

July 18, 2006

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

Dear Committee Members:

File No. 060037 will create a study plan for the Conway/Wentworth Interim Study Overlay Zone (IS), as established by Section 295-1005.0001 of the Milwaukee Code of Ordinances, generally located along South Shore Drive between East Russell Avenue and East Estes Street, in the 14th Aldermanic District.

This file creates a study plan that identifies regulatory problems and states land use and development issues to be resolved for the area proposed for rezoning. The Bayview residents in this area have identified building height, roof pitch, fences, lot coverage and setbacks as items to consider to ensure appropriate infill development.

Eight addresses are located within an interim historic district known as Wentworth/Superior Historic District. The addresses include 2546, 2558, 2564-66, 2578, and 2586 South Wentworth Avenue, 2557 and 2577 South Superior Street, and 1704 East Pryor Street. The Historic Preservation Commission will hold a public hearing on August 21, 2006 upon which time it will determine whether to make the designation permanent.

On July 18, 2006, a public hearing was held and at that time several residents asked questions about the study plan, including height and building size regulations, and input to future new development. A developer was opposed to the overlay, stating concern for individual rights to private property. Upon further explanation of guidelines and that, upon establishment of the overlay, neighbors within 200 feet of the boundary would be notified of permits for new construction within the boundary with Board of Zoning Appeals approval, several residents, including the Alderman, spoke in favor of the proposal. The City Plan Commission at its regular meeting on July 17, 2006, recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Zielinski