



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

Lafayette L. Crump
Commissioner

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Deputy Commissioner

CITY PLAN COMMISSION ZONING REPORT

File No. [231418](#)

Proposal: This file relates to various revisions to the zoning code. This zoning code text change file (**Substitute 1**) includes the following revisions:

1. Updates to the "Procedure for Map Amendment" to be compliant with s. 66.10015, Wis. Stats. relating to votes necessary for approval of down zoning.
2. Correction to the Overlay Deviation process to include Master Sign Program overlay types.
3. Clarification of certain bicycle parking standards, particularly placement and allowable rack types.
4. Various technical corrections, adjustments and clarifications to the signage standards within the general provisions residential and commercial subchapters. These include measurement of back panels for Type A signs, allowance of signage for schools and religious assembly buildings in residential zoning districts, and provisions for signage on buildings that are set back significantly from the street.
5. Corrections to various citations and cross-references within the zoning code.
6. Slight adjustments to side setback standards for multi-family residential zoning districts to allow additional flexibility for new housing on narrow infill lots. This minor adjustment aligns with the housing models that some non-profit groups are constructing, and will allow a 24' wide house on a 30' wide lot, eliminating the need for Board of Zoning Appeals approval.
7. Clarification of setback standards for attached housing to state that side setbacks are not applicable for units that are side-by-side attached residences.
8. Adjustment to design standards for accessory structures, including the

maximum dimension of parapet extensions and the sidewall height of an accessory structure on a sloped lot.

9. Adjustment to the fencing standards in Residential and Downtown zoning districts. For the residential standards, clarification was made for allowable height of a fence along the side street of a rear yard, and how to calculate the fence height when there are higher fences on abutting properties.
10. Clarification of requirements for glazing and activation within the commercial subchapter, including window coverings.
11. Minor adjustment to the restricted building wall materials section of the Commercial LB3 and Downtown zoning subchapters to increase the height that a concrete masonry unit is allowed to be applied on the base of a building façade up to 2'-8" (instead of the currently allowed 2' 6").
12. Adjustments to the designation of certain uses within Downtown zoning districts, including changing a personal instruction school from a Special Use to a Limited Use in the C9D, E, F, and H districts, and changing a cultural institution from a Special Use to Permitted in the C9E district. Catering Service is changed from Special Use, Prohibited and Permitted in the C9B, C, D, E, F and G districts to Limited. Animal hospital/clinic and animal grooming or training facility are changed from Special to Limited in the C9 B, D, E, F, G and H districts. Principal use parking lot was changed from Limited to Special Use in the C9 D and G districts, and accessory use parking lot was changed from Limited to Special Use in C9A, D, G.
13. Technical clarifications and updates to exhibit submittal requirements for Planned Developments, including required elements to be shown on plans and stated within narratives, and submittal deadlines. This also removes the requirement for paper copies of the exhibits to be submitted.

A **Proposed Substitute** has been submitted to the file, and will also:

14. Eliminate the definition "medical research laboratory" and make modifications to the definitions of "medical office" to include "an establishment that carries out testing of patient medical or dental laboratory samples," and "research and development" to add "medical" to the type of research that qualifies for this use.
15. Clarify the entrance door orientation requirement for multi-family uses. Every new multi-family building with common hallways to access units shall have a primary entrance door on a front or side street façade. The presence of townhouse-style units does not satisfy this requirement.

Zoning Code

Technical Committee: The Zoning Code Technical Committee met on May 15, 2024 and reviewed both

Substitute 1 and the Proposed Substitute. It determined that both versions met the criteria with respect to legality and enforceability, administrative efficiency, and consistency with the format of the zoning code.

Staff

Recommendation:

Elements of this proposed zoning code text amendment make technical adjustments to various aspects of the zoning code to calibrate standards and ensure consistency with interpretation of certain code requirements. This file also updates certain use classifications within the Downtown zoning subchapter to align with those district goals. Updates are proposed to clarify and modernize the exhibit submittal requirements for Planned Developments. All of these items will improve the administrative efficiency of the code, and as such, staff suggests that the City Plan Commission recommends approval of the file (more specifically the Proposed Substitute).