

January 12, 2004

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

Dear Committee Members:

Attached is File No. 031136 being a substitute ordinance relating to limited use standards for certain uses in industrial zoning districts.

This substitute ordinance makes the following changes to the regulations for certain uses within industrial zoning districts:

1. A mixed-waste processing facility or a heavy motor vehicle repair facility or body shop located within 150 feet of a residential zoning district shall be permitted as a limited use in an industrial-light (IL) or industrial-heavy (IH) zoning district only if the use is totally enclosed within a building and does not operate between the hours of 7 p.m. and 7 a.m. (There are additional limited use standards for the 2 heavy motor vehicle-related uses). Currently, these uses are required to meet one of these standards, but not both, in order to be permitted as a limited use.
2. A material reclamation facility located within 150 feet of a residential district shall be permitted as a limited use in the industrial-heavy (IH) district only if the facility does not operate between the hours of 7 p.m. and 7 a.m. (This is in addition to an existing limited use standard requiring the facility to be contained entirely within a building, regardless of the facility's distance from a residential district).
3. The classification of heavy motor vehicle outdoor storage in an industrial-light (IL) district is changed from limited use to special use.

The Zoning Code Technical Committee reviewed this ordinance on December 10, 2003. The committee found the ordinance legal and enforceable, but recommended that a substitute ordinance be prepared that added a material reclamation facility to the ordinance for consistency.

A public hearing was held on January 12, 2004 at which time no one spoke in opposition to the proposed amendment.

Based on this information, the City Plan Commission, at its regular meeting of January 12, 2004 recommended the approval of the attached substitute ordinance.

Sincerely,

John R. Hyslop
Manager, Planning Administration
Department of City Development

Cc: Ald. Richards

Attachment

File