

June 29, 2006

To the Honorable Common Council  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee

Dear Committee Members:

File No. 050633 will create the Brewers Hill/Harambee Neighborhood Conservation Overlay Zone and will approve the neighborhood conservation plan and development and design standards for this area, in the 6th Aldermanic District. Brewers Hill is generally a three by six-block area located on a steep rise just west of the Milwaukee River and north of Downtown. Harambee Neighborhood, which overlaps Brewer's Hill, is bounded by Holton to the east, North 7th Street to the west, Burleigh to the north and Walnut to the south.

This File approves a neighborhood conservation plan and a set of guidelines (Exhibit A) that will facilitate maintenance and protection of the neighborhood character and the development of vacant lots.

On June 26, 2006, a public hearing was held and at that time there was no opposition to creation of the overlay zone. The President of Brewers Hill Neighborhood Association spoke in favor of the proposal, but raised some questions, which staff addressed. The City Plan Commission at its regular meeting on June 26, 2006, recommended approval of the subject File conditioned on obtainment of the City Attorney's opinion regarding vested rights and minor revisions to design standards based on further input from residents.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. McGee