

July 18, 2006

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

Dear Committee Members:

File No. 040418 creates an Interim Study Overlay Zone (IS) on certain lands in the vicinity of East Conway Street and South Wentworth Avenue, in the 14th Aldermanic District.

This file creates an interim study overlay district that allows for discretionary review of development proposals in areas where changes in zoning provisions are contemplated or under study. This zone will allow new developments to proceed through a review process that will insure that the development is compatible with the city's comprehensive plan rather than establishing a moratorium during a time when new or modified zoning provisions are being put into place. Further, the study plan would identify regulatory problems and states land use and development issues to be resolved for the area proposed for reclassification.

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 17, 2006, a public hearing was held and at that time several residents asked questions about the creation of the overlay zone and current zoning regulations regarding maximum height, lot width and distance between structures. After further explanation, most of the attendees were 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