



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ZONING CODE TECHNICAL COMMITTEE

TEODROS MEDHIN, CHAIR

Stuart Mukamal, Ed Richardson, and Michael Mannan

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clec@milwaukee.gov

Legislative Liaison, Ted Medhin, 286-8680,

tmedhi@milwaukee.gov

Thursday, October 19, 2017

2:30 PM

Room 301-B, Third Floor, City Hall

Meeting convened at 2:35 p.m.

Present 4 - Osterman, Mukamal, Richardson, Mannan

Mr. Osterman serving in the place of Ted Medhin as a member and chair for the meeting.

1. [170542](#)

A substitute ordinance relating to the duration of zoning map amendments to the planned development district designation.

Sponsors: Ald. Bauman and Ald. Bohl

Individuals appearing:

Ald. Robert Bauman, 4th Aldermanic District

Ald. James Bohl, 5th Aldermanic District

Mr. Osterman said that a proposed substitute version, which was distributed to members, addresses concerns of the Department of City Development (DCD) and takes a different approach to achieve similar ends.

Mr. Richardson commented. DCD has reviewed the proposed substitute version and does not have any concerns; however, DCD would defer to the Department of Neighborhood Services with regards to administrative efficiency.

Mr. Mannan commented. A main concern from the permit center was the volume of detailed planned developments (DPD); however, the volume of DPD zoning appears manageable at a low scale. There is no issue with administrative efficiency.

Ald. Bauman said that a good bulk of City Plan Commission review is DPD amendments for existing districts as opposed to new DPD zoning.

Atty. Mukamal commented. The proposed substitute version is legal and better than the original draft. He had some concerns with the original draft pertaining to the period of three years being too short and ambiguity with how far along a project has to get. Planned development zoning is contract zoning with agreements with property owners. The intent is to sunset planned developments that are not moving along. The proposed substitute gives a more reasonable duration of five years and gives a greater degree of precision on how far along a project has to get. The ordinance is a matter of policy and not law.

Ald. Bauman and Ald. Bohl said that they supported the proposed substitute version.

Member Richardson moved that the proposed substitute version of the ordinance meets the standards of legality and enforceability, consistency with the format of the zoning code, and administrative efficiency. There were no objections.

Meeting adjourned at 2:41 p.m.

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