



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

Rocky Marcoux
Commissioner
marco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

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

Dear Committee Members:

File No. 141766 relates to maximum lot coverage for principal buildings in residential zoning districts. This file (Proposed Substitute B) provides that, for any interior lot in an RS4, RS5 or RS6 zoning district, the maximum lot coverage for a residential use or group residential use shall be as follows:

1. If the area of the lot is less than or equal to 1.3 times the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be the current standard.
2. If the area of the lot is more than 1.3 times the average lot area of other lots on the blockface that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the current standard.

This file further provides that, for any corner lot in an RS4, RS5 or RS6 zoning district, the maximum lot coverage for a residential use or group residential use shall be as follows:

1. If the area of the lot is less than or equal to 1.3 times the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be the current standard.
2. If the area of the lot is more than 1.3 times the average lot area of other lots on both blockfaces that are occupied by residential or group residential uses, the maximum lot coverage shall be 60% of the current standard.

The Zoning Code Technical Committee met on March 26, 2015 and found that the file was legal and enforceable, and consistent with the format of the zoning code. However, with respect to administrative efficiency, the proposed file does not meet the standard in its current form based on its use of lot combinations, which would be difficult to administer. As the result of the committee's findings, the proposed file has been modified to include alternate means of proportionality of building lot (reflected in Proposed Substitute B, language above).

Alderman Bohl and one other person spoke in support of the proposed file, stating that this will ensure compatibility with existing neighborhoods. 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 May 4, 2015, recommended approval of the file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson

