

COMMITTEE ASSIGNMENTS

MEMBER

Finance & Personnel Committee

Licenses Committee



NIK KOVAC
3rd District Alderman

March 24, 2010

Dear East Village Resident and/or Property Owner:

Over 100 of you sent back surveys last September about the East Village Overlay District. Given the size of the East Village (bounded by Brady Street, the Milwaukee River, and Humboldt and Warren Avenues) that level of response is remarkable. Thank you for bringing your voice to City Hall.

The September survey asked three questions: Do you want the Overlay to remain as written? Do you want the Overlay to be completely repealed? Do you want to reform, but not repeal, the Overlay? Here are the results:

13 of you want it to remain, 14 of you want reform, and 73 of you want it repealed.

The survey also asked you to identify yourself as an owner-occupant, a renter, or a landlord. Across all three categories, the majority want repeal, although the vote was closest among owner-occupants. Of those, 6 want it to stay, 8 want it reformed, and 17 want it repealed.

At the next meeting of the East Village Association, which will be on Wednesday, March 31st at 7:00 p.m. in the community room of the Riverview Tower, 1300 East Kane Place, we will discuss the next steps the City should take based on these survey results.

Because of the clear opinion you expressed in those surveys, I have introduced legislation today, March 24th, to repeal the Overlay. Before the formal review and hearing process begins, however, we should discuss this at the neighborhood level.

Please join us next week. In addition to the survey results and Overlay repeal process, there will be three other important agenda items.

- 1) Professor Tom Hubka will present research his UWM students have done on the housing patterns throughout the city and in your neighborhood. He is hoping that many neighbors will help create a guide to common housing in the East Village.
- 2) Humboldt Bridge Construction Update (still on schedule for a June finish)
- 3) Pulaski Street Repaving Update (still first on the list for the Spring season)

I hope to see you on Wednesday,

A handwritten signature in black ink, appearing to read 'Nik Kovac'.

Nik Kovac
Alderman, 3rd District

East Village Association Survey Results

Responses for the EVA survey were entered into a table so that the results could be tallied and comments could be collected. Difficulties in recording the results included ambiguous answers, unclear writing, and incomplete surveys. An effort was made to record the responses as close to the actual written answers as possible. 113 surveys were received and 9 of them were not counted in the final tally due to the difficulties mentioned above. The final tally for the survey was:

- 13 respondents want the overlay to remain as written
- 73 respondents want the overlay completely repealed
- 14 respondents want to reform the overlay

The numbers are broken down further in the following tables.

Do you want the overlay to remain as written?			
Renters	Owner Occupied Homeowners	Absentee Landlords	Total
4	6	3	13

Do you want the overlay to be completely repealed?			
Renters	Owner Occupied Homeowners	Absentee Landlords	Total
42	17	14	73

Do you want to reform, but not repeal the overlay?			
Renters	Owner Occupied Homeowners	Absentee Landlords	Total
3	8	3	14

Total responses by owner/renter status			
Renters	Owner Occupied Homeowners	Absentee Landlords	Total
56	26	22	104

*Note that the totals from the above 3 tables do not equal the total from the bottom table. This is due to respondents answering yes to multiple options and some respondents not giving a preference to which option they would prefer.

Prior to the survey data was collected as to the actual make up of properties in the EVA overlay. Two different sets of data were produced from different sources that produced similar results. Data submitted by Shirley Ferguson (from an unknown source) included the following numbers:

- Total Properties: 230
- Owner Occupied: 84
- Not Owner Occupied: 146
- Owners in the 3rd Aldermanic District: 94
- Owners NOT in the 3rd Aldermanic District: 52

Data obtained from the city of Milwaukee's Master Property file (MPROP) by querying for properties in the vicinity of the EVA with a historic code of 2, produced the following numbers:

- Total Properties: 248
- Owner Occupied: 106
- Not Owner Occupied: 142
- Owners Address Listed as zip code 53202: 151
- Owners Address Listed as zip code 53211: 37

Comments

Some of the most common remarks written on surveys:

- Dislike the exterior renovation rules (Roughly 15 surveys included a comment about this, by far the most common remark)
- A few commented on their dislike of the governance of the EVA and how the original overlay was passed
- A few comments stating their support for a ban on combining lots
- A few comments that the character of the neighborhood needed to be preserved, but the current overlay was too strict