

April 30, 2003

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

Dear Committee Members:

Attached is File No. 991928 being a substitute ordinance relating to the plans of operation required of those seeking approval from the board of zoning appeals to operate filling stations and vehicle repair shops.

This ordinance requires the Board of Zoning Appeals to make the following additional findings before granting a special use permit for filling stations or vehicle repair shops:

1. That the proposed use will not disrupt established shopping patterns or discourage the full commercial utilization of the surrounding area.
2. That the proposed use will not cause excessive noise, illumination, litter, fumes, odors or physical activity and will otherwise not constitute a nuisance.
3. That lighting from the proposed use or its advertising will not cause reflection or glare onto residential property or public streets.

The Zoning Code Technical Committee reviewed this ordinance on January 29, 2003. The committee found that the conditions specified in the proposed ordinance that must be met prior to granting a special use permit are not necessary and are redundant in light of new procedures adopted by the Board of Zoning Appeals and provisions included in the new zoning code.

Based on this information, the City Plan Commission, at its regular meeting of April 28, 2003 recommended that the attached substitute ordinance be placed on file.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

attachment
File
991928 CPC letter.doc