



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ZONING CODE TECHNICAL COMMITTEE

JEFF OSTERMAN, CHAIR

Joseph M. Dobbs, Jezamil Arroyo-Vega and Ed Richardson

Staff Assistant, Chris Lee, 286-2232

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**Legislative Liaison, Jeff Osterman, 414-286-2262,
josterman@milwaukee.gov**

Wednesday, October 1, 2025

2:00 PM

Room 303, City Hall

Meeting convened at 2 p.m.

Present 4 - Osterman, Richardson, Arroyo-Vega and Dobbs

1. [240370](#) A substitute ordinance relating to shoreland-wetland and floodplain zoning regulations.

Sponsors: THE CHAIR

Member Richardson commented. This ordinance makes various revisions to the city's shoreland-wetland and floodplain zoning regulations to bring the city's code of ordinance into compliance with current state regulations. The current city code pertaining to shoreland-wetland and floodplain zoning regulations was updated in July 2023 to comply with the Department of Natural Resources (DNR) updated state regulations at that time. However, it was directed by legal counsel of the DNR to remove any reference to the zoning code from the shoreland-wetland and floodplain ordinance. The proposed ordinance would extract those references and relocate them to subchapter 11. The proposed ordinance also removes shoreland-wetland provisions from the floodplain ordinance and relocates those provisions elsewhere in the zoning code. The proposed ordinance also would adopt new flood insurance study rate maps. There was urgency to make these changes before the end of this year. The changes have no relation to the recent summer flood event. DNR did review the proposed ordinance and offered minor grammatical corrections in addition to adding further clarity regarding meeting all of the criteria (a-1 through a-5) listed under s. 295-1135-3. Mr. Richardson spent over a year on the proposed ordinance, which would satisfy almost all of DNR's concerns.

Member Dobbs inquired about the absence of zoning code text amendments from the proposed ordinance to be included in the process of notifying DNR. Only a map amendment was referenced.

Member Richardson said that any text amendment would most likely come from the DNR.

Member Dobbs said that "of" should be corrected to "or" in the second line under s. 295-1117-3-a.

Member Arroyo-Vega inquired about the definition of "new construction" under s. 205-1107-113 on whether any significant improvement would be deemed new construction.

Member Richardson said that would be his understanding based on what the DNR was trying to do.

Member Richardson moved that the proposed ordinance meets the criteria of legality and enforceability, administrative efficiency, and consistency with the format of the zoning code. Member Dobbs seconded. There were no objections.

Meeting adjourned at 2:10 p.m.

**Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office**