



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

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December 2, 2019

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

Dear Committee Members:

File No. 190983 relates to various revisions to the zoning code.

This ordinance makes various revisions to the zoning code, including: (1) The terms “sit-down restaurant” and “fast-food/carry-out restaurant,” are removed and replaced by the terms “restaurant without drive-through facility” and “restaurant with drive-through facility.” (2) The use classifications of the 2 types of restaurants are revised in a number of zoning districts. (3) The limited-use standard requiring that merchandise offered for sale is limited to clothing and books is eliminated in most zoning districts. (4) Regulations for home occupations in downtown zoning districts are established. (5) The limited use standard that a day care center must be located in a building containing an elementary or secondary school, college, library, cultural institution, or religious assembly as a principal use will be changed to require that the day care center will be located on a premise that contains such a principal use. (6) The code will specify, by means of cross-referencing, the appropriate design standards for redevelopment districts for which design standards are not specified or included in the respective redevelopment plans. (7) The current restrictions for certain uses in the street-level area are clarified with new definitions of “building street frontage,” “interior street frontage zone” and “street-activating use area.” (8) Consistency among the use classifications for retail, personal service and residential first-floor uses in the downtown zoning districts is established.

On December 2, 2019 a public hearing was held and at that time DCD representatives Ed Richardson and Greg Patin spoke about the zoning code text changes. Since the Zoning Code Technical Committee determined that the three criteria were met with respect to legality and enforceability, administrative efficiency and consistency with the format of the zoning code, the City Plan Commission, at its regular meeting on December 2, 2019, recommended approval of Proposed Substitute A.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

