

September 28, 2004

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

Dear Committee Members:

Attached is File No. 040644 being an ordinance relating to zoning regulations for parking lots in the C9D (Civic Activity) downtown zoning district.

This ordinance changes the use classification of principal and accessory-use parking lots in the C9D (Civic Activity) zoning district from special uses to limited uses. The ordinance also adds limited use standards that would allow those parking lots located in a redevelopment project area that is 10 acres or more in area and under common ownership or control to become permitted uses. If the limited use standards were not met, the parking lot would require Board of Zoning Appeals approval as a special use.

The Zoning Code Technical Committee reviewed this ordinance on September 15, 2004. The committee found that the proposed ordinance met the required standards for legality, enforceability, administrative efficiency and consistency with the zoning code.

Since this amendment will remove the special use provisions for parking lots only if they are located in large Urban Renewal areas that are also located in the C9D district, other downtown parking lots would still require BOZA action, the city plan commission at its regular meeting of September 27, 2004, recommend that common council approve the attached ordinance.

Sincerely,

Rocky Marcoux
Acting Executive Secretary
City Plan Commission of Milwaukee

File