

EXHIBIT A
File No. 060037

Wentworth Interim Study Overlay District

- a. The Wentworth Interim Planning Overlay District (WOD) consists of the parcels outlined in the attached map.

- b. The area covered by the WOD basically consists of a Two-Family Residential (RT4) zoning district along South Wentworth Avenue between East Russell Avenue and East Pryor Avenue. This area is mostly single-family and two-family residential with other residential neighborhoods surrounding it. Residential density in the area is approximately 8 dwelling units per acre. Most of the area is developed and buildings in the area were generally constructed in the early to mid-1900's. This is an area of Bayview along the lakefront where there are some development pressures, particularly to tear down existing structures and replace them with larger and taller buildings.

- c. The WOD is being created to provide an opportunity to develop the Near South Side Area Plan that will provide strategies for neighborhood conservation while maintaining and enhancing the existing residential and commercial character of the entire planning area during the planning process. While the existing residential zoning districts permit a level of residential development that is consistent with the character and quality of the existing housing stock, there has been neighborhood discussion about establishing a neighborhood conservation overlay district which would include specific design standards for alterations and new construction.

- d. The Near South Side Area Plan will be a two year planning process directed by the Department of City Development and guided by a Contract Management Team, Plan Advisory Group, constituents, Aldermen, businesspersons, and other interested parties. The area planning process would develop a vision for a preferred future of the district in addition to strategies for these areas in a variety of subject areas, including regulatory tools, development preferences, transportation issues, and open space priorities. A full scope for the district planning process is available from the Department of City Development at: www.mkedcd.org/planning.

- e. The WOD would be effective for a period of up to twenty-four months following its date of adoption by Common Council. It is anticipated that the Near South Side Area Plan will be complete by 2008.

- f. For parcels within the WOD, all permitted uses would become special uses and require approval by the Board of Zoning Appeals (BOZA), per Chp. 295-7-166, special use findings relating to protection of public safety, health and welfare, protection of property, traffic and pedestrian safety and consistency with the comprehensive plan.

g. Proposed developments that have begun the development review process prior to the effective date of this WOD by applying for a special permit; variance; or beginning a plan review process shall continue to be governed by the use table in the current zoning district and are exempt.

h. Special Use Permits in the WOD: For parcels within the WOD, any applicant for a special use permit shall be required to obtain an additional finding that they meet WOD Interim Guidelines.

These Interim Guidelines shall include the following general items:

- Relationship of proposed developments to the existing building height and roof pitch
- Relationship of proposed developments to the existing lot coverage and building setbacks
- Relationship of proposed front yard fencing and retaining walls to the existing street edge condition

i. Underlying Zoning: In all other ways the underlying zoning districts shall continue to apply to parcels within the WOD. In cases of conflicts between this overlay district and the remainder of the Zoning Code requirements, the overlay district shall govern.

07/13/06