

March 12, 2004

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

Dear Committee Members:

Attached is File No. 031244 being a substitute ordinance relating to zoning regulations for family day care homes and day care centers.

This substitute ordinance removes an exception to the current family day care regulations that allows the operator of a family day care home to live in one unit of a duplex while operating a family day care home in the other unit. In all other cases, family day care home must be located in the home of the operator. The ordinance further provides that day care centers are special uses in most single, two-family districts and 2 multi-family districts only if they are located in an elementary or secondary school or religious assembly. Day care centers in all other residential districts continue to be special uses.

The sponsors of the ordinance have indicated that day care centers and family day care homes in which the operators do not reside have started to locate within existing one and two-family neighborhoods. They have received numerous complaints regarding noise from such locations and the insertion of businesses into residential areas.

The Zoning Code Technical Committee reviewed this ordinance on January 7, 2004. The committee found that the proposed ordinance added a level of inconsistency to the regulations for day care centers. As a result, this substitute ordinance was prepared that adjusted the standards for day care centers in mostly one and two-family districts.

Based on this information, the City Plan Commission, at its regular meeting of March 8, 2004 recommended the approval of the attached substitute ordinance.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee

Attachment
File