



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

Monday, August 9, 2021

2:00 PM

Room 301-B, City Hall

Meeting convened at 2:00 p.m.

Present 4 - Medhin, Wilson, Richardson, Mannan

Also present:

Jeff Osterman, Legislative Reference Bureau

Forrest Elliott, Dept. of City Development Planning Division

1. [210486](#)

A substitute ordinance relating to zoning regulations for electric vehicle supply equipment and charging facilities.

Sponsors: Ald. Kovac and Ald. Johnson

Member Richardson commented. The ordinance creates zoning regulations for electric vehicle supply equipment and electric vehicle charging facilities, including definitions, design standards, and use classifications by zoning district. Goals of the ordinance were to get ahead of these installations before they proliferate, seek clarity for plan examiners, and begin to address these installations as a first attempt. The zoning code was silent and did not address these installations. Electric vehicle supply equipment would be permitted in any legally established parking space. Electric vehicle charging facility would be for such a facility engaging in the activity as a primary use. The Environmental Collaboration Office was involved with the ordinance creation process.

Member Mannan inquired further on permitted use, accessory use, large retailers, parking lots, large facilities, supply equipment, lighting/voltage standards, and regulation via licensure.

Mr. Elliott commented. He worked on research and the ordinance for 4 to 5 months and had talked to planners from Madison. Equipment would be accessory to the principal use. The charging facility would be similar to a principal use parking lot, and control would be retained over them. The expectation was that there would not be many of these facilities. The zoning code did not address these provisions presently. An electric vehicle charging equipment or facility was not considered to be nuisance, and the activity would produce no noise. Supply equipment would entail a charger connected to an outlet. Residential use of supply equipment would be for private use only, and public use would be for the public. Licensure was not included but can be pursued in the future. The ordinance was an attempt at initial regulation.

Member Richardson added comments. It was expected the majority would be permitted as a matter of right. The provisions for a filling station was considered for the charging facility but were considered too restrictive. Electric vehicle charging facilities were not to be confused with filling stations. Lighting provisions would be no different than what was already in the zoning code. Retailers would be encouraged to have electric vehicle supply equipment on their lots. Sole charging facilities would require special use, and the ordinance was an attempt to have something to address standalone facilities. The ordinance was based on many research. Electric vehicle charging was expected to occur on existing lots and not new ones.

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 2:13 p.m.

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