



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

Fax: 286-3456, clee@milwaukee.gov

Legislative Liaison, Ted Medhin, 286-8680

tmedhi@milwaukee.gov

Wednesday, July 29, 2020

2:00 PM

Virtual Meeting

Meeting convened: 2:07 P.M.

Members present:

Ted Medhin, Ed Richardson, Michael Mannan and Julie Wilson

Also present:

Jeff Osterman, Legislative Reference Bureau

Mary Wilkinson-Church, Dept. of Neighborhood Services

Sam Leichtling, Dept. of City Development

1. [200326](#)

A substitute ordinance relating to zoning regulations for assembly halls and religious assembly.

Sponsors: THE CHAIR

Per Mr. Richardson, this is a very simple change. The bulk of this deals with assembly halls and religious assembly in the IC district.

Mr. Mannan has some concerns as this section is more lenient and would allow more uses than the state building code. Besides being administratively inefficient it's also hard to regulate due to the "occasional" language, rather than defined per Mr. Mannan.

Mr. Richardson said that only a couple words were added and the definition of "office" was added last year.

Mr. Mannan is concerned with adding those few words as it will be difficult to limit an accessory use.

Ms. Wilkinson-Church said the building code definition of 10% or less as the definition and she sees the definition growing of what uses can be done for these accessory spaces. She is concerned of what is "occasional" and a specific definition would be helpful for the Dept. of City Development and code enforcement. The other concern is that if a very large space is deemed as "accessory" it would have different inspection criteria than the non-accessory space.

Mr. Mannan fears this will help people avoid building code standards for assembly halls.

Mr. Richardson said his biggest concern is making the changes for the IC district.

Mr. Leichtling said that a current applicant was sent to BOZA, as was appropriate. The solution might be to strike the "office space" text as the intent is to address multi-tenant buildings with a first-floor common space that is occasionally used for internal events. He also thought that "occasional" should be clarified.

Mr. Mannon agreed with tightening up the definition of "accessory use" to match up to the building code.

Mr. Richardson plans on using August to review zoning changes. He would prefer to strike the general office text.

Ms. Wilson likes re-visiting "general office" and just limit this ordinance to religious assembly in the IC district.

Ms. Wilkinson-Church says that evaluations are based upon both the zoning code and the building code. The zoning code doesn't define by square footage, but just says "not the primary use" while the building code says it is 10%. She would like a specific definition of "occasional".

Mr. Richardson said DNS feels the "office space" text should be stricken and then the ordinance can move on as drafted.

Mr. Richardson moved to amend the proposed ordinance to remove the definition component of "general office" from the ordinance. Mr. Mannan seconded. There was no objection.

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

Meeting adjourned: 2:28 P.M.

*Linda M. Elmer
Staff Assistant*