



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes ZONING CODE TECHNICAL COMMITTEE

Teodros Medhin, Chair

Stuart Mukamal, Ed Richardson, Ronald Roberts

Staff Assistant, Linda Elmer, 286-2232, lelmer@milwaukee.gov; File Specialist Charlotte Rodriguez, 286-8797, crodri@milwaukee.gov

Thursday, June 5, 2008

3:00 PM

Room 301-B, City Hall

Meeting convened: 3:08 P.M.

Also present:

Ald. Robert Bauman

Ald. Nick Kovac and his aide

Jeff Osterman - Legislative Reference Bureau

Shirley Krug - Milwaukee Metropolitan Sewerage District

Clifton Crump and Kari Egerstrom - Board of Zoning Appeals

Chris Rute - Dept. of City Development

Present 4 - Medhin, Mukamal, Richardson and Roberts

1. [080195](#)

An ordinance relating to storm water management regulations.

Sponsors: Ald. Murphy, Ald. Bauman and Ald. Kovac

Mr. Osterman noted that this ordinance was drafted with the assistance of Ms. Krug. This ordinance is an attempt to make it less onerous to implement more sustainable surfaces.

The Committee discussed the table related to minimum and maximum parking spaces required which was written to limit the surface parking.

Mr. Richardson had some concerns related to the specific language used, so the Committee made minor revisions to the text.

Mr. Mukamal was concerned about the lack of standards and overlapping jurisdiction with the Board of Zoning Appeals (BOZA) when the commissioner is granted any waiver authority. The Committee struck the language to remove the authority of the commissioner to grant waivers in section 295-403-2 e-3.

Mr. Mukamal moved to strike "the commissioner finds that" in section 295-403-2-b-3 and that a new ordinance be drafted to create more defined criteria. Withdrawn.

Mr. Mukamal moved, seconded by Mr. Roberts, to strike Section 295-403-2-b-3-0 from the ordinance so that the current code remains in effect. There were no objections.

Mr. Mukamal also felt that the \$1,000 contribution to the dedicated green space fund was illegal, which Committee members discussed as Ald Bauman felt this fee was similar to an impact fee. This was the only issue that Mr. Mukamal felt was potentially illegal.

Mr. Richardson questioned section 295-405, which is related to perimeter landscaping. The Department of City Development did not support the amended text because it was concerned about the adverse impact to screening of the property or the streetscape. Ald. Bauman was supportive of striking the section 295-405-c-10 from the proposed ordinance.

Mr. Mukamal moved, seconded by Mr. Richardson, to strike the changes to section 295-405-c-10. There were no objections.

Mr. Mukamal moved, seconded by Mr. Roberts, to strike section 295-403-2-e-3 and to strike "the commissioner finds that" in section 295-403-2-e-2 and where else similar text appears in the ordinance. There were no objections.

Mr. Richardson noted that section 295-421 should be amended to cross-reference other code sections which refer to thistles and other nuisance weeds as listed in section 252-75.

Mr. Mukamal would like to see a detailed letter in the file that provides the rationale for each of the proposed changes.

Mr. Mukamal noted that Section 295-403-2-d-1 in part 28 seemed rather awkward while section 295-403-2-d-2 in part 28 seemed strange in that there are no similar provisions in other parts of the code. Mr. Rute noted that the requirement to make a best faith effort to find shared parking seemed extremely difficult for the city to administer, as well as easy to circumvent. Section 295-403-2-d-2 will be rewritten to make it stronger, while section 295-403-2-d-1 will be stricken.

Mr. Mukamal did support making a case for individual projects to be charged a contribution to the dedicated green space fund rather than a flat \$1,000 contribution.

Mr. Richardson moved, seconded by Mr. Roberts, to recommend approval, as amended, with the understanding that the provision of the \$1,000 contribution to the dedicated green space fund would be reviewed by the City Attorney and redrafted, as needed. There were no objections.

Meeting adjourned: 4:38 P.M.

*Linda M. Elmer
Staff Assistant*