



# 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, June 29, 2021

2:00 PM

Room 301-B, City Hall

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Meeting convened at 2:01 p.m.

*Present 4 - Medhin, Wilson, Richardson, Mannan*

**Also present:**

*Jeff Osterman, Legislative Reference Bureau*

*Greg Patin, Dept. of City Development*

1. [201047](#) An ordinance relating to various revisions to the zoning code.

**Sponsors:** THE CHAIR

*Member Richardson gave an overview. The proposed ordinance was an annual omnibus file making changes to the zoning code for the purposes of refinement and corrections. The two biggest components would concern signage and the distinction between day care and adult day care establishments. The proposed ordinance would make a day care center a limited use for up to 40 children in all commercial districts requiring a certain amount of play space, as required by State law, and 2 available parking spaces. The day care definition currently included adult day care. A separate definition was created for adult day care. It would also be a limited use standard in commercial districts, a permitted use for up to 40 adults, and require 2 parking spaces. The requirement for a use variance for a day care center in close proximity to an alcohol establishment would be eliminated since it would not impact how approval of a day care was processed. The use classification of animal services uses in industrial-office (IO) zoning districts would be changed from prohibited use to limited use. Personal instruction schools would be changed from a special use to a permitted use in the industrial-mixed (IM) zoning districts. Downtown broadcasting studios would be changed from a limited use to a permitted use. The building maintenance service definition would be removed, and it had remained in the code erroneously. A correction was made to remove an erroneous reference to a section on non-conforming uses, which no longer existed. The "urban area discount" or reduction in parking requirements was expanded to include areas within a quarter-mile of Milwaukee County Rapid Bus Transit lines. The discount currently applied to older parts of the city and areas within a certain distance from bus stops. Not included currently in the proposed ordinance would be corrections to require 75 square feet of outdoor play space for each child using the space at any given time on the premises of a day care center. Play space requirements for schools, as required by the State, would apply to day*

*cares.*

*Mr. Osterman said that the parking requirements were not included in the tables.*

*Member Richardson said that the parking requirements would have to be added to the tables.*

*Mr. Patin said that the signage changes addressed questions from plan examiners, better clarified signage types A and B, and Proposed Substitute A added the signage changes.*

*Member Mannan inquired about adult day care capacity and times of operation, location of day cares to alcohol establishments, day care age restrictions, broadcast stations, personal instruction school capacity limits.*

*Mr. Richardson replied that the capacity was 40, day cares would not be able to be located next to alcohol establishments, operational times would be the day time only, the age restriction would be 13 and above, the intention was to not regulate the use for broadcast stations, and no capacity limits to personal instruction schools.*

*Mr. Richardson added that the proposed ordinance needed to add provisions related to outdoor play spaces for day cares, as previously indicated.*

*Member Wilson said that she had no concerns with the original version, did not review yet the signage provisions, and would do a final review of the signage provisions.*

*Member Richardson moved that an amended version of the proposed ordinance adding parking requirements to the tables and outdoor play space provisions, as indicated, 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 2:21 p.m.**

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