



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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June 6, 2017

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 170152 relates to the maximum permitted height of new non-industrial buildings in the industrial-mixed (IM) zoning district.

This file provides that the applicable design standards for a newly-constructed, non-industrial building (other than a single- or 2-family dwelling) on a parcel in the IM (industrial-mixed) zoning district that is within 100 feet of a residentially-zoned parcel shall be the standards for the LB2 (local business) zoning district, rather than the standards for the LB3 (local business) district, as currently provided by the code. The maximum height in LB2 is 60 feet, whereas the maximum height in LB3 is 75 feet. Additionally, the density permitted in LB2 is 800 square feet of lot area per dwelling unit, whereas the density permitted in LB3 is 300 square feet of lot area per dwelling unit.

The Zoning Code Technical Committee met on May 23, 2017 to review the proposed text change, and determined that this file is legal and enforceable, administratively efficient, and consistent with the format of the zoning code.

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 June 5, 2017, recommended approval of Proposed Substitute A.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

CC: Ed Richardson

