



# 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, March 22, 2017

2:30 PM

Room 301-A, Third Floor, City Hall

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Meeting convened at 2:30 p.m.

*Present 3 - Mukamal, Richardson, Lewandowski*

*Excused 1 - Medhin*

*Erica Lewandowski present as a member in place of Ronald Roberts for this meeting.*

*Member Mukamal acting as chair pro tem in place of Ted Medhin.*

#### Individual also present:

*Jeff Osterman, Legislative Reference Bureau*

1. [161597](#) An ordinance relating to the maximum number of parking spaces that may be provided for general retail establishments and other land uses, and the setback requirement for street-facing garages.

**Sponsors:** THE CHAIR

*Member Mukamal questioned the title of the original version of the ordinance compared to the text of Proposed Substitute A.*

*Member Richardson said that the intent is to no longer consider the first portion of the original ordinance and only the second portion, as reflected in a Proposed Substitute version, relating to the setback requirement for street-facing garages.*

*Member Mukamal said that for consideration is Proposed Substitute A relative to extending the 4-foot (minimum) setback requirement to a street-facing overhead garage door on any new building or building addition in the LB3 local business zoning district. The setback requirement currently exists in three zoning districts (NS2, LB2, and RB2). There is no substantive change in the requirement itself.*

*Member Richardson said that the setback requirement should have been included during the creation of the LB3 zoning district about a year and a half ago. The request is to include it now. The purpose of the setback is to prevent situations of "snout houses" where garages are right next to streets and the houses are setback from the garages. These instances are not pedestrian-friendly and take away from synergy in older areas.*

*Member Mukamal questioned whether this requirement would apply to both residential and nonresidential new developments. Member Richardson said that it would.*

*Member Richardson moved that substitute version of the proposed ordinance, known as Proposed Substitute A, 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. There were no objections from those members present. Member Medhin excused.*

**Meeting adjourned at 2:33 p.m.**

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