



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

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July 15, 2013

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

Dear Committee Members:

File No. 130090 relates to various revisions to the zoning code. This file makes several minor changes to the zoning code as a means to clarify and improve the interpretation and implementation of the zoning code. Changes that are part of this file include, but are not limited to:

1. Updating the definition of "bed and breakfast" to state that the establishment is the owner's (not operator's) personal residence and that it is occupied by the owner (not the operator) at the time rooms are rented. This change is consistent with the Wisconsin Administrative Code.
2. No off-street parking spaces shall be required for uses located in the RED redevelopment zoning district.
3. No off-street parking spaces shall be required for an attached single-family dwelling (previously, a minimum of one space was required for attached, but not detached single-family residences.)
4. Glazing requirements of LB3 commercial zoning district (as opposed to previous LB2) shall apply to all downtown zoning districts, except properties in C9A and C9H districts, where glazing requirements of LB2 district shall continue to apply.
5. Automatic changeable message signs shall be permitted for elementary and secondary schools, colleges and religious assemblies in residential zoning districts. Currently, only manual changeable message signs are allowed. Also, changeable message signs shall no longer be required to use reverse copy (white letters on black background).
6. The use classification of a medical office in the industrial-mixed (IM) zoning district is changed from special use to permitted use.
7. The use classification of a catering service in an industrial-office (IO) or industrial-heavy (IH) zoning district is changed from special use or prohibited use, respectively, to permitted use.
8. The use classification of a funeral home in the industrial-mixed (IM) zoning district is changed from prohibited use to permitted use.
9. The use classification of an indoor recreation facility in an industrial-office (IO) zoning district is changed from prohibited use to special use.

On June 13, 2013, the Zoning Code Technical Committee determined that its criteria with respect to administration efficiency, legality and enforceability and consistency with the format of the zoning code were met, given some changes. These included removing the signage clause, and the second-hand store clause from this ordinance. Additionally, an item will be added that will make most downtown zoning districts comply with Local Business (LB3) glazing standards, and will redefine monument signs as having a base that is 75% as wide as the sign.

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 July 15, 2013, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson

