



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

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

Dear Committee Members:

File No. 170542 (Substitute A) relates to the duration of zoning map amendments to the detailed planned development district designation. This file provides that, whenever the zoning map is amended to create a planned development district, up to 5 years after the date the ordinance amending the map was effective, the map amendment shall be null and void and the zoning of the lands to which the zoning map change applied and that the zoning of the property shall be changed to a specific zoning district at that time, said district to be identified in the statement, unless one of the following is true: The project for which the planned development district was created has been completed and all building permits have been closed; or for at least one planned building on the site, the foundation has been completed and construction of the building is at grade or above. A statement that the time period specified for expiration of the detailed planned development zoning designation may be extended only by an ordinance amending the detailed planned development must be included. The provisions of this ordinance shall not apply to any detailed planned development district created prior to the effective date of this ordinance.

The Zoning Code Technical Committee met on October 19, 2017 and determined that Proposed Substitute 3 (now known as Substitute A) of the proposed ordinance met its criteria with respect to administration efficiency, legality and consistency with the format of the zoning code were met.

Since the proposed Substitute 3 (now known as Substitute A) of the amendment meets the standards of legality, enforceability, administrative efficiency, and consistency with the zoning code, the City Plan Commission at its regular meeting on October 23, 2017, recommended approval of Proposed Substitute 3 (now known as Substitute A).

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

