

November 29, 2005

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

Dear Committee Members:

File No. 050900 is the annual zoning code update that is prepared by city staff based on direct experience in using the code for administration or enforcement. It is highlighted by the following major sections: 1. Definitions of various terms are amended and clarified.

2. Permit denials by the commissioner of city development for projects located in certain overlay zones, where the denials are based on failure to meet the development, performance or design standards of the overlay zone, may be appealed to the city plan commission.
3. The limited use standard for a drive-through facility that requires a queue lane of at least 200 feet in length shall not apply to automatic teller machines.
4. An accessory parking lot for a motor vehicle-related use (e.g., motor vehicles sales facility, filling station or car wash) may be located between the street façade of the principal building and the street lot line.
5. Car washes, motor vehicle repair facilities and body shops shall not be required to meet glazing requirements.
6. Window signs shall be taken into account when determining compliance with glazing requirements.
7. The maximum-height adjustment for a building in an industrial zoning district located adjacent to, or across a street or alley from, a residential district shall apply to buildings located adjacent to institutional and parks districts, as well.
8. To be eligible for a master sign program overlay zone, a site shall contain at least 1.5 acres, have multiple tenants and either front on more than one street or have a large street frontage. Also, the number and height of freestanding signs in overlay zones will no longer be limited by standards in the code, but by the master sign program itself.

The Zoning Code Technical Committee reviewed this ordinance on November 22, 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 updates the zoning code for improved administration and enforcement, the city plan commission at its special meeting of November 28, 2005, recommended that common council approve the substitute ordinance.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

File