

February 8, 2005

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

Dear Committee Members:

Attached is File No. 041207 being an ordinance relating to the minimum front façade width and minimum building height for residential buildings in residential zoning districts.

This ordinance reduces the minimum required front façade width for residential buildings constructed in certain residential zoning districts. The standards for facade width and building height were created to insure that infill housing did not detract from the established character of older neighborhoods. The current standards have resulted in numerous variances being sought by the developers of infill housing because the standards were too restrictive. The proposed standards have been prepared to lessen the burden of designing special buildings but retaining the intent of the original standards. The reduction ranges from 2 to 4 feet for lots between 35 and 60 feet in width. For lots wider than 60 feet, the minimum required front façade width is reduced by 10% of lot width.

The Zoning Code Technical Committee reviewed this ordinance on February 4, 2005. The committee found that the proposed ordinance met the required standards for legality, enforceability, administrative efficiency and consistency with the zoning code.

Based on this information, the City Plan Commission, at it regular meeting of February 7, 2005 recommended the approval of the attached substitute ordinance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

Attachment
File