



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

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July 14, 2015

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

Dear Committee Members:

File No. 141580 relates to various revisions to the zoning code. Proposed Substitute A addresses the following:

1. Classifies a dialysis establishment as a medical office, rather than as a medical service facility, for zoning purposes.
2. Defines 3 land uses involving the production and packaging of alcohol beverages - "brewpub," "micro alcohol beverage facility" and "large alcohol beverage facility".
3. Defines "food processing" as a separate and distinct land use.
4. Removes the processing and packaging of alcohol beverages from the definition of "heavy manufacturing".
5. Removes food processing from the definition of "light manufacturing".
6. Classifies a brewpub as a special use in the neighborhood shopping zoning districts, as a limited use in the industrial-office, industrial-light and industrial-heavy zoning districts, and as a permitted use in the local business, commercial service, regional shopping and industrial-mixed zoning districts and all downtown zoning districts except the C9A (high-density residential) district. A brewpub is a prohibited use in all other zoning districts.
7. Classifies a micro alcohol beverage facility as a special use in the local business (except LB3) and regional business districts, and as a permitted use in the commercial service, industrial-office, industrial-light, industrial-mixed, industrial-heavy, C9G (mixed activity) and C9H (warehousing and light manufacturing) districts. A micro alcohol beverage facility is a prohibited use in all other zoning districts.
8. Classifies a large alcohol beverage facility as a special use in the industrial-office and industrial-mixed districts, as a limited use in the C9G (mixed activity), C9H (warehousing and light manufacturing) and industrial-light districts, and as a permitted use in the industrial-heavy districts. A large alcohol beverage facility is a prohibited use in all other zoning districts.
9. Classifies food processing as a limited use in the local business, commercial service, regional business, C9B (residential and specialty use), C9C (neighborhood retail), C9E (major retail) and C9F



(office and service) zoning districts, and as a permitted use in the industrial-office, industrial-light, industrial-mixed, C9G (mixed activity) and C9H (warehousing and light manufacturing) districts. Food processing is a prohibited use in all other zoning districts.

10. Adds parking provisions for community living arrangements with 8 or fewer clients that corresponds to requirements for single-family and two-family dwelling units. This provision states that not more than 4 motor vehicles may be parked outdoors or on a lot.

The Zoning Code Technical Committee met on June 24, 2015 and found that the file was legal and enforceable, administratively efficient, and consistent with the format of the zoning code. Since the time that ZCTC met, a Proposed Substitute A (text reflected above) was drafted to clarify a few of the items within the ordinance.

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 13, 2015, recommended approval of Proposed Substitute A.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

c: E. Richardson