

Zoning Changes

The City's zoning map designates the legal land uses for all property in the city of Milwaukee. Changes to the zoning map are referred to the City Plan Commission for a report and recommendation before the Common Council takes final action.

[Applications](#) for a change to the zoning map are available from the Milwaukee Development Center. An applicant must submit the following items:

- A completed application
- A copy of the offer to purchase if the property is under option or a copy of the deed if the applicant owns the property
- A legal description of the property
- Development plans for the property (if any)
- A check for the application fee
- Signed affidavit required by s. 295-313

After receiving these items, Department of City Development staff prepares an ordinance to amend the zoning map as requested and submits it to the Common Council for introduction.

The Council refers the matter to the City Plan Commission, which schedules a public informational hearing either at its regularly scheduled Monday afternoon meetings or at an evening meeting during the preceding week. The purpose of the hearing is to seek complete information on proposed zoning map changes and to obtain the comments of owners of nearby property and other interested parties. Property owners within 200 feet of the requested change are invited to the public hearing.

After the hearing and consideration of the staff recommendation, the Commission makes its recommendation to the Common Council's Zoning, Neighborhoods and Development Committee (ZND).

The Committee also holds a public hearing on the proposed change in zoning and reviews the recommendation of the City Plan Commission. Anyone not satisfied with the recommendation of the CPC has an opportunity to be heard by the Common Council's ZND Committee. The ZND Committee formulates a recommendation to the full Common Council. If the Council approves the change, it is sent to the Mayor for signature. The process generally takes about three months.

Questions about the zoning change process may be directed to the Department of City Development Planning Division, (414) 286-5715

Quick Facts

Approval: City Plan Commission, ZND Committee, full Common Council

Fees: Varies

Processing time: About 3 months

For more information:

(414) 286-5715
