



**Department of City Development**  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

**Lafayette L. Crump**  
Commissioner

**Vanessa L. Koster**  
Deputy Commissioner

May 17, 2022

To the Honorable Members of the  
Zoning, Neighborhoods, and Development Committee  
City of Milwaukee  
City Hall, Room 301-B

Dear Committee Members:

File number 211967 refers to zoning regulations for open pavilions. Currently, the zoning code establishes a maximum overall height of 10 feet for an accessory-structure open pavilion in a residential zoning district. This ordinance provides that the maximum overall height for an open pavilion that is accessory to a permitted non-residential use shall be 24 feet or the height of the principal building, whichever is less.

The Zoning Code Technical Committee (ZCTC) reviewed this ordinance on May 10, 2022. It determined that the criteria of legality and enforceability, administrative efficiency and consistency with the format of the zoning code have been met.

This change would facilitate the installation of open air classroom pavilions at school sites located in residential zoning districts across the City. The proposal has been found to meet all of the applicable ZCTC criteria. During the internal process of reviewing the proposed ordinance, it was determined that a 14 foot maximum height limit may be more appropriate given the various circumstances where open pavilions may be proposed within residential districts. The City Plan Commission held a public hearing for this item at its meeting on Monday, May 16, 2022. At the time, no members of the public provided comments or asked questions. Since the proposed text change meets the applicable ZCTC criteria, the City Plan Commission recommended approval of a substitute ordinance that would set a 14 foot height limit for open pavilions that are accessory to a permitted non-residential use.

Sincerely,

for

Lafayette L. Crump  
Executive Secretary  
City Plan Commission of Milwaukee

