



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

September 30, 2014

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

Dear Committee Members:

File No. 140682 relates to regulations for the industrial-mixed (IM) zoning district. This file provides that:

1. The use classification of the following uses in the industrial-mixed (IM) zoning district is changed from permitted use: single-family dwelling, two-family dwelling, multi-family dwelling, permanent supportive housing, attached single-family dwelling, family day care home, convent, rectory or monastery, foster family home and family shelter care facility.
2. The limited use standard for these uses shall be: The use shall not be located within 150 feet of a parcel located in an IH district that contains an intense manufacturing or heavy manufacturing land use that was in operation on the effective date of this ordinance and has been in operation within the last 12 months. If this standard is not met, the use shall be a prohibited use.
3. The same limited use standard shall also be added for certain uses that are already classified as limited uses in the IM district, namely adult family homes, small group shelter care facilities, small foster homes, group homes, group foster homes and community living arrangements.
4. No special use permit for transitional housing or a rooming house, dormitory, fraternity or sorority, or large group shelter care facility shall be granted by the board of zoning appeals unless the board finds, in addition to its standard required findings, that the proposed use will not be located within 150 feet of a parcel located in an IH district that contains an intense manufacturing or heavy manufacturing land use that was in operation on the effective date of this ordinance and has been in operation within the last 12 months.

The Zoning Code Technical Committee met on September 24, 2014 and determined that its criteria with respect to administration efficiency, legality and consistency with the format of the zoning code were met. However, the City Attorney's representative on the Committee indicated that a legislative record must be developed at the Zoning, Neighborhoods and Development Committee hearing to establish the need for this ordinance. This information has subsequently been submitted to the file.

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 29, 2014, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson

