

July 14, 2008

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

Dear Committee Members:

File No. 080175 relates to zoning regulations for general or government offices in the industrial-heavy zoning district.

Currently, the limited use standard for a general office or government office in an industrial-heavy zoning district is that the structure to be occupied by the office was constructed prior to October 1, 2002, was originally designed and intended to be occupied in whole or in part by a non-industrial use and has been occupied by such non-industrial use within the past 12 months. If this standard is met, the office is permitted by right; if it is not met, the office is permitted only upon the granting of a special use permit by the board of zoning appeals. This file modifies the limited use standard for a general office or government office to require that the non-industrial use for which the structure was originally designed and intended to be occupied was a principal use of the structure.

On June 19, 2008, the Zoning Code Technical Committee met and found that, with respect to legality and enforceability, administration efficiency, and consistency with the format of the zoning code, the proposed ordinance meets these standards.

Since the proposed amendment meets the standards of legality, enforceability, administrative efficiency, and consistency with the zoning code, the City Plan Commission at its regular meeting on July 14, 2008, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson