ahamil@milwaukee.gov>, <rjbauma@milwaukee.gov>
Date: Sun, Dec 5, 2004 9:26 AM

Dear Aldermen,
I am a 30 year resident / home owner here in the East Village and have been involved with the neighborhood since we started a block watch in '94. I donated 3 months of my time (and money) to hand carve a stone bench that is in Pulaski Playground. It symbolizes our strength and ambition to make this a *better neighborhood*. Neighbors like myself, and the East Village Association, have made this area a MUCH better place to live. I strongly support this to be a Conservation District. Please don't allow our hard work to go in vain, and please support our Conservation District.
Thank you for your time.

Sincerely,

Patty Yurcich
1852 N. Arlington Pl.
Milwaukee, WI 53202
278-7035

Mark P. Behar & Norbert E. Young

1803 N. Warren Avenue, Milwaukee, WI 53202-1638

414-277-7671 h/fax, 550-0026, 750-7372 cell ▼ E-Mail: mpbehar@wisc.edu

November 5, 2004

Alderman Michael D'Amato
City of Milwaukee
222 E. Wells St.
Milwaukee, WI 53202
286-3456 fax

Dear Alderman D'Amato,

We are writing to encourage your strong support of the proposed Conservation Overlay District for the East Village neighborhood that is being discussed by the Planning Commission. I (Mark Behar) have owned my home on N. Warren Av. since 1989, when the neighborhood was drug infested. Thankfully, due to the hard work of neighbors in the East Village along with your office and Milwaukee police, the neighborhood has dramatically improved.

As you already know, discussions about the Conservation Overlay District have been going on for several years among neighbors, members of the East Village Association, Inc., and representatives from city. These discussions have been highlighted during general neighborhood meetings, Board Meetings of the EVA, as well as meetings called by your office involving owners, renters, and people who live and work in the area. These discussions have also been published in the EVA's newsletter and web site.

During these last several years, we have seen renewed interest in the area by developers, who are not necessarily interested in preserving the unique architectural character of the neighborhood. This uniqueness was recognized this last year by the State Historical Commission, but has long been known by owner residents of the area. Over the last several months, several new construction projects were started that do not reflect our interests, and may have an overall detrimental effect on our property values as well as the overall look of the area.

This is why we are in support of the Conservation Overlay District. Instead of a developmental free-for-all, new construction and renovations will have to abide by certain minimum standards that will enhance rather than detract from the neighborhood.

Thank you for your support.

Sincerely,



Mark P. Behar and Norbert E. Young

November 8, 2004

Ald. Michael D'Amato
and
Milwaukee City Plan Commission
809 N. Broadway
Milwaukee, WI 53202

Dear Ald. Michael D'Amato and members of the Milwaukee City Plan Commission:

A Neighborhood Conservation Overlay District is a tool used in some communities to identify and protect the character of established neighborhoods. The objective is to maintain and conserve the neighborhood's character by outlining procedures and policies for alterations or demolition of existing structures and design of new construction in the district. Goals for a Neighborhood Conservation Overlay District may include:

- Protecting and strengthening the desirable and unique design characteristics, physical features, identity, charm, and 'flavor' of a specific area;
- Promoting compatible new development while preventing incompatible alterations or in-fill development;
- Providing property owners with clear guidelines for remodeling and new construction;
- Encouraging civic pride and incentives for enhancement of properties within the district, while working to prevent deterioration and blight.

Milwaukee's East Village is a unique and distinctive Polish immigrant neighborhood which contributes significantly to the overall character and identity of the City of Milwaukee and is worthy of preservation and protection. A Neighborhood Conservation Overlay District will benefit the East Village and the City of Milwaukee as a whole by providing:

- A more predictable course of development for both neighborhood property owners and the development community;
- A means of self-determination for residential and commercial East Village stakeholders.

Without a clear vision for the neighborhood, it will lose its distinct character and dissolve into "just another old neighborhood". Benefits of providing this type of protection to the East Village include:

- Proactive neighborhood planning preserves the neighborhood's unique character;
- Allows for planned growth by removing underlying pressures for incompatible development while encouraging contextually appropriate projects;
- Strengthens the character of the neighborhood; neighborhood-based design standards address the character defining elements of local identity and perception, and reflect the character of this individual neighborhood;
- This is a resident driven initiative - design standards were created by East Village stakeholders who have been meeting for over 10 years in an effort to preserve the integrity of their neighborhood;
- Provides protection, preservation, and enhancement of unique historic immigrant neighborhood
- No two Neighborhood Conservation Overlay Districts are alike because each is tailored to address the concerns of an individual neighborhood;
- Would provide East Village homeowners and property owners with clear guidelines on how they can improve their property while allowing for their unique situations and protecting the distinctive character of their neighborhood.

Due to the benefits outlined above, I ask you to support the creation of the East Village Neighborhood Conservation Overlay District.

Respectfully,



Virginia Cassel
Board Member

Milwaukee Preservation Alliance