



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

August 26, 2020

To the Honorable Members of the
Community and Economic Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 200326 relates to a substitute ordinance relating to zoning regulations for assembly halls and religious assembly.

This ordinance changes the use classification of both religious assembly and assembly hall in the IC (industrial-commercial) zoning district from prohibited use to special use. The IC zoning district is intended primarily for light industrial uses that utilize small and medium-sized buildings and the district provides for the orderly conversion of certain older industrial and warehousing buildings to commercial and office uses with less traffic generation than uses located on more intensive commercial retail corridors. Retail uses are generally only permitted in the IC district if accessory or complementary to the primarily light manufacturing nature of the district, and accommodation, food service, recreation, and entertainment uses are generally prohibited or classified as special or limited uses. Any future proposals for assembly uses in the IC district would be reviewed by the Board of Zoning Appeals, where consistency with the comprehensive plan is required for approval.

On July 29, 2020 the Zoning Code Technical Committee (ZCTC) determined that that the provision of the proposed ordinance that would change assembly halls and religious assembly in Industrial-Commercial (IC) zoning districts from prohibited use to special use meets the ZCTC criteria of Legality and Enforceability, Administrative Efficiency, and Consistency with the Format of the Zoning Code.

On August 17, 2020, the City Plan Commission held a virtual public hearing and DCD representative Ed Richardson presented the substance and rationale for the text change. He explained that this ordinance change is being proposed because as former industrial buildings have been converted to office uses and as the nature of modern manufacturing continues to evolve, the City seeks to provide additional flexibility for the reuse of former industrial buildings as mixed use spaces that may include event spaces or assembly hall uses that complement other uses in the building or adjacent neighborhood. Since the Zoning Code Technical Committee (ZCTC) determined that the provisions of the proposed text change that would change assembly halls and religious assembly in the IC zoning district from prohibited use to special use meets the ZCTC criteria, the City Plan Commission at its regular meeting on August 17, 2020 recommend approval of Proposed Substitute B.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

