



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ZONING CODE TECHNICAL COMMITTEE

TEODROS MEDHIN, CHAIR

Julie Wilson, Ed Richardson, and Archie Blunt

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clee@milwaukee.gov

Legislative Liaison, Ted Medhin, 286-8680

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Wednesday, March 22, 2023

2:30 PM

Room 301-B, City Hall

This will also be a virtual meeting conducted via GoToMeeting. Should you wish to join this meeting from your phone, tablet, or computer you may go to <https://meet.goto.com/726310293>. You can also dial in using your phone United States: +1 (408) 650-3123 and Access Code: 726-310-293.

Meeting convened at 2:31 p.m.

Present 4 - Osterman, Wilson, Richardson, Blunt

Jeff Osterman serving in place of Ted Medhin for this meeting.

Also present:

Greg Patin, Dept. of City Development

Peter Laritson, Dept. of Neighborhood Services

Jeff Zagar, Dept. of Neighborhood Services

1. [221295](#) An ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

Member Richardson commented. The proposed ordinance was an annual omnibus file making various changes to the zoning code. Changes for this year would include strengthening regulations for the screening and locations of dumpsters and addressing design issues for windows and various developments. There would need to be a new version to incorporate some revisions.

Mr. Patin commented. The proposed ordinance would, among other things, clarify where dumpsters may be located, clarify the uses that were permitted in the street activating use area of a building, clarify glazing and street activation requirements, make residential dwellings and live work units a limited use (rather than a permitted use) in LB3 commercial and IM zoning districts to improve commercial corridors, classify certain non residential uses (general office, government office, medical office, business service, assembly hall, cultural institution, health club) as permitted uses (rather than limited uses) in certain downtown zoning districts to improve downtown corridors, and make the C9E downtown district more consistent with the other downtown districts. The proposed ordinance would need revisions to require a

“minimum” depth of “12 feet, unless a greater depth is required to meet a limited use standard” in lieu of “15 feet” under Ch. 295 605 2 i 3 d, replace the language “substantial rehabilitation” with “substantial improvement” throughout the proposed ordinance, add LB3 zoning district limited use standards to the IM zoning district (which was overlooked), and add the same provisions (a 1, a 2, a 3) under Ch. 295 603 to Ch. 295 803 concerning limited use standards. Some of these revisions were in consultation with the Department of Neighborhood Services.

Members did not have any objections.

Member Richardson moved that a new proposed substitute ordinance, incorporating various revisions as discussed, meets the standards of legality and enforceability, administrative efficiency, and consistency with the format of the zoning code. There was no objection.

Meeting adjourned at 2:47 p.m.

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