



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ZONING CODE TECHNICAL COMMITTEE

JEFF OSTERMAN, CHAIR

Julie Wilson, Jezamil Arroyo-Vega and Ed Richardson

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clee@milwaukee.gov

Wednesday, May 15, 2024

2:00 PM

Room 301-B, City Hall

This is also a virtual meeting via GoToMeeting.

Meeting convened at 2 p.m.

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

Also present:

Greg Patin, Dept. of City Development

1. [231418](#) A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

Member Richardson commented. The legislation is an annual omnibus clean-up file and is technical in nature. There are no policy-oriented changes. Changes include clarifications made to terms and definitions and other minor changes. An example would include making better distinction between an "elementary or secondary school" and "personal instruction school". There is a Proposed Substitute A version that should be considered. The new version adds other minor changes, eliminates the term and definition for "medical research laboratory", and amends the definitions for "medical office" and "research and development". A facility collecting urine or blood samples would be permitted under the "medical office" definition in the Proposed Substitute version.

Mr. Patin commented. Another change under the Proposed Substitute would allow a cluster of town homes, each with direct exterior access, to be able to face the rear of the building instead of being required to have their main entrances face the front or side street facade. Goals of the legislation are to reduce the number of cases going to the Board of Zoning Appeals (BOZA) and to make development easier. An example would be making a signage mounting case be a standard BOZA consent item.

Member Arroyo-Vega inquired about residential set back and garage setback requirements.

Mr. Patin replied. The minimum (building code) side setback for a new construction home built as an infill next to another house would be 3 feet. A basis used for this requirement is a 30 feet lot with a 24 feet wide house. Changes made under the legislation pertain to side setbacks and not side street setbacks. Both side setbacks

for a garage located in a side yard would be the same for the respective principal building. For accessory buildings, the height difference between the yard and the alley line for a garage could be taller on sloped sites.

Chair Osterman said that a change to a principal building setback would correspond to a respective change in its garage side setback for a garage in a side yard.

Member Richardson moved that both Substitute 1 and Proposed Substitute A meet the criteria of legality and enforceability, administrative efficiency, and consistency with the format of the zoning code. There was no objection.

Meeting adjourned at 2:18 p.m.

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