



MEMORANDUM

LEGISLATIVE REFERENCE BUREAU

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To: Ald. Robert Bauman
From: Jeff Osterman, Legislative Research Supervisor
Date: February 20, 2019
Subject: PLAN COMMISSION AGENDA ITEMS – OVERLAY ZONES

The following table shows the number of City Plan Commission agenda items relating to approval of site work in overlay zones, or deviations from overlay zone design or performance standards, over the past 5 years, as well as the total number of items that came before the Commission.

	2014	2015	2016	2017	2018
Total number of CPC items heard	81	85	98	98	81
Items relating to site work in overlay zones	9	9	6	4	6
Items approving deviations from overlay zone standards	0	3	0	1	1

Clearly, overlay zone-related items are only a small portion of the Plan Commission's total workload – an average of about 7 items per year, or 7.7% of the average annual total number of items heard by the Commission.

Based on the small numbers of overlay zone-related matters heard by the Plan Commission, it does not appear that the Commission is currently reviewing "minor" site work items. It is only reviewing significant site work (overall plans, elevations, uses) for properties in overlay zones. Since Common Council File 181429 would require Council review and approval of the same overlay zone items -- nothing more, nothing less -- the proposed ordinance would not appear to require more than a handful of developers and property owners to go before the Common Council each year to have their overlay zone projects approved.