



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

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May 9, 2013

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

Dear Committee Members:

File No. 121793 relates to the zoning classification of principal-use parking lots in the LB1 local business zoning district. This file changes the use classification of a principal-use parking lot in the LB1 local business zoning district from permitted use to limited use. The limited use standards are that the parking lot must be used exclusively by owners, employees, customers or tenants of a premise that is within 600 feet of the parking lot, and both the parking lot and that premises are under the same ownership.

The Comprehensive Area Plans of the northwest side and far south sides recommend a policy of a reduction in surface parking lots for numerous reasons, including economic development, sustainability and urban design. With this planning goal and the need to reasonably accommodate businesses to have sufficient parking, a zoning code text change was recommended. Further, this updating of the parking restrictions in the zoning code has also resulted from other recent updates to parking restrictions in the other Local Business Districts (LB2 and LB3).

Initially, the draft file language stated the limited use standard as being that the parking lot must be used exclusively by owners, employees, customers or tenants of a premise that is within 600 feet of the parking lot, and both the parking lot and that premises are under the same ownership. During the Zoning Code Task Committee meeting, it was decided that some changes will likely be required prior to approval of the file. At this time, the proposed language is as follows: In the LB1 district, a parking lot as a principle use of land must function as accessory to permitted principle use on a different parcel that is within 300 feet and both the parking lot and that related premises are under the same ownership. The parking should serve as required parking or allowed parking that does not exceed maximum limits as prescribed by use (per subchapter 4).

Though the proposed ordinance still requires some dialogue between the City Attorney's Office and the Dept. of City Development staff, the proposed change would create consistency among the other Local Business zoning districts with respect to placing limits on principal use parking lots. Thus, the City Plan Commission at its regular meeting on May 6, 2013, recommended approval of the subject file, conditioned upon finalizing the language of the ordinance with the City Attorney's Office.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson

