

September 11, 2007

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

Dear Committee Members:

File No. 070578 relates to revision of various provisions of the zoning code. This file makes various corrections, clarifications and minor substantive changes to the zoning code, including:

1. On-street parking spaces that are counted towards meeting off-street parking requirements must be available for public use during the hours of operation of the use (e.g., business) they serve, rather than 24 hours per day, as currently required.
2. Perimeter landscaping and edge treatment requirements are established for vehicle operating areas parallel to street lot lines on premises occupied by filling stations, automatic teller machines, drive-through facilities, car washes, etc.
3. A minimum-lot-area-per-resident requirement is created for transitional living facilities.
4. A roof overhang on a detached garage may project into a required setback area up to one-third of the required setback. Currently, no projection into the setback area is allowed.
5. There shall be no minimum front setback for a non-residential principal structure located on a corner lot in a commercial zoning district.
6. Glass in windows and doors that are to be used to meet glazing (façade transparency) requirements shall not obscure clear vision of objects on the other side of the glass. Spandrel glass shall not be counted towards meeting glazing requirements, either. Presently, glass that is to be counted towards meeting a glazing requirement must only meet a 65% light-transmission standard.
7. The regulations for signs in a lakefront overlay zone are revised to closely mirror those for signs in downtown zoning districts.

Since the proposed amendment meets the standards of legality, enforceability, administrative efficiency, and consistency with the zoning code, the City Plan Commission at its regular meeting on September 10, 2007, recommended approval of the file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

c: E. Richardson