

WATER'S EDGE CONDOMINIUM ASSOCIATION, Inc.
2700 South Shore Drive
Milwaukee, WI 53207

June 20, 2008

To: City Plan Commission

Re: File Number 051036 Bay View /South Shore Drive Neighborhood Conservation Overlay Zone

Greetings:

Water's Edge Condominium Association is comprised of 18 unit owners at the corner of South Shore Drive and Iron Streets.

The Board of Directors wishes to go on record in opposition of this proposal for the following reasons:

1. The boundaries designated for this zoning treatment appear to be too narrow an area to accomplish the stated purpose of preserving the character and identity of historic Bay View. There is no reason to earmark these specific blocks as an historic overlay.
2. The restrictive nature of these boundaries could result in a negative impact and decrease of property values by imposing zoning mandates on a select few houses in the district, while similar homes only a block or two away would not be affected.
3. The small reduction in height/ lot coverage is hardly worth the effort of changing the present zoning laws.
4. The proposal to prohibit flat roofs is counter to Mayor Barrett's initiatives to encourage the use of roof gardens for environmental and conservation benefits.

A better solution, in our opinion, is to retain the present zoning laws and provide for case by case discretionary review of development proposals, with neighborhood input, throughout the entire historic Bay View area.

Respectfully submitted by

THE BOARD OF DIRECTORS
Susan J. Riordan, President