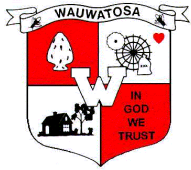


City of Wauwatosa Memo



To: Plan Commission

From: Tamara Szudy, Planning & Zoning Manager
Art Piñon, Principal Planner

Meeting Date: August 25, 2025

Subject: Non-Housing Zoning Code Recommended Changes

This memo outlines proposed non-housing-related revisions to the City of Wauwatosa's zoning code. The purpose of these revisions is to bring the code into alignment with the goals and strategies of the Tosa Tomorrow 2045 Comprehensive Plan, respond to community and stakeholder feedback, improve clarity through code language clean-up, and ensure that zoning procedures and standards are consistent with current State Statutes.

The proposed amendments are based on the findings of the Targeted Chapter Diagnostics and Preliminary Recommendations Report, which was presented to and refined with City staff and the City Plan Commission in April 2025.

Attached to this memo is a strikeout and underline version of the non-housing related revisions. A summary of all non-housing related revisions are as follows:

Code Section (page # of attachment)	Revision	Intent
Comprehensive Plan Compliance		
24.01.110E Split-Zoned Parcels (p. 1)	Establish parameter determining zoning application of split lot. Authorize Zoning Administrator to determine zoning applicability of split-zone lot.	Align with goals of Comprehensive Plan by: <ul style="list-style-type: none">Evaluating the redevelopment process to eliminate barriers to revitalize aging properties (CP Goal 06-40);Shorten the approval process or offer density bonus (CP Goal 06-41);Identify additional opportunities to streamline development processes and incorporate appropriate design requirements (CP Goal 06-42).
24.06.080 SP-PKG, Parking Support District (p. 2)	Remove requirement for Conditional Use Permit for parking areas.	
24.15.010 Nonconformities – General (p. 12)	Authorize Zoning Administrator to grant exceptions in certain circumstances.	
24.16.040 Conditional Use Permits (p. 16)	Simplify language and increase lapse of approval to 18 months.	

24.16.050 Planned Unit Developments (p. 17)	<p>Simplify process.</p> <p>Grant authority to Zoning Administrator to approve Final PUDs. Council will maintain authority to approve preliminary PUDs.</p> <p>Extend lapse of approval period to two (2) years.</p> <p>Remove requirement for a hearing for Final PUD.</p> <p>Grant Zoning Administrator authority to approve minor PUD Amendments.</p>	
24.18.030 Measurements and Exceptions (p. 21)	<p>Clarify and ease restrictions regarding Front and Street Side setbacks.</p> <p>Add residential and non-residential encroachments based on community feedback.</p>	
24.07.030 Use Table (p. 3)	<p>Ease permit type and process requirements on certain land uses.</p>	
24.12.020 Perimeter Vehicular Use Area Landscaping (p. 11)	<p>Ease applicability of perimeter vehicle landscape area requirements.</p>	
24.12.040 Screening (p. 11)	<p>Ease ground mounted equipment screening requirements.</p> <p>Clarify roof mounted equipment standards.</p>	<p>Align with goals of Comprehensive Plan by:</p> <ul style="list-style-type: none">• Shorten the approval process or offer density bonus (CP Goal 06-41);• Identify additional opportunities to streamline development processes and incorporate appropriate design requirements (CP Goal 06-42).
24.14.030 Pedestrian Standards (p. 12)	<p>Ease pedestrian standards regarding connection to neighboring uses;</p> <p>Authorize zoning administrator to grant exceptions due to safety hazards.</p> <p>Clarification on design standards.</p>	
State Statute Compliance, Clarification, & Clean Up		
24.05.030/NOR, North Avenue Overlay (p. 2)	<p>Correct glazing area square footage percentage.</p>	<p>Clarification and clean up.</p>
24.16.010 Common	<p>Insert Comprehensive Plan Amendment</p>	<p>Clean up & clarification.</p>

Provisions (p. 14)	into Decision-making Authority Table.	
24.16.030 Zoning Map Amendments (Rezoning) (p. 15)	Remove protest petition.	Comply with State Statutes.
24.16.050 Planned Unit Developments (p. 17)	Remove duplicate language relative to Notice of Hearing. Remove protest petition.	Clean up & clarification. Comply with State Statutes.
24.16.070 Building Permits (p. 20)	Correct language to align with City departmental structure and titles.	Clarification and clean up.
24.16.080 Designation Of Historic Sites And Structures (p. 20)	Remove protest petition.	Comply with State Statutes.
24.16.090 Historic Overlay Districts (p. 21)	Remove protest petition. Clean up language.	Comply with State Statutes.
24.16.120 Comprehensive Plan Amendment (p. 21)	Codify process for Comprehensive Plan Amendment.	Comply with State Statutes.
CHAPTER 24.18 TERMINOLOGY AND MEASUREMENTS (p. 21)	Reference WMC 15.28 for fences. Add definition for Animal Boarding & Kennel.	Clarification and clean up.