

June 23, 2008

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

Dear Committee Members:

File No. 051036 creates the Bay View/South Shore Drive Neighborhood Conservation Overlay Zone (NC) and approving the neighborhood conservation plan and development and design standards for this area, for the area generally located along South Shore Drive between East Russell Avenue and East Estes Street, in the 14th Aldermanic District.

This file creates an overlay district that allows for discretionary review of development proposals in areas where changes in zoning provisions are contemplated or under study. This overlay district would allow for discretionary review of development proposals in areas where changes in zoning provisions are contemplated or under study. The NC is intended to protect the distinctive features, identity or character worth of retention or enhancement of older areas or districts.

On May 21, 2008, Ald. Zielinski held a neighborhood meeting with affected property owners to discuss the NC. About 10 owners attended and all except two people were in support of the overlay district. The Bay View residents in this area have identified maximum lot coverage and building height as items to consider to ensure appropriate infill development, alterations and additions. Specifically, the overlay would limit the maximum building height to 40 feet (current zoning allows for 45 feet) and would prohibit flat roofs. Additionally, the maximum lot coverage would be 25%. While current zoning allows for 30% maximum lot coverage for an interior lot and 40% coverage for a corner lot, currently most houses in the district have less than 20% coverage.

An Interim Study Overlay Zone was approved in May of 2006 to allow discretionary review of development proposals in this area where changes in zoning provisions are contemplated or underway. This Neighborhood Conservation Overlay Zone will allow for permanent provisions to be put in place.

Prior to the meeting, the Department of City Development received a letter from Water's Edge Condominium Association opposing the proposed overlay. On June 23, 2008, a public hearing was held and at that time five residents attended the meeting in support of the overlay. At the meeting, Alderman Zielinski requested that the Water's Edge Condominium building be removed from the overlay boundary. The Commissioners decided to leave the building in the overlay to protect future development that may occur on the site. Since the proposed overlay is consistent with surrounding uses and the previously approved Interim Study, the City Plan Commission at its regular meeting on June 23, 2008 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Tony Zielinski