



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

May 6, 2002

Julie A. Penman
Commissioner

Michal A. Dawson
Deputy Commissioner

To The Honorable Members of the Common Council
City of Milwaukee
200 East Wells Street, Room 205

Re: Ordinance File Nos. 991763 and 011055

Dear Council Members:

As you know, File Nos. 991763 and 011055 relating to the new zoning code and map are going through final consideration at the Zoning, Neighborhoods and Development Committee tomorrow, May 7, 2002. At the hearing, two amendments will be proposed relating to the zoning of two specific properties. I strongly urge the members of the Common Council reject the changes as part of the new comprehensive zoning code and allow these issues to be debated individually on their own merits.

The new code is the product of nearly four years of thorough analysis and public discussion regarding improvements to Milwaukee's zoning ordinance and map. This update applies citywide and the proposed changes follow three categories of improvement that: 1) make the code easier to use; 2) streamline BOZA review; and 3) provide enhanced protection of the physical character of our neighborhoods.

The two proposed amendments would allow development of a church on an industrial site at West Florist Avenue and the other would allow an increase in the height of a television-broadcasting tower beyond what is permitted today. Both issues have been before Common Council in the past and in both cases the proposed changes were denied. Both issues also require amendments to the city's Comprehensive Plan and review by the City Plan Commission before they can be approved. For these reasons, I believe these two issues should be reviewed separately from the citywide zoning update. This will allow both the church and TV station to have their zoning change requests given the consideration that they deserve. Separating them from the citywide zoning update also avoids unnecessary delay of the much-anticipated new code.

If you have any further questions, please feel free to call John Hyslop, Manager of Planning Administration, at X5710. We would be happy to meet with you and discuss this further.

Sincerely,



Julie A. Penman

Commissioner

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