



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Signature Report

Ordinance: O-24-04

File Number: 23-1306

Enactment Number: O-24-04

Ordinance amending Secs. 24.03.030, 24.03.040 and 24.07.030 of the Wauwatosa Municipal Code related to building height for C2 zoned properties

The Common Council do ordain as follows:

Part I. The Table in Sec. 24.03.030 B. of the Wauwatosa Municipal Code of Ordinances is hereby amended by deleting the entire line/row referencing "Minimum Lot Area Per Unit", placing a new Footnote reference "[1]" alongside the entry "No max." for "Principal Buildings under the "C2" column, and amending the text of footnote [1] to read as follows: "See Section 24.03.040 J."

Part II. Section 24.03.040 J. of the Wauwatosa Municipal Code of Ordinances is hereby created to read in its entirety as follows:

J. Building Height for C2 (General Commercial) District: For C2 zoned properties located within 65 feet of a Residential (R) zoned property, the maximum building height is 60 feet.

Exceptions to this standard are as follows:

1. The Regional Mall (Mayfair Mall) properties are not subject to these regulations.
2. Additional height of up to 85 feet is allowed for:
 - a. Multi-family and/or mixed-use projects proposing 20% or more affordable housing units at 80% or below the average median income (AMI) for the Milwaukee, Waukesha, and West Allis region, as established by the US Department of Housing & Urban Development (HUD).
 - b. Transit-oriented development projects located along the Bus Rapid Transit (BRT) Corridor.

Part III. The "Use Table" in Sec. 24.07.030 of the Wauwatosa municipal Code of Ordinances is hereby amended by amending the Table Entry under the C2 column in the row for "RESIDENTIAL - Multi-unit Building" from "-" to "P".

Part IV. This ordinance shall take effect on and after its dates of passage and publication.

By: Community Affairs Committee

Adopted

City Clerk Steven Braatz

Date

1-16-24

Approved Dennis P. McBride Date 1/18/24
Mayor Dennis McBride