

December 6, 2010

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

Dear Committee Members:

File No. 100790 relates to revisions of various provisions of the zoning code. This ordinance makes various corrections, clarifications and minor substantive changes to the zoning code, including:

1. Definitions of various terms are amended and clarified.
2. Banks, general retail establishments, personal services, light motor vehicle rental facilities, tavern and restaurants are identified as permitted accessory uses within passenger terminals.
3. All areas used for light or heavy motor vehicle storage shall have paved or otherwise approved surfaces.
4. Contractors' yards and outdoor salvage operations shall meet certain standards for perimeter landscaping and edge treatments.
5. Seasonal markets shall be permitted to operate up to 180 days in certain circumstances. Currently, the maximum is 90 days.
6. Indoor recreation facilities are classified as special uses in all commercial zoning districts. Currently, they are permitted uses in all commercial districts except neighborhood shopping, where they are a special use.
7. The maximum permitted display area for a type "A" freestanding, wall or roof sign is increased for most commercial zoning districts.
8. The glazing (window) requirements applicable to the LB2 local business zoning district shall apply to all properties in downtown zoning districts. Currently, the zoning code does not specify glazing requirements for downtown districts.
9. The use classification of a plant nursery or greenhouse or the raising of crops or livestock in the commercial and institutional zoning districts is changed from prohibited use to special use.

On November 10, 2010, the Zoning Code Technical Committee (ZCTC) met, and ZCTC determined that its criteria with regard to legality and enforceability, administration efficiency, and consistency with the format of the zoning code, are met.

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 December 6, 2010, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson