

Documentation Against
Proposed Conservation
District
Submitted
By
Eugene Pogorzelski
11-08-2004

Eugene Pogorzelski
1874 N. Pulaski Street
Milwaukee, WI 53202

November 7, 2004

ATTN: City Plan Commissioners

My name is Eugene Pogorzelski and I am the owner, along with my wife, Sharon, of the property located at 1874 N. Pulaski Street.

This letter is being written to show our opposition to the proposed **Conservation Overlay District** that is before the City Plan Commission.

I am amazed at the gall and audacity of a select few individuals that are proponents of this measure. For them to propose restrictions on what can be done to the exterior of your property is outlandish to the least.

Much is being said about the work these certain individuals have done to bring this matter forward, but what about the owners of these properties who are not in favor of this ordinance. Trying to advance legislation is contrary to the bylaws of the EVA (East Village Association) neighborhood group that the officers involved belong to. If this is not influencing legislation, I don't know what is. If this becomes an ordinance, that's legislation. Am I correct? It is also another way of government getting bigger in my eyes.

Just because a vote was taken at an EVA meeting, the people in favor of this have come to believe that this is a done deal. This is an outright wrong line of thinking. What is happening here is that this is interfering with people's property rights and livelihood. The owners have put their life savings into these homes and now are being told "here are lists of rules you must abide by when altering the exterior of the building that they own". Any time rules are imposed on people they are going to react and the people are saying "**NO**" to this infringement on their properties.

The properties in the district were slapped together or moved to their locations years ago and are a hodgepodge of nailed together houses and units. Some of the construction material that was used on the foundations is of such poor material that the bricks are

crumbling in a fast way that major renovations of foundations are going to be needed soon. Some of the buildings are over 100 years old and will have to be demolished.

When City Government Hearings are held, I have been told documentation is always helpful. Now I myself have enclosed documentation that shows the inequities of this proposal from design standard flaws in wording along with other facts that need to be brought out.

During the meetings of the EVA, voting was held on the standards and the membership was told this is the final standard.

Well, on the DCD website, new standards are there where no one had a say so on this, only a select few individuals that are officers of the EVA. Again, may I say, that is in direct conflict of what is in the bylaws. People were led to believe their input counted.

City government wants documentation regarding items leading up to the hearing. So now – the Commission has it. Nothing is being swept under the rug !

As an owner of my property, I strongly urge the City Plan Commission to **REJECT** this proposal being made by a few people who lead people to believe that they represent the neighborhood concerns.

We have a highly overwhelming opposition in the area about this matter and this is destroying the well being of the residents and neighborhood.

This is called a “unique” area. It got this way over time and should be left as is.


Eugene Pogorzelski


Sharon Pogorzelski

Changes to The Conservation District Guidelines after the neighborhood meeting on May 11 2004 were not all incorporated in to the June Design Standards.

New Wording

Concrete,interlocking block retaining walls are generally prohibited but may be reviewed on a case-by-case basis as the designs of the materials change. In some instances this is a good alternative for bermed front lawns.

The June Design Standards were voted on at an EVA meeting May 11 2004. The September rules changed without a vote. The Design Standards that are on the following site were not voted on by the General EVA membership.

<http://www.mkedcd.org/planning/cpc/EastVillage/EastVillageExhibitB.pdf>

[Exhibit B: Neighborhood Plan for the East Village Neighborhood Conservation Overlay District](#)

[Exhibit C: Development and Design Standards for the East Village Neighborhood Conservation Overlay District](#)

The Geographic boundaries on the DCD map do not match what is listed in the EVA bylaws.

ARTICLE II: Geographic Boundaries of EVA Neighborhood Defined

Section 1: The EVA is comprised of all homes, residences, apartment buildings, condominiums, businesses, public spaces (including Pulaski Street Playground and Caesar Park), and vacant properties within these Milwaukee, Wisconsin street boundaries: E. Brady Street on the south, N. Humboldt Avenue on the west, the Milwaukee River on the north, and N. Warren Avenue on the east. This includes over 600 residences within the following streets and hundred blocks {amended 10/14/03}:

1700- 1800 N. Arlington Pl.
1300- 1400 E. Boylston St.
1000- 1399 E. Brady St., even (north) side of the street
1700 N. Franklin Pl.
1100- 1300 E. Hamilton Av.
1700- 1900 N. Humboldt Av.
1000- 1300 E. Kane Pl.
1700- 1800 N. Pulaski St.
1700- 1900 N. Warren Av.

The 1000 block of East Brady Street is included in the EVA district along with the 1300-1400 block of East Boylston. Are the addresses at 1400 and 1414 E. Boylston kept out for a reason? My understanding is that the properties are owned by Julilly Kohler a former City Plan Commissioner.

The above Streets that I have mentioned have been reported to the EVA and I have been told that these are just typos. The fact of the matter has been since June the EVA President has been aware of this and it does not correspond to the DCD map. So if these locations are in the bylaws they are apart of the district.

EVA Bylaws

Section 2: PROHIBITED ACTIVITIES

Subsection A: No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation.

This proposed legislation of a Conservation district if passed will lead up to an ordinance

Now certain individuals of the EVA who are officers are violating their bylaws by working in tandem with city officials to create a conservation district model for other parts of the City of Milwaukee. You can call it what you want, an ordinance, legislation, draft legislation, etc the officers are engaged in influencing legislation which is in clear violation of the Bylaws and Articles of Incorporation as a non – stock corporation.

Discrepancies in the Design Standards

June 14th email from Lisa Christopherson

1. Restriction on dividing lots removed

(See Development and Design Standards Updated September 2004)

(See Development and Design Standards DCD November 2004 from Web Site)

In September Design Standard it is stated – Lots cannot be combined or divided.

In November 2004 Development and Design Standards DCD Web Site it is stated – lots cannot be combined.

In The Neighborhood Plan for the East Village Neighborhood Conservation Overlay District it is stated - To foster new construction that is in harmony with the scale and physical character of the original buildings of the neighborhood, the height and general shape of new buildings should be limited to the predominant height of existing buildings and the existing lot configuration should be retained without resubdividing or combining lots.

2. General meeting minutes June 8 2004

NEW WORDING

Concrete, interlocking block retaining walls are generally prohibited but may be reviewed on a case-by-case basis as the designs of the materials change. In some instances this is a good alternative for bermed front lawns

Not present in September 2004 or November 2004 Design Standards.

3. General meeting minutes June 8 2004

NEW WORDING

The actual window sash can be vinyl.

Included in September 2004 Design Standards. Not included in November 2004 Design Standards.

4. Lawns in front and side street yards

Bermed front lawns must be maintained and can only be removed or altered if replaced with a retaining wall meeting the above standards. Sidewalks up to 5 feet wide are the only hard surface allowed in these yards

Decorative mulch e.g. wood chips, stones, ground brick, marble chips or other similar ground covers can be used immediately around plantings.

Patios are prohibited on front façade

Not included in November 2004 Design Standards.

5. Garages (New Construction)Can only be located in a rear yard

Except for the allowance of flat roofs, garages must be compatible with the overall massing, scale, materials, roof pitch and design of the existing principle building.

Garages should have sidewalls that are compatible with the height-to-width proportions that are common to buildings in the neighborhood. Other sidewall heights will be considered on a case-by-case basis.

Included in September 2004 Design Standards. Not included in November 2004 Design Standards.

6. Front Porches

Total porch replacement is only permitted if the remodeled porch reflects the proportion, scale and general detail of the existing porch or similar porch appropriate for the style of the building and is of the same depth and width

Partial porch replacement is permitted if those portions being replaced resemble the original parts in size, massing, materials and scale

All front porches must remain open

Front decks larger than 6 feet by 6 feet are prohibited.

Does not match November 2004 Design Standards.

7. Front Doors

Original door openings must be retained.

Removed from November 2004 Design Standards

8. Windows

September 2004 Design Standards does not match November 2004 Design Standards

9. Siding

September 2004 Design Standards

Horizontal, vinyl siding is permitted if no wider than 4 inches

Existing substitute sidings does not have to be removed.

November 2004 Design Standards does not match.

Short Digest of events leading up to City Plan Commission hearing

According to records obtained from the Department of City Development the conservation district team was formed on June 29 2000.

During that time the point people for the conservation district Carl and Shirley Ferguson (Shirley who is an officer of the EVA) Have had numerous meetings with city officials regarding draft legislation concerning the development of standards for a conservation district.

Since the inception of the conservation district the Eva has held membership meetings concerning the proposed legislation.

Since the EVA originally started there have not been any general membership meeting minutes taken till the June 8, 2004 membership meeting and the excuse is that they are a small organization and there is no need to record minutes.

Along the way there had to be discussions about the events leading up to the City Plan Commission meeting that is upon us. But no records are kept of the items that were discussed, but I can believe there are records of secret meetings that were held in the development of this conservation district.

Also in a city document it states the neighborhood conservation plan shall be completed by property owners. By which criteria were these people selected? And what city officials were involved. No notice of any type was received to my knowledge.

If a common person with limited knowledge would go to view the Design Standards on the EVA website they would be very much misled due to the fact that what is posted in the June guidelines and the geographical location of the EVA boundaries are wrong.

There is documentation of the formation of an Advisory Council to propose amendments or other changes to the Conservation District ordinances, guidelines or rules.

Also the EVA reserves the right from time to time to supercede/override the standards set down by the Conservation District. Which again the EVA is in direct conflict of their bylaws of influencing legislation. They also will be notified of any applications for Variances, New Construction, Additions, Renovations, and Demolition of Buildings.

Hyslop, John

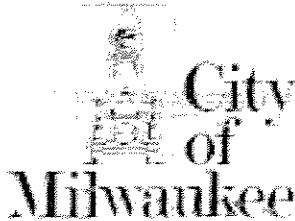
From: Hyslop, John
Sent: Wednesday, September 15, 2004 3:21 PM
To: Greenstreet, Bob; Koster, Vanessa; Schiller, Lynn
Cc: Brown, Martha
Subject: East Village Neigh. Conserv. District

Just talked to Mike D'Amato - he wants the overlay delayed 1 cycle so that he can work out some issues being expressed by the Brady St. Assoc.

TO: ALDERMAN MIKE D'AMATO
FROM: PAT SUMINSKI
RE: EVA CONSERVANCY DISTRICT
DATE: 9/13/04

At our regular Board of Directors Meeting on Tuesday, September 7, 2004, we listened to comments from both the supporters and the opponents of the proposed conservancy district. After listening to their comments, the Board met and decided that it could not, at this time, support the EVA Conservancy District and asked me as President to draft a letter to you strongly recommending that additional public meetings be held to provide clarification and information about the overlay. The Board felt that this issue is causing extreme difficulties in the neighborhood with neighbor going against neighbor and presents the possibility that permanent damage could be done to an important part of the greater Brady Street neighborhood. The issues of participation in the various planning meetings, how the vote was taken, the lack of clarity in the conservancy district language, and the concerns expressed by a number of property owners lead the Board to conclude that a vote on this matter, at this time, is not in the best interest of the neighborhood, nor the long term goals of the conservancy district as outlined by the representative of the EVA. We urge you, as our Alderman, to delay the Council vote on this matter and to conduct additional public meetings in the hope that a resolution can be reached that will be clear and concise as to a conservancy district and will put an end to what is becoming a serious breach of neighborhood goodwill.

Submitted on behalf of the Board of Directors
Pat Suminski
President



Department of City Development
Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission

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Julie A. Penman
Commissioner
Michael A. Dawson
Deputy-Commissioner

September 3, 2002

Board of Directors
East Village Association Inc.
c/o 1311 East Kane Place #4
Milwaukee, WI 53202

Dear Board Members:

Thank you for your letter representing the East Village Associations' concerns for the proposed redevelopment of the site at N. Humboldt and E. Kane Place. The Hoff Group has not yet applied for a zoning change or submitted plans for our review so I cannot comment on how it relates to the neighborhood. We would be happy to add your organization to our notification list if the Hoff Group or any other developer requests rezoning this or any other part of the East Village Area.

Your letter also questions the fairness of a Planned Development District overriding the work you have put into the preparation of a Neighborhood Conservation Overlay District. While I understand your concern, every property owner has the legal right to request a zoning change. A property owner could even request that his or her property be removed from an established overlay district. Ultimately, of course, the Common Council has the responsibility, after public hearings and review, to approve or turn down such requests. This process is structured to give individual property owners, residents and neighborhood organizations the opportunity to have input in the review of zoning changes.

It would be speculative for me to suggest a final outcome relative to the development of the Humboldt and Kane site but I can assure that the work your organization is doing would be considered in the review of any proposals for this site.

Sincerely,

Paul J. Park
Planning Director

Cc: Ald. M. D'Amato
Ronald Leonhardt
Robert Greenstreet
✓ John Hyslop
Brian Pionke

Hyslop, John

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From: Michael D'AMATO
Sent: Wednesday, July 24, 2002 12:47 PM
To: Hyslop, John
Cc: Pionke, Brian
Subject: Fwd: Conservation questions



Mime:822

John and Brian,

Do you know the answer to these questions from Shirley?

A speedy reply would be appreciated.

Mike

Ald. Michael S. D'Amato, 3rd District
(414) 286-2221 * Fax: (414) 286-3456
City Hall, Room 205, 200 E. Wells St.
Milwaukee, WI 53202-3570
www.milwaukee.gov/dist3.htm
mdamat@ci.mil.wi.us

-----Original Message-----

Date: 07/22/2002 08:22 am -0500 (Monday)
From: Shirley Ferguson <fergie@uwm.edu>
To: "Michael D'Amato (E-mail)" <mdamat@ci.mil.wi.us>, "Kelly Johnson
(E-mail)" <kmjohns@ci.mil.wi.us>
Subject: Conservation questions

Hi,
Is the EVA coding RT 4? We have been working under that assumption.

We would like clarification on the porch railing. Can we stipulate that we want the porch railing the old height, rather than the new higher height? Is it allowed in historic districts? If the zoning code says "at least" can we make it a defined number/making it stricter?

We are still having questions about height. Is all the other zoning 45 ft. rather than 60 ft? I haven't got my zoning information with me - but I think if you look that might be true.

We figure we can pretty much wrap up our work on guidelines this Tuesday. We have been meeting weekly to hammer out guidelines and are down to a couple of items. We of course still have some questions.

If you could try to get back to me for the Tuesday meeting or join us - that would even be better. Tuesday, 7/23 @ 7 pm at my house.

Shirley Ferguson
University of Wisconsin-Milwaukee
School of Business Administration
Office of Dean Frasad
(414) 229-6256
(414) 229-6957 Fax

Hyslop, John

From: Park, Peter
Sent: Thursday, January 24, 2002 12:57 PM
To: Michael D'AMATO
Cc: Kelly Johnson; Hyslop, John; Schiller, Lynn
Subject: RE: Peter,

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MD,
Thanks for the update. I'll discuss w/Hyslop and we'll get back to you next week.
PJP

-----Original Message-----

From: Michael D'AMATO
Sent: Thursday, January 17, 2002 12:54 PM
To: Park, Peter
Cc: Kelly Johnson
Subject: Peter,

Peter,

I met recently with the point people on the East Village Assoc. Conservation District to discuss the draft legislation. They seemed to be satisfied with the legislation, but had many comments and concerns regarding the eventual "plan" that will be developed by DCD.

May I suggest that we assemble a team of individuals for an initial brainstorming session on what this plan, or any plan in the future, may look like. The team should include John Hyslop, design staff as well as his. pres. staff, LRB, my office, Carl and Shirley Fergusen (the point people for the neighborhood) and any others you think would be needed. By creating the EVA plan we would then have a model for future use.

Let me know what you think.

On a related note, at the urging of the Fergusens and Whitney Gould and her neighbors I am investigating an amendment to the Conservation District ordinance that would allow for a 6 month moratorium on demolitions in an area where a Conservation District is being developed. This would provide an extra level of protection from opportunists trying to get in under the wire. LRB is working on a draft. I'd like to know your thoughts.

Thanks,

Mike

Ald. Michael S. D'Amato, 3rd District
(414) 286-2221 * Fax: (414) 286-3456
City Hall, Room 205, 200 E. Wells St.
Milwaukee, WI 53202-3570
www.milwaukee.gov/dist3.htm
mdamat@ci.mil.wi.us

D'Amato
LRB - Jeff Osterman
Hyslop
Peter's
Park
Mike

Hyslop, John

From: Shirley Ferguson [fergie@uwm.edu]
Sent: Friday, June 20, 2003 9:52 AM
To: Hyslop, John
Cc: Donna Schlieman (E-mail); Kendall Yahr (E-mail); Lisa Christopherson; (E-mail); Mark Behar (E-mail); Scott Gelzer (E-mail)
Subject: Questions

Hi John,
We had a meeting with a neighborhood developer and an architect last night to get input on the Conservation District Guidelines and a few questions came up. No major changes were made - a word here and there to clarify what we meant.

First and perhaps the most important one was having a Conservation District Advisory Council. We feel this is important for a number of reasons. This council's main concern would be to help the person who would be pulling a permit to understand the standards of the CD. I also think the EVA would like to reserve the right to address unique/whimsical projects that may not follow the letter of the law, but would be what the neighborhood is all about. Maybe we want our cake and eat it too, but I think we need to discuss this point with you. As soon as the wording is complete we can send you a electronic copy of this statement.

The illustrations included at the back of the guidelines came from a City publication - we would like to acknowledge this book - can we?

Oriel windows - not being allowed on the front facade. One of our members pointed out that his house was built in 1924 and has original oriel windows. Is there some wording that we could insert about a certain type of oriel window being used? If originally there was this feature in the neighborhood why would we discourage it? I think this come out of our discussion with you, Brian and Carlen. Please advise.

We are looking forward to meeting with you to go over the specifics and see if we can help tie up loose ends. We may have a few extra people to add to the group who are interested in making this work.

Thanks
Shirley



**East Village Association, Inc.
General Meeting
June 8, 2004**

The Village—Then and Now slide presentation by Bill Scherbarth

*Bill presented historical slides taken of the East Village (many taken in by Fr. Yaniak of St. Hedwig's) along with updated views of various properties. The slides gave valuable insight into property renovations and new construction emulating the current architecture of the neighborhood and renovations out of charter of the architecture of the neighborhood.

County supervisor Gerry Broderick.

*Kevin Haley, Landscape Architect for Milwaukee County, reviewed the new plantings of grasses and wild flowers on the hill at Caesars' Park. Garlic Mustard is still a problematic weed and suggested our organization and neighbors participate in the yearly "Weed Outs".

*Concerns at Caesar's Park were addressed. Handicap access will be available from Commerce

St. after the North Ave. Dam Pedestrian is completed. Can't do handicap access from Boylston St. down the hill due to budget constraints. Better lighting of the park should be investigated. Not having a ladder along the metal retaining wall on the river to get out of the river to safety if needed was addressed as a safety concern as well a defective existing metal railing fence. Concerns over recent drowning brought questions on what the city can do to help prevent future mishaps. (Due to recent heavy rains the river was running high and fast.) Mike Wisniewski from the Dept. City Development said there is only so much the city can do. Parental responsibility is also needed to keep children safe and away from danger. These children had previously been warned to stay away from the river and one had fallen in and was rescued.

Mike Wisniewski-Dept of City Development

*Mike explained the funding and construction of the Pedestrian Bridge in Caesar's Park. The city is waiting on supplies to finish the job and expect the bridge to be completed this summer.

Pulaski Playground

*During the neighborhood spring clean up blue plastic bag containers were placed through out

the park and playground for park patrons to use for litter. We need to keep the containers stocked with plastic bags so neighbors can take their extra bags to the park and fill the containers or call Cathy and she will pick them up.

Conservation Overlay District

*Changes to the CD Guidelines after neighborhood meeting on May 11th, 2004

1. ADDED

All mixed-use buildings (commercial/residential) must also meet the design standards of the East Village Neighborhood Conservation Overlay District.

2. **DELETE**

Wood fences may not exceed 2 feet in height.

3. **NEW WORDING**

Concrete, interlocking block retaining walls are generally prohibited but may be reviewed on a case-by-case basis as the designs of the materials change. In some instances this is a good alternative for bermed front lawns.

4. **NEW WORDING**

Decorative mulch e.g. wood chips, stones, ground brick, marble chips or other similar ground covers can be used immediately around plantings.

5. **DELETE**

Lighting

All landscape light fixtures must be hidden from street view.

6. **NEW WORDING**

Garages should have sidewalls that are compatible with the height-to-width proportions that are common to buildings in the neighborhood.

7. **NEW WORDING**

In case of duplex entrances as long as there is one front door there can be a side door for entrance to other unit

Original statement

Must be located on the front façade of the building and must lead to a front service walk, connecting to the sidewalk.

8. **NEW WORDING**

The actual window sash can be vinyl. Decorative trim may not be removed unless replaced with like material.

*There was extended discussion on the aspects of the plan with concerns expressed about the many restrictions. Concerns included government regulation, Planned Urban Development exemption and interference with property rights.

*In accordance with the EVA By-laws a roll call vote was taken of qualified members (Those attending one prior meeting as a member). Results were 12 for, 3 against, 1 abstention.

*Because of objections by a large number of new members who did not qualify for roll call vote, a non-binding open poll was taken. Results were for 14, against 26 no abstentions.

*EVA Secretary noted to those present that a vote was taken at Alderman D'Amato's May 11th Property Owners meeting on the Conservation Overlay district and the results were 25 for, 12 against, no abstains.

Eugene Pogorzelski

From: "Hyslop, John" <john.hyslop@mkedcd.org>
To: <eugenep@execpc.com>
Cc: "Laskowski, Jeannie" <jean.laskowski@mkedcd.org>
Sent: Monday, October 11, 2004 12:37 PM
Subject: FW: The upcoming conservation District vote

-----Original Message-----

From: Julilly W. Kohler [mailto:julillywk@earthlink.net]
 Sent: Monday, September 27, 2004 8:25 AM
 To: Hyslop, John; Mike D'Amato; shirley ferguson
 Subject: FW: The upcoming conservation District vote
 Importance: High

Do you think this document is :

"---just a confusing, vague yet sometimes strangely specific list of restrictions that would seem to affect longtime and new residents; those of us who want to make our homes our own with a new deck, a fence, new windows or even a terraced garden."? As Annette says below or as Mike Mervis says :

"is that the overlay is

very weak and confusing. As Russ pointed out it is impossible to make sound decisions when the guidelines are either lacking clarity or not their at all. As this is written it does the neighborhood on both sides of this issue a disservice"?

How is this document different from other planning docs that have been written up?

They are all claiming that this will NOT protect from the big developer as Annette say below and has said before. My assumption is that the non-combining prohibition with the exception that any such combining would have to go through the PUD process would, in fact, protect about as much as we can from a large, indifferent developer.

Am I wrong??

Julilly Kohler

--

When a government robs Peter to pay Paul, it will always have the support of Paul. G.B. Shaw

----- Forwarded Message

> From: annette french <avf@dragonflyvintagegoods.com>
 > Date: Wed, 15 Sep 2004 14:41:46 -0500
 > To: Michael D'AMATO <MDAMAT@milwaukee.gov>, <divasalon@ameritech.net>,

> <trmi1693@aol.com>, <julillywk@earthlink.net>,
 > <horney2000@hotmail.com>, <michaeleitel@hotmail.com>,
 > <PTSumins@hotmail.com>, <vivov714@hotmail.com>, <ECS@kaslawfirm.com>,
 > <rep.richards@legis.state.wi.us>, <saldrich@milwcnty.com>,
 > <maolson1@netscape.net>, <Keith@ProchnowNatural.com>,
 > <islateri@prodigy.net>, <marlenegaracci@voyager.net>,
 > <menefeefam@worldnet.att.net>, <Mike.Mervis@Zilber.com>

> Cc: Crystal Graf <CGRAF@milwaukee.gov>

> Subject: Re: The upcoming conservation District vote

>

> With all due respect Alderman D'Amato,

>

> I think you have missed the point of our (and only some of us stand in
 > opposition) opinion on this matter.

>

> I can assure you that most, if not all of us who are opposed feel no
 > differently about the nature of our neighborhood than the people who
 > have worked so long and hard at putting the conservation district
 > proposal together. What we all want is to fight the overzealous
 > developers; the big condos and CERTAINLY strip malls.

>

> But the document as it is written doesn't address those people; it's
 > just a confusing, vague yet sometimes strangely specific list of
 > restrictions that would seem to affect longtime and new residents;
 > those of us who want to make our homes our own with a new deck, a
 > fence, new windows or even a terraced garden.

>

> I don't have the answer but to think that we oppose this proposal
 > because we WANT our neighborhood to fall prey to developers is simply
 > not even remotely true. I for one want only to maintain the flavor
 > and charm, diversity AND the harmony that has been enjoyed here for
 > generations. However, in my opinion what is happening now- mostly
 > through misinformation and confusion- is our neighborhood is being
 > torn apart .

>

> If you take a walk up and down Humboldt, Franklin, Hamilton, Kane,
 > Pulaski, Arlington, and Warren you will see dozens upon dozens of
 > the red signs opposing the overlay district and THIS is terribly
 > disturbing in what has been a cohesive, friendly and strong community.

> This kind of concern should not be ignored but addressed and this is
 > why I for one voted to take another look at this document before
 > moving forward.

>

> respectfully,

>

> Annette French

>

>

>> From: "Michael D'AMATO" <MDAMAT@milwaukee.gov>

>> Date: Wed, 15 Sep 2004 13:11:57 -0500

>> To: <avfdfly@access4less.net>, <divasalon@ameritech.net>, <trmi1693@aol.com>, <julillywk@earthlink.net>, <horney2000@hotmail.com>, <michaeleitel@hotmail.com>, <PTSumins@hotmail.com>, <vivov714@hotmail.com>, <ECS@kaslawfirm.com>,

>> <rep.richards@legis.state.wi.us>, <saldrich@milwcnty.com>, <maolson1@netscape.net>, <Keith@ProchnowNatural.com>, <islateri@prodigy.net>, <marlenegaracci@voyager.net>, <menefeefam@worldnet.att.net>, <Mike.Mervis@Zilber.com>

>> Cc: "Crystal Graf" <CGRAF@milwaukee.gov>
>> Subject: RE: The upcoming conservation District vote

>> I must say, that I am surprised by the opposition to the Conservation

>> District by those who deal on a daily basis with the much more onerous restrictions of a Historic District on Brady Street. I know that many think that it is a painful process, but it has ultimately led to a more distinct and valuable street.

>> Do people honestly believe that Brady St. would be the wonderful place that it is if it would have been allowed to be developed into an area reflected by the Walgreen's strip mall and a one-way street into downtown? Because that's what it would be if a small group of dedicated people didn't have the vision and the foresight to see that Brady St.

>> as we know it was worth preserving and, in fact, MORE valuable than a

>> "new and improved" Brady St.

>> Is there a movement afoot to repeal Brady Street's Historic Designation and allow for the "free market" development of Bluemound Road?

>> -----
>> Ald. Michael S. D'Amato, 3rd District
>> (414) 286-2221 * Fax: (414) 286-3456
>> City Hall, Room 205, 200 E. Wells St.
>> Milwaukee, WI 53202-3570
>> www.milwaukee.gov/dist3.htm
>> mdamat@ci.mil.wi.us

>>>> End of Forwarded Message



**BYLAWS of the
East Village Association, Inc., Milwaukee, WI**

(Approved August 14, 2001; Amended 06/11/02, 10/14/03)

ARTICLE I: Name

The name by which this Corporation shall be known is the East Village Association, Inc., herein referred to as EVA.

ARTICLE II: Geographic Boundaries of EVA Neighborhood Defined

Section 1: The EVA is comprised of all homes, residences, apartment buildings, condominiums, businesses, public spaces (including Pulaski Street Playground and Caesar Park), and vacant properties within these Milwaukee, Wisconsin street boundaries: E. Brady Street on the south, N. Humboldt Avenue on the west, the Milwaukee River on the north, and N. Warren Avenue on the east. This includes over 600 residences within the following streets and hundred blocks [amended 10/14/03]:

1700- 1800 N. Arlington Pl.
1300- 1400 E. Boylston St.
1000- 1399 E. Brady St., even (north) side of the street
1700 N. Franklin Pl.
1100- 1300 E. Hamilton Av.
1700- 1900 N. Humboldt Av.
1000- 1300 E. Kane Pl.
1700- 1800 N. Pulaski St.
1700- 1900 N. Warren Av.

Section 2: Since EVA is a neighborhood adjoining other Milwaukee neighborhoods, some of which may have neighborhood and business associations, nothing in this section shall be construed as meaning the confinement of EVA interests and activities to this geographical area. Some of the interests and activities may involve EVA with adjoining and other neighborhood organizations.

ARTICLE III: Purpose and Mission

The purpose of the EVA shall be to engage in any lawful activities authorized by Chapter 181 of the Wisconsin Statutes. The Corporation is organized exclusively for charitable, educational, and/or scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. To the extent consistent with the above general purposes, without limiting other activities it may undertake in furtherance of such objectives and purposes, the Corporation shall:

Section 1: EDUCATION, COLLABORATION & COOPERATION

Subsection A: Promote information about the history of the neighborhood comprising the East Village on Milwaukee's East side and surrounding environs.

Subsection B: Identify and help publicize the advantages of living, working, and recreating in the neighborhood and its surrounding environs.

Subsection C: Improve communications within and outside of the neighborhood concerning public housing, schools, public safety, parking, noise, and other community needs and concerns.

Subsection D: Explore and promote innovative projects designed to improve the quality of life for those who live, work, conduct business, and recreate in the area.

Subsection E: Collaborate and cooperate with neighbors, area businesses, religious groups, and community organizations to help promote the quality of life for those working, living, and recreating here.

Section 2: PROHIBITED ACTIVITIES

Subsection A: No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation.

Subsection B: The Corporation shall not in any way participate in any political campaign on behalf of or in opposition to any candidate for public office.

Subsection C: The Corporation's primary activity will not be the operating of a social club.

Subsection D: The Corporation will not carry on a business with the general public in a manner similar to organizations which are operated for profit.

Subsection E: No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to any member, director or officer of the Corporation, or any other private person, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered to or for the Corporation and to make payments and distributions in furtherance of the purposes set forth in Article III hereof.

Subsection F: Notwithstanding any other provision of these Bylaws, this Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes of this Corporation.

ARTICLE IV: Membership

Section 1: MEMBERSHIP CATEGORIES DEFINED

Subsection A: A Constituent Member is defined as any individual whom resides or owns property within the stated geographic limits. Annual dues are required for Constituent Membership [amended 10/14/03].

Subsection B: An Affiliate Member shall be defined as any individual, business, or organization which shares the purposes of the EVA but who may or may not reside or own property within the stated geographic boundaries of the neighborhood. Annual dues are required for Affiliate Membership [amended 10/14/03].

Section 2: DUES AND BENEFITS

Dues and benefits of membership shall be determined annually by the Board of Directors. [amended 06/11/02].

**SUBCHAPTER 10
OVERLAY ZONES**

295-1001. Overlay Zone Purposes. Overlay zones are intended to identify areas of the city that have unique qualities requiring special treatment or locations where special approaches to development may be warranted. Overlay zone designations are intended to protect these areas from incompatible development or to establish development standards which will insure that new developments will not adversely affect surrounding areas. Overlay zones may add new standards over and above those of any base or underlying zoning district except a planned development district. They may also alter the standards of any base zoning district except a planned development district.

295-1003. Neighborhood Conservation Overlay Zone (NC). 1. **PURPOSE.** The neighborhood conservation overlay zone is intended to provide a vehicle to initiate and implement programs for the revitalization or conservation of older areas or districts possessing distinctive features, identity, or character worthy of retention and enhancement. A neighborhood conservation overlay zone takes effect through adoption of a neighborhood conservation plan and a set of guidelines that will facilitate maintenance and protection of the neighborhood character and the development of vacant or underused lots. Incompatible mixes of uses will be reduced or prohibited by adding limitations to the list of permitted, limited and special uses of the base district.

2. **PROCEDURES.** a. **Preparation of a Neighborhood Conservation Plan.** Prior to the city plan commission's consideration of a proposed neighborhood conservation overlay zone, a neighborhood conservation plan shall be completed by neighborhood property owners, the commissioner or both neighborhood property owners and the commissioner, and shall include the following:

a-1. A statement of purpose and an explanation of how the criteria of par. b are met.
a-2. An ordinance and map indicating the boundaries of all lots in the proposed neighborhood conservation overlay zone and the base zoning districts contained within the proposed overlay zone.

a-3. A neighborhood conservation plan consisting of a map and such other textual and graphic material as may be necessary to indicate land uses, building types and features, site development requirements, signing, circulation, off-street parking and modifications to base district standards.

b. **Plan Criteria.** The neighborhood conservation plan shall demonstrate that the neighborhood conservation overlay zone meets one or more of the following criteria:

b-1. Distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material.

b-2. Distinctive features or articles associated with the streetscape, such as light fixtures and devices, signs, benches, curb markers, kiosks and bollards.

b-3. Distinctive site planning and natural features, such as lot platting, street layout, setbacks, alleyways, sidewalks, creekbeds, parks and gardens.

b-4. Distinctive land uses or land use patterns, such as mixed or unique uses or activities, not permitted by base district without modification.

c. **Creation.** Creation of a neighborhood conservation overlay zone shall be by amendment to the zoning map, pursuant to s. 295-307, and shall include common council approval of a neighborhood conservation plan at the same time the map amendment is adopted. The plan shall establish standards and conditions for development consistent with the purposes of the plan and may include changes in land use controls and development standards.

d. **Zoning Map Designator.** Each neighborhood conservation overlay zone shall be shown on the zoning map by an "NC" designator and an appropriate number.

e. **Limitation on Permit Issuance.** No building or grading permit for a project within a neighborhood conservation overlay zone shall be issued by the commissioner unless the use, alteration or construction meets the standards set forth in, or prepared pursuant to, sub. 3.

3. **STANDARDS.** a. **Size.** Each neighborhood conservation overlay zone shall include a minimum contiguous area of 2 acres, including intervening streets and alleys, and shall contain at least 3 separate parcels.

Eugene Pogorzelski

From: "Lisa Christopherson" <lisach@piusxi.org>
To: "Eugene Pogorzelski" <eugenep@execpc.com>
Sent: Tuesday, September 14, 2004 2:40 PM
Attach: Revised September 2004 EVCD final design standards.doc
Subject: FOR YOUR REVIEW: UPDATED CD Guidelines

Hi Gene:

Sorry this is late in getting to you; we wanted all you CDOG's to have the latest info.

Summary of changes:

General and Detailed Planned Development Exemption removed

Restriction on dividing lots removed

CD does not include west side of Humboldt

Mistake corrected "solid core doors" are now "hollow core doors"

I am sure you will see that any interested parties are given this update.

Lisa

P.S. The June 8th general minutes are now available on the website. Thank you for your patience.

This mail sent through Pius XI Webmail: <http://piusxi.org/>

Development and Design Standards for the East Village Neighborhood Conservation Overlay District

Exhibit C

Updated September 2004

New Construction, Additions and Renovations

Permits for new construction or exterior alterations will not be issued unless the construction or alterations meet the design standards of the East Village Neighborhood Conservation Overlay District. The Department of City Development will have all notifications for new construction permits forwarded to the Alderman's Office. The Alderman's Office will be responsible for notifying the East Village Association.

All mixed use buildings (commercial/residential) must also meet the design standards of the East Village Neighborhood Overlay District.

Demolition of Buildings

The East Village Association, Inc. will be formally notified of any/all proposed demolitions within the district as soon as a demolition permit is applied for.

Variances

Appeals to the decisions of the Commissioner regarding the issuance of permits shall be to the City Plan Commission. The Department of City Development will have all appeals forwarded to the Alderman's Office. The Alderman's Office will be responsible for notifying the East Village Association in addition to the standard notices to property owners within 200 feet of the requesting property.

Site Features

- Metal fences may not exceed 4 feet in height
- Metal fences must be at least 50% open
- Wood pickets may not be spaced more than 3 ½ inches apart
- All fences must be compatible with the style of the building and the district (see Attachment B "Fence Examples" – from Living With History)

- **Fences prohibited in front or side street yards**
 - Chain link fences
 - Stockade fences
 - Basket weave fences
 - Board-on-board fences

- **Walls in front and side street yards**
 - May not exceed 2 ½ feet in height

- May have piers and decorative metal or picket fences on top up to 4 feet of total height
 - Retaining walls up to 4 feet in height are permitted if constructed of masonry material either matching the house walls or foundation or be of a stucco material and have a poured concrete or stone cap
 - Retaining walls up to 1 ½ feet high are permitted if constructed of concrete
 - Timber or railroad tie retaining walls are prohibited

 - **Lawns in front and side street yards**
 - Bermed front lawns must be maintained and can only be removed or altered if replaced with a retaining wall meeting the above standards
 - Sidewalks up to 5 feet wide are the only hard surface allowed in these yards
 - Decorative mulch e.g. wood chips, stones, ground brick, marble chips or other similar ground covers can be used immediately around plantings.
 - Patios are prohibited on front facade

 - **Garbage/Recycling Carts and Dumpsters**
 - Extensive renovations should make provisions for all carts and dumpsters to be screened from street view in a manner meeting these design standards

 - **Garages (New Construction)**
 - Can only be located in a rear yard
 - Except for the allowance of flat roofs, garages must be compatible with the overall massing, scale, materials, roof pitch and design of the existing principle building
 - Garages should have sidewalls that are compatible with the height-to-width proportions that are common to buildings in the neighborhood. Other sidewall heights will be considered on a case-by-case basis

 - **Lot Size**
 - Lots cannot be combined or divided
-

- **Front Porches**
 - Total porch replacement is only permitted if the remodeled porch reflects the proportion, scale and general detail of the existing porch or similar porch appropriate for the style of the building and is of the same depth and width
 - Partial porch replacement is permitted if those portions being replaced resemble the original parts in size, massing, materials and scale
 - All front porches must remain open
 - Front decks larger than 6 feet by 6 feet are prohibited

- **Front Doors**
 - Must be located on the front façade of the building and must lead to a front service walk, connecting to the sidewalk. In case of duplex entrances as long as there is one front door there can be a side door for entrance to other unit
 - Existing door shape and size must be maintained or restored to a size, scale and proportion appropriate to the original style of the building
 - Wooden doors and decorative trim may not be removed unless replaced with like material
 - Original door openings must be retained
 - Modern style replacement for main doors are prohibited (e.g. hollow core door) (see pages 23-30 “Doors” – from Living With History)
 - Storm and screen doors must be of the appropriate style for the building
 - Sliding patio doors are prohibited – on front facade

- **Windows**
 - **Existing Structures** - Window shape and size must be maintained or restored to a size, scale and proportion appropriate to the original style of the building
 - **New Construction** or replacement front windows shall be one over one double hung windows
 - **Existing Structures** – The actual window sash can be vinyl. Decorative trim may not be removed unless replaced with like material
 - **Existing Structures** - Unless existing, oriel, bow or bay windows are not allowed on the street façade of a building
 - **New Construction** security bars and grates are prohibited on street façade windows
 - **Existing Structures** - Interior security bars and grates may be allowed on other windows if they are shielded from view
 - **Existing Structures** - Enamel finish aluminum or vinyl windows are acceptable on rear and side facades
 - **Existing Structures** - Glass block windows are prohibited on street façades (except for basement windows which could be installed for security purposes)
 - **New or Existing Structures** -Basement windows facing the street may be glazed with clear laminated glass, or clear polycarbonate materials to prevent breakage

- **Siding**
 - Horizontal, vinyl siding is permitted if no wider than 4 inches
 - Existing substitute sidings does not have to be removed

- **Height**
 - No building may exceed 48 feet in height

Development and Design Standards for the East Village Neighborhood Conservation Overlay District

Exhibit C

Updated 6/04

New Construction, Additions and Renovations

Permits for new construction or exterior alterations will not be issued unless the construction or alterations meet the design standards of the East Village Neighborhood Conservation Overlay District. The Department of City Development will have all notifications for new construction permits forwarded to the Alderman's Office. The Alderman's Office will be responsible for notifying the East Village Association.

All mixed use buildings (commercial/residential) must also meet the design standards of the East Village Neighborhood Overlay District.

Demolition of Buildings

The East Village Association, Inc. will be formally notified of any/all proposed demolitions within the district as soon as a demolition permit is applied for.

Exemptions

General and Detailed Planned Developments are exempt from the design guidelines of the East Village Neighborhood Conservation Overlay District. The city's approval of a new General or Detailed Planned Development will be dependent on consistency with the city's Comprehensive Plan and the East Village Neighborhood Plan and meeting the intent of the neighborhood design guidelines.

Variances

Appeals to the decisions of the Commissioner regarding the issuance of permits shall be to the City Plan Commission. The Department of City Development will have all appeals forwarded to the Alderman's Office. The Alderman's Office will be responsible for notifying the East Village Association in addition to the standard notices to property owners within 200 feet of the requesting property.

Site Features

- Metal fences may not exceed 4 feet in height
 - Metal fences must be at least 50% open
 - Wood pickets may not be spaced more than 3 _ inches apart
 - All fences must be compatible with the style of the building and the district (see Attachment B "Fence Examples" – from Living With History)
-
- Fences prohibited in front or side street yards
 - Chain link fences
 - Stockade fences
 - Basket weave fences
 - Board-on-board fences

- **Walls in front and side street yards**
 - May not exceed 2 _ feet in height
 - May have piers and decorative metal or picket fences on top up to 4 feet of total height
 - Retaining walls up to 4 feet in height are permitted if constructed of masonry material either matching the house walls or foundation or be of a stucco material and have a poured concrete or stone cap
 - Retaining walls up to 1 _ feet high are permitted if constructed of concrete
 - Timber or railroad tie retaining walls are prohibited

- **Lawns in front and side street yards**
 - Bermed front lawns must be maintained and can only be removed or altered if replaced with a retaining wall meeting the above standards
 - Sidewalks up to 5 feet wide are the only hard surface allowed in these yards
 - Decorative mulch e.g. wood chips, stones, ground brick, marble chips or other similar ground covers can be used immediately around plantings.
 - Patios are prohibited on front facade

- **Garbage/Recycling Carts and Dumpsters**
 - Extensive renovations should make provisions for all carts and dumpsters to be screened from street view in a manner meeting these design standards

- **Garages (New Construction)**
 - Can only be located in a rear yard
 - Except for the allowance of flat roofs, garages must be compatible with the overall massing, scale, materials, roof pitch and design of the existing principle building
 - Garages should have sidewalls that are compatible with the height-to-width proportions that are common to buildings in the neighborhood. Other sidewall heights will be considered on a case-by-case basis

- **Lot Size**
 - Lots cannot be combined or divided

- **Front Porches**
 - Total porch replacement is only permitted if the remodeled porch reflects the proportion, scale and general detail of the existing porch or similar porch appropriate for the style of the building and is of the same depth and width
 - Partial porch replacement is permitted if those portions being replaced resemble the original parts in size, massing, materials and scale
 - All front porches must remain open

- Front decks larger than 6 feet by 6 feet are prohibited

• Front Doors

- Must be located on the front façade of the building and must lead to a front service walk, connecting to the sidewalk. In case of duplex entrances as long as there is one front door there can be a side door for entrance to other unit
- Existing door shape and size must be maintained or restored to a size, scale and proportion appropriate to the original style of the building
- Wooden doors and decorative trim may not be removed unless replaced with like material
- Original door openings must be retained
- Modern style replacement for main doors are prohibited (e.g. solid core door) (see pages 23-30 "Doors" – from Living With History)
- Storm and screen doors must be of the appropriate style for the building
 - Sliding patio doors are prohibited – on front facade

• Windows

- **Existing Structures** - Window shape and size must be maintained or restored to a size, scale and proportion appropriate to the original style of the building
- **New Construction** or replacement front windows shall be one over one double hung windows
- **Existing Structures** – The actual window sash can be vinyl. Decorative trim may not be removed unless replaced with like material
- **Existing Structures** - Unless existing, oriel, bow or bay windows are not allowed on the street façade of a building
- **New Construction** security bars and grates are prohibited on street façade windows
- **Existing Structures** - Interior security bars and grates may be allowed on other windows if they are shielded from view
- **Existing Structures** - Enamel finish aluminum or vinyl windows are acceptable on rear and side facades
- **Existing Structures** - Glass block windows are prohibited on street façades (except for basement windows which could be installed for security purposes)
- **New or Existing Structures** -Basement windows facing the street may be glazed with clear laminated glass, or clear polycarbonate materials to prevent breakage

• Siding

- Horizontal, vinyl siding is permitted if no wider than 4 inches
- Existing substitute sidings **do** not have to be removed

- **Height**

- No building may exceed 48 feet in height

Neighborhood Plan for the East Village Neighborhood Conservation Overlay District

Exhibit B

The East Village is a working class residential neighborhood settled by Polish immigrants, beginning in the late 1860s. It is located on Milwaukee's East Side. The housing styles consist predominantly of modest frame structures, including workers' cottages, "Polish flats," single family houses and duplexes, as well as a handful of brick buildings, interspersed with a scattering of commercial structures, all densely packed into an approximately four-square block area with an irregular street pattern and small, narrow lots.

The significance of the area lies in its ability to convey the character of an early immigrant neighborhood. Poles were among the earliest and most numerous residents of the East Village neighborhood, and were mainly responsible for its physical fabric. The area has a distinctive European flavor that is remarkably well preserved and may be compared with historic immigrant neighborhoods in New York and other major American cities.

Much of the original building stock has survived, and although individual buildings have been modified, the overall character of the neighborhood remains intact. The East Village structures are tremendously valuable and have a lot to contribute to the quality of life in Milwaukee for years to come. Some workers' cottages still have examples of windows with punched or machine-tooled enframements and porches with turned posts and jigsawed ornaments. A common house form is the simple two story front gabled structure and infill bungalows. The irregular street pattern and the survival of many "Polish flats" and rear cottages (enough of these rear houses remain to convey a sense of the housing density that is attributed to the neighborhood) combine to preserve, in a remarkable degree, the flavor of a crowded nineteenth century urban "village."

There are some exciting opportunities for restoration, which is often hidden beneath thin layers of substitute siding. Insuring that restoration is sensitive to the character of East Village is critical for the future of this neighborhood. Without a clear vision and a means for its implementation, the neighborhood will digress into a hodge podge of architectural styles and building forms that will transform East Village into just another old neighborhood. To protect and preserve the neighborhood character, fabric and setting while planning for reasonable growth, exterior restoration should follow historic design principles particularly when applied to front porches, doors, windows, siding and front lawns.

While it is expected that most physical improvements in East Village will be in the form of the restoration and renovation of existing buildings, inevitably some of the improvements will be in the form of new construction. To foster new construction that is in harmony with the scale and physical character of the original buildings of the

neighborhood, the height and general shape of new buildings should be limited to the predominant height of existing buildings and the existing lot configuration should be retained without resubdividing or combining lots.

10/27/04

DCD
11-1-04

Development and Design Standards for the East Village Neighborhood Conservation Overlay District

Exhibit C

VariANCES

Appeals to the decisions of the Commissioner regarding the issuance of permits shall be to the City Plan Commission. The Department of City Development will have all appeals forwarded to the Alderman's Office. The Alderman's Office will be responsible for notifying the East Village Association in addition to the standard notices to property owners within 200 feet of the requesting property.

New Construction, Additions and Renovations

Permits for new construction or exterior alterations will not be issued unless the construction or alterations meet the design standards of the East Village Neighborhood Conservation Overlay District. The Department of City Development will have all applications for new construction permits forwarded to the Alderman's Office. The Alderman's Office will be responsible for notifying the East Village Association.

Demolition of Buildings

The East Village Association, Inc. will be formally notified of any/all proposed demolitions within the district as soon as a demolition permit is applied for.

Site Features

Fences in front and side street yards

- Must not exceed 4 feet in height and must be 50 percent transparent

Walls in front and side street yards

- May not exceed 2 ½ feet in height.
- May have piers and decorative metal or picket fences on top up to 4 feet of total height and be 50 percent transparent.
- Retaining walls up to 4 feet in height are permitted if constructed of concrete and masonry material.

Front and side street yards

- Bermed front lawns must be maintained and can only be removed or altered if replaced with a retaining wall meeting the above standards.
- Walks up to 5 feet wide are the only hard surface allowed.

Garbage/Recycling Carts and Dumpsters

- Extensive renovations should make provisions for all carts and dumpsters to be screened from street view in a manner meeting these design standards.

Garages (New Construction)

- Can only be located in a rear yard.
- Except for the allowance of flat roofs, garages must be compatible with the overall massing, scale, materials, roof pitch and design of the existing principle building.

Lot Size

- Lots cannot be combined.

Building Features

Front Porches

- Porch replacement shall reflect the proportion, scale and general detail of the existing porch or similar porch appropriate for the style of the building and is of the same depth and width.
- All front porches should remain open except 3-season screened porches are allowed.
- Front decks larger than 6 feet by 6 feet are prohibited.
- The demolition of front porches is prohibited.

Front Doors

- Must be located on the front façade in a logical, intentional location relative to other façade features of the building with a walk connecting to the sidewalk. In case of duplex entrances, if there is one front door, a side door can be used for entrance to the other unit.
- Existing door shape and size must be maintained or restored to a size, scale and proportion appropriate to the original style of the building.
- Wooden doors and decorative trim may not be removed unless replaced with like material.
- Modern style replacement for main doors are prohibited (e.g. hollow core door). [See pages 23-30 "Doors" from Living With History.]
- Storm and screen doors must be of the appropriate style for the building.
- Sliding patio doors are prohibited on front façade.

Windows

- Existing Structures
 - Window shape and size must be maintained or restored to a size, scale and proportion appropriate to the original style of the building.
 - Decorative trim may not be removed unless replaced with like material.
 - Unless existing, oriel, bow or bay windows are not allowed on the street façade of a building.
 - Interior security bars and grates may be allowed on other windows if they are shielded from view.

- Enamel finish aluminum or vinyl windows are acceptable on rear and side facades.
- Glass block windows are prohibited on street façades except for basement windows, which could be installed for security purposes.
- Basement windows facing the street may be glazed with clear laminated glass, or clear polycarbonate materials to prevent breakage.

- **New Construction**
 - Windows facing the street shall be arranged in an intentional, regular pattern with a solid to void ratio (window area to wall area) similar to that of other buildings in the area.
 - Windows facing the street shall be of a size, shape and proportion similar to that of other building in the district.
 - Security bars and grates are prohibited on street façade windows.
 - Basement windows facing the street may be glazed with clear laminated glass, or clear polycarbonate materials to prevent breakage.

Siding

- Horizontal siding is permitted if no wider than 4 inches
- Vertical siding is prohibited.

Height

- No building may exceed 48 feet in height

DCD e-mails about EVA → Conservation Overlay District.

11/00 Alderman's letter "Dear East Village Property Owner".. meeting to discuss "historic district" designation at tasting room Nov 30 6:30 pm. (Did you go to that one?)

Alderman D'Amato to Peter Park

1/17/02 "I met recently with [Shirley Ferguson, she] seemed to be satisfied with the legislation...may I suggest we assemble a team John Hyslop, IJR, me, Shirley Ferguson

Peter Park back 1/24/02 "I'll discuss w/ Hyslop and we'll get back to you next week."

July 24th, 2002

Alderman D'Amato to John Hyslop and Brian Flonke "Do you know the answers to these questions from Shirley?"

Shirley asked if they can change the details of the ordinance a little bit, says they're about done with it, invites Alderman D'Amato to come over to her house to finalize it.

"We've been meeting weekly to hammer out guidelines" Shirley

1/13/03 The EVA is currently pursuing conservation district status because about half the property owners were reluctant to be an official historic district.

May 6, 2003 Shirley to Mike "change the conservation overlay district map to include both sides of Humboldt and both sides of Warren"

June 20, 2003 to John Hyslop and EVA board members "We had a meeting with a neighborhood developer (Jubily Kohler) and an architect last night to get input on the conservation district guidelines and a few questions came up... most important one was having a "Conservation District Advisory Council" - to help the person understand the rules... I also think the EVA would like to reserve the right to address unique/whimsical projects that may not follow the letter of the law, but would be what the neighborhood is all about. Maybe we want our cake and eat it too but I think we need to discuss this point with you."

6-26-03
EVA minutes

9/04/03 Shirley writes Mike D'Amato, 9/5 D'Amato writes Peter Park, Michael Dawson, Crystal Graf, Jennifer Meyer "we started this process.. just over 3 YEARS AGO!... the amount of time this is taking is beginning to give us all a black eye...we must put this thing to bed by November, no excuses, no questions asked."

9/16/03 Peter Park to D'Amato "we're doing what we can, I'm meeting with Hyslop this week to review, and we'll get back to you with an update."

6/22/04 Lisa Christopherson to Alderman D'Amato "Based on EVA membership vote 14-2 I ask you to proceed with the OOD plan for the East Village"

-another instance of bad faith b/c she know most of the neighborhood was opposed

9/19/2004 Vanessa Koster to John Hyslop: "Jeff Ostermann prepared the ordinance, but it was never introduced. Please let him know if this should be introduced for the Sept 1 cycle."

So there is text to the ordinance. what is it? where is it? I guess we know what it is.

8/30/04 Shirley to John Hyslop "The EVA is under fire ... one point that keeps surfacing is the exemption part of the CD...we need to be able to explain this in simple language that everyone can understand. Why do we need it, what does it mean to condo development?" - no answer back

9/10/04 Shirley to John Hyslop "John please change 'solid' core doors to HOLLOW core doors - we keep forgetting to change this. You can find it under Front Doors number 5 bullet."

9/14 Vanessa Koster and John Hyslop finalizing the map, later "Will this item be noticed to everyone within 200 feet?" if so get me the map asap... John Hyslop back "I'll tell them to get it to me asap. And they are talking about sending out notices to property owners within the area. Finally."

9/14/04 John Hyslop to Shirley Ferguson and Ald. D'Amato "We will base our public hearing mailing lists on these boundaries and we need to have this done tomorrow"

9/15 John Hyslop to Bob Greenstreet, Vanessa Kosser, Lynn Schiller Martha Brown

"Just Talked to Mike D'Amato - he wants the overlay delayed one cycle so that he can work out some issues being expressed by the Brady St. Assoc."

the undated East Village Conservation District Advisory Council -- Those same 4 people want to administer the law, and reserve the right to override the standards set down by the Conservation District. - if they "meet the spirit of the neighborhood" as they see it.

East Village Conservation District ADVISORY COUNCIL

CLARIFICATION:

An Advisory Board would be a "mediating structure" to advise not to review. No guidelines can be so clear or so definitive as to not involve some sort of discussion, interpretation and even refinement. As a community, we will need continuing dialog on ideas. Design is not a fixed or rigid discipline. The Advisory forum would be more active than the alternative of softening the guidelines to allow more things to slip through.

The thinking is to not to dampen creative energies of homeowners such as Ginger with her fish porch, but address whimsical ideas, etc.

The East Village Association, Inc. shall establish and maintain a Conservation District Advisory Council. This Council shall have up to 9 members, with two-thirds of its membership appointed by the East Village Association Board of Directors, or the Board of any successor organization designated by the EVA. The remaining members may reflect those with special expertise and insight into matters of planning, design, real estate and property rehabilitation, the Conservation District area and/or government agencies. Members shall serve two-year terms, with no more than three consecutive terms allowed.

The purpose of this Council shall be as follows:

1. To serve as a design, consultation and project forum for property owners, developers and others seeking to improve present or create new housing (including mixed-use and commercial properties) within the boundaries of the Conservation District;
2. To aid city and other government officials with interpretation of Conservation District rules and guidelines;
3. To propose amendments or other changes to the Conservation District ordinances, guidelines or rules; and
4. To provide input on new construction, rehabilitation or other community improvement projects being considered by the East Village Association, any successor organization, the City of Milwaukee, Alderman, or any other unit of government.

Number 5. EVA reserves the right from time to time to supersede/override the standards set down by the CD. The project would meet the spirit of the neighborhood but perhaps wouldn't meet all the rules/standards. Thereby the EVA would be encouraging creativity without stifling individuality. A recommendation from the EVA Council to the city/alderman (whoever) supporting a project, which differs from the standards.

The Council will establish and promote a readily accessible means through which property owners, developers, governmental agencies and other interested parties may contact it for counsel. The Council will meet at least quarterly to consider matters reflecting its role in the Conservation District.