

March 21, 2012

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

Dear Committee Members:

File No. 110685 relates to the creation of the LB3 local business zoning district, as well as the use regulations, design standards and other requirements for development in the new district. The LB3 district is more urban than the 2 existing local business zoning districts (LB1 and LB2) and is characterized by design standards appropriate for neighborhood commercial hubs, centers, corridors and transit-oriented development areas that have a denser level of development and may have taller buildings, all of which promote compact, walkable, sustainable neighborhoods.

Following are some instances in which LB3 will differ from LB2:

1. Off-site parking spaces for residential and non-residential uses may be located within 1,200 feet of the use, as opposed to 700 feet as set forth in LB2 zoning.
2. For principal use parking lot, the width of the paved parking area shall not exceed 45 feet (as opposed to 60 feet) from side lot line to side lot line.
3. Minimum lot area per dwelling unit is 300 sq ft (instead of 800 sq ft). Likewise, lot area per dwelling unit for permanent supportive housing is 150 sq ft, or 300 sq ft for a unit with 2 or more bedrooms (opposed to 400 sq ft and 800 sq ft, respectively), and lot area per transitional housing client is a minimum of 150 sq ft (opposed to 400 sq ft).
4. Minimum height is 30 feet, instead of 18 feet.
5. Maximum height is 75 feet, instead of 60 ft.
6. Minimum build-out along primary street frontage is 75%, instead of 30%.
7. While there is no minimum build-out along secondary street frontage in LB2, minimum in LB3 will be 50%.
8. In LB2, the percentage of lineal footage of the first floor indicated in table 295-605-2 shall have windows at least 4 feet in height with sills not more than 3 feet 6 inches above the interior floor level. For the LB3 district, the requirements shall be at least 6 feet in height and not more than 2 feet 6 inches above the interior floor level.
9. In LB3, free standings signs may only be Type A, 64 sq ft in display area maximum 8 feet in height, instead of the 100 sq ft Type A 14 feet in height. Type B "pole" signs are not permitted. As such, Type A Wall, Projecting and Canopy/Hood signs would be allowed up to 100 sq ft instead of the 50 sq ft permitted in LB2.

Since the proposed amendment meets the standards of legality, enforceability, administrative efficiency, and consistency with the zoning code, as determined by the Zoning Code Technical Committee on February 29, 2012, the City Plan Commission at its regular meeting on March 19, 2012, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson