



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**

Wednesday, January 25, 2017

2:30 PM

Room 301-A, Third Floor, City Hall

Meeting convened at 2:33 p.m.

Present 4 - Roberts, Richardson, Mukamal, Medhin

Individual also present:

Jeff Osterman, Legislative Reference Bureau

1. [161010](#) A substitute ordinance relating to zoning regulations for indoor storage facilities and indoor wholesale and distribution facilities.

Sponsors: THE CHAIR

Mr. Richardson said that the proposed ordinance addresses issues stemming from self-service storage facilities, which their increasing preponderance has become a concern especially in commercial districts. These facilities tend to be a passive use that reduces commercial activity and street activation. The ordinance creates a separate definition and set of regulations for self-service storage facilities, which are a third type of indoor storage. These facilities would be a permitted use in IO, IL and IH industrial districts; limited use in the C9G downtown district; and special use in the LB, RB, and CS commercial districts, IM industrial district, and C9H downtown district. The other two types of indoor storage facilities involve storage for manufacturers and owners, respectively.

Atty. Mukamal said that there is no legal impediment if a proper record can be made to justify the proposed ordinance, which in his opinion is unnecessary and fairly restrictive on the free use of private property. There should be testimony. Self-service storage facilities do serve a general purpose. The ordinance would be contrary to the goal of simplifying the zoning code. He would oppose the proposed ordinance if it was just a policy measure.

Mr. Roberts concurred with Mr. Richardson. The proposed ordinance is the right direction from an enforcement perspective. Self-service storage facilities have presented varying issues inclusive of mirroring vacant buildings, lessening business activity, people residing in them, and the alteration of vacant buildings into these types of facilities other than to a higher use.

Mr. Richardson said that flexibility is sought with regards to creating a proper record, such as adding additional whereas clauses.

Mr. Richardson moved that the proposed ordinance meets the standards of legality and enforceability, consistency with the format of the zoning code, and administrative efficiency, subject to a proper record being made. Mr. Roberts seconded. There were no objections.

**Meeting adjourned at 2:42 p.m.
Chris Lee, Staff Assistant**