



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes - Final ZONING CODE TECHNICAL COMMITTEE

TEODROS MEDHIN, CHAIR
Stuart Mukamal, Ed Richardson, Ronald Roberts
Staff Assistant: Tobie Black, 286-2231;
tblack@milwaukee.gov

Wednesday, February 10, 2010

2:00 PM

Room 301-B, City Hall

Meeting convened: 2:04 P.M.

Present 4 - Medhin, Mukamal, Richardson and Roberts

1. [091238](#) An ordinance extending the expiration date of zoning code regulations relating to off-premise automatic changeable message signs.

Sponsors: THE CHAIR

Clark Wantoch, Department of Public Works, appeared at the table for this item.

This ordinance merely extends the expiration date by one year.

Atty. Mukamal moved, seconded by Mr. Richardson, to recommend approval. There were no objections.

2. [091319](#) An ordinance relating to regulations for on-premise automatic changeable message signs.

Sponsors: Ald. Davis

This matter was taken up first due to a time conflict with Ald. Davis, sponsor.

This is merely a technical change to change the time-change standard for automatic message signs from 60 seconds to 30 seconds.

Mr. Richardson noted that the Dept. of Public Works is not opposed to this change. Mr. Roberts cautioned that his department has been getting inquiries about changing the standard to every 15 seconds, to which Dept. of Public Works may be opposed.

Mr. Richardson moved, seconded by Atty. Mukamal, that this ordinance be recommended for approval. There were no objections.

3. [091396](#) An ordinance relating to manufactured homes and manufactured home communities, and campgrounds.

Sponsors: Ald. Witkowski

This item was taken up second on the agenda.

Mary Turk, Legislative Reference Bureau, appeared on this item and was later joined at the table by Ald. Terry Witkowski, the sponsor of the legislation.

Atty. Mukamal questioned as to why a definition was needed in the zoning code. Mr. Richardson noted that there currently is a definition for "mobile home", "mobile home park" and "manufactured home", but not for "manufactured home home community". Because the development center needs to issue permits, the definition needs to be in the zoning code so a link exists for said permits. Atty. Mukamal recommended that the definition not be cited in ch. 295, the zoning chapter, but merely provide a cross reference to the definition in chapter 246. Atty. Mukamal is also concerned that the Board of Zoning Appeals (BOZA) has no jurisdiction over mobile homes and the city is no longer permitting creation of mobile home parks so text exists in chapter 295 over which BOZA has no jurisdiction. Mr. Richardson recommended striking "mobile home park" throughout the code and replacing it with "manufactured home community". Mr. Roberts noted that the definition of "mobile home community" would have to be included as part of the definition of "manufactured home community."

Mr. Richardson noted that the current definition of "mobile home" in the zoning chapter is not the same as the proposed definition in chapter 246. As proposed, ch. 295 and ch. 246 conflict. Ald. Witkowski noted that "mobile home" term is basically obsolete in Wisconsin and this proposed change is to reflect changing terminology. This ordinance was created as a result of work by the Mobile Home Task Force, which just completed its work. The Task Force is not trying to influence the zoning code in any manner as that was not seen as being under the purview of the body. The Chair noted that solely the section of this proposed ordinance before the Committee is the definition in chapter 295.

Mr. Richardson said that one option would be to eliminate the definition in ch. 295 or else repeat the definitions used in ch. 246.

Mr. Richardson recommended striking the definition of "manufactured home community" and replacing the current definition of "manufactured home" with the proposed definition of "manufactured home" in the zoning code and striking any reference to "manufactured home community" in the zoning code. Mr. Roberts feels a need to have a definition of "manufactured home community". Atty. Mukamal suggested replacing the "mobile home park" definition with the proposed definition of "manufactured home community".

Atty. Mukamal moved, seconded by Mr. Roberts, to recommend substituting the definition of "manufactured home" contained in the current ch. 246 with the proposed definition and eliminate the proposed definition of "manufactured home community". There were no objections.

Mr. Richardson noted that, if desired, the sponsor could draft another ordinance to address "mobile home", "mobile home park", "manufactured home" and "manufactured home community" definitions throughout the entire code.

Meeting adjourned: 2:42 P.M
Linda M. Elmer
Staff Assistant