



# 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, Chris Lee, 286-2232**

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**Legislative Liaison, Ted Medhin, 286-8680,**

**[tmedhi@milwaukee.gov](mailto:tmedhi@milwaukee.gov)**

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Wednesday, February 17, 2016

2:30 PM

Room 301-B, Third Floor, City Hall

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Meeting convened at 2:33 p.m.

*Present - Roberts, Richardson, Mukamal, Medhin*

#### Individuals also present:

*Jeff Osterman, Legislative Reference Bureau*

*Robert Harris, Department of City Development*

*Sam Leichtling, Department of City Development*

1. [151407](#) An ordinance relating to the industrial-commercial zoning district.

**Sponsors:** THE CHAIR

*Mr. Richardson said that the proposed ordinance creates an entirely new zoning district, industrial-commercial (IC), to fill the gap between industrial-mixed (IM) zoning district and other industrial zoning districts. The IM zoning district permits residential and other uses that have been problematic and incompatible in some industrial areas. There is a desire from businesses in the Menomonee Valley area and along St. Paul Avenue for the IC zoning district, which adds more flexibility than industrial-light (IL) and industrial-heavy (IH) zoning districts while disallowing residential and other incompatible uses. There will also be a zoning map change done.*

*Mr. Osterman said that the committee should consider and make a recommendation on Proposed Substitute A and not the original version.*

*Atty. Mukamal said that he is very concerned that the new zoning district is a deviation from the goal of simplifying the zoning code by adding complexity to the zoning code. The committee should be mindful to not add any more zoning districts and classification types but to instead consider eliminating existing zoning districts that no longer serve any purpose. The zoning code is too complex currently. Conversation is needed going forward to simplify the zoning code.*

*Mr. Roberts concurred with Atty. Mukamal and added that new zoning districts or classification types will complicate enforceability and administrative efficiency.*

*Mr. Richardson commented. The new IC zoning district simplifies the zoning code by being more precise and by reducing discretionary approvals.*

*Atty. Mukamal said that he has no issues with the concept of the IC zoning district if it adds more flexibility, compared to existing zoning districts, and if it reduces discretionary variances, special use approvals, and the caseload before the Board of Zoning Appeals (BOZA). The concerns needed to be conveyed given the opportunity and the ultimate goal of streamlining the zoning code for the public to understand and apply. The concerns expressed should not impact the proposed legislation. The proposal does not necessarily impair the goal of simplification of the zoning code, but the proposal seems to be a deviation from it. Perhaps there may be a need to recodify the entire zoning code in the near future.*

*Mr. Harris said that the IC zoning district will reduce special use classifications from 26 in IL zoning district and 14 in IH zoning district to 8.*

*Mr. Richardson said that many nonconforming zoning classifications have very different dynamics compared to the rest of the City, were retained with full property rights without expanding further, and taken out of nonconforming classifications. The IL1 classification is for post-World War II areas, and the IL2 classification is designed for pre-World War II areas.*

*Mr. Roberts said that the nonconforming zoning classifications may be obsolete. The zoning code should be modernized based on modern needs with the continuance of existing nonconforming classifications and without the need to further expand the code.*

*Atty. Mukamal moved that Proposed Substitute A of the proposed ordinance meets the standards of legality and enforceability, consistency with the format of the zoning code, and administrative efficiency despite complicating the zoning code. Mr. Richardson seconded. There were no objections.*

**Meeting adjourned at 2:47 p.m.  
Chris Lee, Staff Assistant**