



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

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Monday, December 2, 2019

10:00 AM

Room 301-A, Third Floor, City Hall

Meeting convened at 10:02 a.m.

Present 4 - Medhin, Wilson, Richardson, Mannan

Individuals also present:

Jeff Osterman, Legislative Reference Bureau

Greg Patin, Department of City Development

1. [190983](#) A substitute ordinance relating to various revisions to the zoning code.

Sponsors: THE CHAIR

Member Richardson commented. For consideration is a Proposed Substitute A version. The proposed ordinance is an annual omnibus that would make minor tweaks to the zoning code. The terms "site-down restaurant" and "fast food/carry-out restaurant", and their corresponding definitions, would be replaced with the terms "restaurant without drive-through facility" and "restaurant with drive-through facility" to better clarify, categorize, and reflect restaurants. For secondhand stores classified as a limited use in most zoning districts, outdoor drop off of donated items and the limited-use standard requiring that merchandise offered for sale be limited to clothing and books would be eliminated. Doing so would help reduce the case load before the Board of Zoning Appeals. Regulations for home occupations in downtown districts are currently absent. The proposed ordinance would establish those regulations in downtown districts to mirror exactly the regulations in commercial districts, thus resulting in better enforcement of home occupations in downtown districts. Day cares in residential districts would be required to be located on the same premises of a principal use and would no longer be required to be located in the same building of a principal use. The change would improve design and operations of day cares and their principal uses.

Mr. Patin commented on further proposed changes regarding improved first floor use and street level activation. The terms "building street frontage", "interior street frontage zone", "street activating use area", and "primary entrance door" would be better defined and clarified. Occupancy percentage and occupancy depth would be specified for interior street frontage zone. A primary entrance door would be specified to be on the street level side. These changes would better assist plan examiners, activate first floor street level of a building, and prevent a main entrance door to occur on the side or

rear of a building.

Members inquired about home occupation, main and secondary building entrance doors, parking structure, and non-restaurant drive-through facility.

Member Richardson and Patin replied. Home occupation regulations are lacking for the downtown zoning code chapter. The proposed ordinance would put those regulations into the downtown zoning code chapter, address an enforcement issue, and compel people to obtain a home occupation in downtown. "Primary entrance door" is further defined in the zoning code, intended to require a main entrance door on the front main street side of a building, and should be kept instead of using other terms. There is clarification to also require the street-level area of a parking structure, for activation purposes, to be subject to the interior street frontage zone provision and depth measurement, which is a minimum of 15 feet. "Non-restaurant drive-through facility" incorporates the definition of a "drive-through facility" and excludes "restaurant" from the definition.

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 10:23 a.m.

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