

October 3, 2005

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

Dear Committee Members:

File No. 050622 Substitute No. 1 is an ordinance creating a special zoning district to be known as the "redevelopment district". This zoning designation may be applied to any area of the city where the common council has adopted a redevelopment plan in accordance with the state of Wisconsin's blighted area law. The use regulations and design standards for each redevelopment district shall be as specified in the redevelopment plan for that district. For all matters other than use regulations and design standards, the existing provisions of the zoning code shall apply.

The Zoning Code Technical Committee reviewed this ordinance on September 14, 2005. The committee found that the proposed substitute ordinance met the required standards for legality, enforceability, administrative efficiency and consistency with the zoning code.

Since this amendment is needed as one of the first step in removing downtown zoning districts from areas outside of the downtown area, the city plan commission at its regular meeting of October 3, 2005, recommend that common council approve the substitute ordinance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

File

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