

April 29, 2003

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

Dear Committee Members:

Attached is File No. 021287 being a substitute ordinance relating to revisions of various provision of the zoning code.

This ordinance represents the first substantive amendment of the new zoning code that was approved by Common Council during April of 2002. To insure that the new code is meeting the objectives on which it was created, a team was organized and composed of staff from those departments that utilize the zoning code on a daily basis. The team included representatives from the Department of Neighborhood Services (DNS), City Clerk's Office – Legislative Reference Bureau (LRB) and Department of City Development (DCD) including both planners and plan examiners. Its goal was to review all aspects of the code in terms how it was interpreted, used as an enforcement tool and whether the various standards and regulations were working as intended.

The attached substitute ordinance contains 164 separate amendments. Most amendments are meant to clarify or adjust the regulations so that they will be interpreted and used by code inspectors and plan examiners on a consistent basis. Eight of the amendments represent the correction of errors and eighteen amendments are actually substantive changes.

Under this last category we have included such changes as allowing signs that combine elements of both Type A and Type B signs (currently we only allow one or the other), we have reclassified permanent banner signs from Type B to Type A which is consistent with the recommendation of the Downtown Plan, we have added an alternative standard for use in our older neighborhoods to insure that in-fill housing is consistent with existing homes, we have realigned four similar uses so that they are treated the same in all zoning districts, we have added a provision to the widow requirements in commercial districts to insure that existing windows are not closed up and we have added a provision to the sign regulations in a commercial district that would allow more than one freestanding sign on unusually large sites with certain additional standards.

Since this amendment is primarily composed of changes that clarify existing requirements so that

the regulations are applied consistently, are correcting errors or are changes intended to insure that the objectives and goals of the new zoning code are met, the City Plan Commission, at it regular meeting of April 28, 2003 recommended that common council approve the attached substitute ordinance

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

attachment
File
ZTXLTR.020309.doc