



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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Wednesday, January 19, 2022

9:00 AM

Virtual Meeting

This will be a virtual meeting conducted via GoToMeeting. Should you wish to join this meeting from your phone, tablet, or computer you may go to <https://global.gotomeeting.com/join/583731725>. You can also dial in using your phone United States: +1 (408) 650-3123 and Access Code: 583-731-725.

Meeting convened at 9 a.m.

Present 4 - Osterman, Wilson, Richardson, Mannan

Jeff Osterman serving in place of Ted Medhin as chair and member for the meeting.

Also present:

Monica Wauck-Smith, Department of City Development

1. [211402](#) A substitute ordinance relating to zoning regulations for self-service storage facilities in industrial zoning districts.

Sponsors: Ald. Bauman, Ald. Perez and Ald. Spiker

Chair Osterman said that the proposed ordinance would change the use classification of self-service storage facilities in various industrial zoning districts from permitted use to special use.

Member Richardson commented. The legislation was initiated by the Department of City Development. Self-service storage facilities were currently permitted by right in the industrial-office, industrial-light, and industrial-heavy zoning districts. The adopted Industrial Land Analysis, as part of Milwaukee's Comprehensive Plan, called for updates to align the City's zoning code with the goals of protecting and expanding industrial uses with a focus on preserving land for job creation and employment-supporting uses in industrial areas. Self-service storage facilities could be detrimental toward those goals. The number of development proposals for self-service storage facilities has increased in recent years. The preferences were to review self-service storage facilities on a case-by-case basis and to implement the City's Comprehensive Plan.

Ms. Wauck-Smith added that the Industrial Land Analysis was adopted back in

September 2021, reflected the desire of business improvement districts and alderpersons, and that the ordinance text reflected the Industrial Land Analysis.

Members questioned the difference with indoor and outdoor storage facilities and the intent to regulate large facilities.

Mr. Richardson replied. Self-service storage facilities pertained to individual lockers, garages, buildings, and the like. The intent is for regulation of small and large facilities. The ordinance would provide the flexibility needed to make evaluations on a case-by-case basis.

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.

Members mentioned member Mannan's last meeting on the committee, departure from the Department of Neighborhood Services, and congratulated him on his next position with the Health Department.

Meeting adjourned at 9:09 a.m.

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