



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

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Legislative Liaison, Ted Medhin, 286-8680,

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Wednesday, December 6, 2017

10:00 AM

Room 301-C, City Hall

Meeting convened at 10 a.m.

Present 4 - Medhin, Mukamal, Richardson and Mannan

1. [170832](#) A substitute ordinance relating to various provisions of the zoning code.

Sponsors: THE CHAIR

Mr. Richardson gave an overview. The proposed ordinance is an annual effort to make simple corrections or changes to the zoning code. Due to the lack of cases occurring, the term "building maintenance service" is removed from definitions, removed from use-classification tables, and made to fall under the definitions and use-classified tables of "contractor's yard" or "contractor's shop" instead. The parking-space requirement for personal service establishments is changed from the requirement for a general office to the requirement for a general retail establishment. The limited-use standard establishing a light mother vehicle repair facility or body shop as a prohibited use in the IO1 and IO2 industrial zoning districts if the use was not in operation on October 1, 2002, is eliminated. Such a facility will hereafter be classified as a special use. The use classification of a secondhand store is being changed as follows: 1) from special use to limited use in all commercial zoning districts, the C9B, C9C, C9E and C9F downtown zoning districts, and the IM industrial zoning district, and 2) from prohibited use to special use in the C9A and C9D downtown zoning districts. The change to a limited use for a secondhand store originated from the Local Business Action Team and is intended to reduce the number of cases coming before the Board of Zoning Appeals.

Atty. Mukamal said that a good legislative record should be made to rationalize the proposed changes.

Mr. Mannan said that the definition for "contractor's shop" should be clarified to be more inclusive of non-construction related services representative of "building maintenance service".

Atty. Mukamal said that, for ease of use by the public, the definitions of "contractor's yard" and "contractor's shop" should be merged together to fall under a new, broader, and inclusive title.

Mr. Osterman said that "building maintenance service" is being cross-referenced to "contractor's yard" or "contractor's shop" based on whether the service is for outdoor

(contractor's yard) or indoor (contractor's shop).

Atty. Mukamal and Mr. Mannan said that they no longer had any concerns.

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. There were no objections.

Meeting adjourned at 10:15 a.m.

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