



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ZONING CODE TECHNICAL COMMITTEE

TEODROS MEDHIN, CHAIR

Julie Wilson, 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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Tuesday, May 28, 2019

2:30 PM

Room 301-B, Third Floor, City Hall

Meeting convened at 2:31 p.m.

Present 4 - Medhin, Wilson, Richardson, Mannan

Individual also appearing:

Jeff Osterman, Legislative Reference Bureau

1. [190140](#) A substitute ordinance relating to the zoning code definitions of manufacturing-related land uses.

Sponsors: THE CHAIR

Member Richardson commented. The proposed ordinance would change the definition of heavy manufacturing to remove certain activities that are no longer common. The new definition would make it easier to apply standards and reflect present day activities of heavy manufacturing, which has shifted from processing raw materials to assembly. The proposed ordinance also would change the definition of light manufacturing to require that a light manufacturing establishment meet certain standards; otherwise, classification as heavy manufacturing would apply.

Member Wilson inquired about the enforcement of establishments engaging in improper heavy manufacturing operations, and member Mannan questioned onsite truck berths.

Member Mannan commented. For consistency and enforcement purposes, the terms "dust", "glare" and "odors" in the definition of heavy manufacturing should also be included in the standards listed under the definition for light manufacturing. The language for onsite truck berths should be revised to reflect the language "adequate turning radius" for clarity and to address onsite truck maneuvering.

Member Richardson replied. The existing establishments would be grandfathered and protected unless their operations changed, new establishments would have to comply, and establishments engaging in improper heavy manufacturing would be enforced by DNS to obtain heavy manufacturing permitting or zoning. He has no objections to adding the terms "dust", "glare" and "odors" to the standards listed under the light manufacturing definition. The language "onsite truck births" could be revised to reflect instead "loading docks and heavy motor vehicle operating area".

Member Richardson moved that the proposed ordinance, subject to revisions made to the language for onsite truck berths and standards under the light manufacturing definition, meets the standards of legality and enforceability, administrative efficiency, and consistency with the format of the zoning code. Seconded by member Mannan. There was no objection.

2, [190231](#)

A substitute ordinance relating to uses permitted on properties zoned institutional (TL).

Sponsors: Ald. Perez

Member Richardson commented. The proposed ordinance would make a catering service a permitted use in the institutional (TL) zoning district. A base kitchen is a common catering service that would supply out to food truck and other catering operations. After investigation the proposed ordinance change would not present any problems to other uses within the districts, which would include mostly of schools, hospitals, universities, and cemeteries.

Member Mannan added that the proposed change would be consistent with a sit-down restaurant, which would be the next closest permitted use.

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

Meeting adjourned at 2:49 p.m.

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