

July 8, 2002

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

Dear Committee Members:

Attached is File No. 020310 being an ordinance relating to zoning regulations for transitional living facilities.

Currently, the zoning code permits community based residential facilities (CBRF'S) and adult family homes in most residential zoning districts provided that they meet certain standards including limitations on the number of beds and a spacing requirement of 2,500 feet between such uses. As it has become more difficult to meet the spacing standard within the city, many proposed CBRF'S and adult family homes have applied to the Board of Zoning Appeals for variances from the spacing standards or have made changes in their plan of operations so that they no longer would be classified as CBRF'S.

This ordinance creates a new use, "transitional living facility" and defines the use as occurring when 3 or more adult residents are provided with personal care, treatment or services above the level of room and board but less than that of nursing care, including but not limited to supervision, monitoring, counseling, transportation or ongoing assistance with personal finances or medications, by a person who owns or leases the premises or provides any of the services under a contractual arrangement. It also classifies them as special uses in most residential and mixed-use districts.

A public hearing was held on July 8, 2002 at which time no objections to the proposed changes were expressed.

Based on this information, the City Plan Commission, at its regular meeting of July 8, 2002 recommended that this substitute ordinance be approved.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

Attachment  
File  
ZTXT.LTR.doc