

**FOR INFORMATIONAL PURPOSES ONLY
YOUR PROPERTY IS NOT AFFECTED
NOTICE OF PUBLIC HEARING**

**City Plan Commission
809 North Broadway
Milwaukee, Wisconsin**

NOTE: YOUR PROPERTY IS NOT WITHIN THE PROPOSED ZONING OVERLAY BOUNDARY AND WILL NOT BE AFFECTED. PER STATE STATUTE NOTIFICATION REQUIREMENTS, YOU ARE RECEIVING THIS NOTICE BECAUSE YOUR PROPERTY IS 200 FEET OUTSIDE THE PROPOSED OVERLAY BOUNDARY.

April 23, 2010

DEAR PROPERTY OWNER:

The Common Council has referred File Nos. 081568 and 081569 to the City Plan Commission for recommendation. These are ordinances creating the Milwaukee River Greenway Site Plan Review Overlay Zone (MRGSPROZ), and creating design standards for the Overlay Zone, generally located along the Milwaukee River from the former North Avenue dam near Cesar's Park to the City of Milwaukee Limits at Silver Spring Drive, in the 1st, 3rd, and 6th Aldermanic Districts.

File 081568 establishes an overlay zone that protects the environmental corridor and adds design standards for future commercial and multi-family residential development in the Milwaukee River Greenway Corridor. This overlay zone will serve to protect the banks, floodplain, primary environmental corridor, natural beauty, greenway and bluffs, as well as promote high quality, sustainable development along the upper reaches of the Milwaukee River. The overlay district includes properties adjacent to, and extending 50 feet from the Primary Environmental Corridor (PEC), as mapped by the Southeastern Wisconsin Regional Planning Commission. These properties will also be affected by tree protection and storm water management regulations, which will be considered by the Public Works Committee on May 12, 2010.

File 081569 creates design standards to promote the use of high quality building materials and sustainable design to protect and enhance the Milwaukee River Greenway corridor. These standards prohibit principal buildings to be constructed within the PEC and provide additional building setback, building height, landscaping and building material requirements for new development. **Single- and two-family residences are exempt** from the design standards.

Per state statute notification requirements, **you are receiving this notice because your property is 200 feet OUTSIDE the proposed overlay boundary. Your property is not within the MRGSPROZ and will not be affected by these ordinances. Please refer to the reverse side of this notice for map details.**

Date: Monday, May 3, 2010
Time: 1:30 p.m.
Place: 809 North Broadway, Milwaukee, WI
Room: First Floor Board Room

Interested parties will be offered an opportunity to express their views on the proposal prior to consideration by the City Plan Commission and Common Council. Your attendance and comments at this meeting are invited so that a complete examination of all aspects of the proposal can be made.

A more detailed map and design standards are available online at www.mkedcd.org/planning/zoning/MilwRiver/. For further information, please feel free to call the City Plan Commission at 286-5715 and ask for information on File Nos. 081568 and 081569, Milwaukee River Greenway Site Plan Review Overlay Zone.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

Milwaukee River Overlay

FNs 081568 and 081569

Milwaukee River SPROZ

