



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

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

Dear Committee Members:

File No. 150534 relates to various revisions to the zoning code. Specifically, the file proposes to change the following:

1. Various land uses that are currently classified as prohibited uses in the RT3 (two-family residential) zoning district are reclassified as limited uses, with the limited use standards being the standards that are currently applied to these uses in the RT4 (two-family residential) zoning district, namely that the structure to be occupied was constructed prior to October 1, 2002, was originally designed and intended to be occupied in whole or in part by a non-residential use, and has been occupied by such non-residential use within the past 12 months.
2. Certain regulations for uncovered wheelchair ramps and lifts are repealed to make the zoning code compliant with the Americans with Disabilities Act and State of Wisconsin regulations for adult family homes.
3. The use classification of an assembly hall in an IO1 or IO2 (industrial-office) zoning district, or in an IL1 or IL2 (industrial-light) zoning district, is changed from special use to prohibited use.
4. In zoning districts where an assembly hall is currently classified as a special use, the use classification is changed to limited use. The limited use standards are: The use shall be located on the premises of, and accessory to, a restaurant or tavern; the use shall operate within the business hours of the restaurant or tavern to which is accessory; and the restaurant or tavern to which the use is accessory holds all licenses necessary to facilitate events in the assembly hall, including but not limited to food dealer, alcohol beverage or public entertainment premises licenses.
5. Feather signs are prohibited.
6. The perimeter landscaping and edge-treatment requirements for uses in the industrial-commercial zoning district shall be the same as the requirements for uses in the industrial-mixed zoning district.
7. The use classification of a micro alcohol beverage production facility in the LB1, LB2 and LB3 (local business), RB1 and RB2 (regional shopping), and C9B, C9C, C9D, C9E and C9F zoning districts is changed from prohibited use to limited use, with the limited use standards being that annual production of fermented malt beverages shall not exceed 5,000 barrels, annual production of vinous spirits shall not exceed 50,000 gallons, and production of distilled spirits



shall be prohibited.

8. The use classification of an artist studio in an IO1 or IO2 (industrial-office) zoning district, or in an IH (industrial-heavy) zoning district, is changed from prohibited use to permitted use.

The Zoning Code Technical Committee met on May 18, 2016 and found that the file was legal and enforceable, administratively efficient, and consistent with the format of the zoning code. However, the Dept. of Neighborhood Services has requested some clarification to a few items that have since been incorporated into the language above.

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 March 14, 2016, recommended approval of Proposed Substitute A.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson