



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

April 9, 2025

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File No. 240997 relates to the creation of a new zoning district titled “RT5” within the two-family residential zoning districts section of the zoning code (RT1-RT4). The use, development and design standards for the RT5 district are similar to the existing RT4 district. However, the maximum number of dwelling units permitted in a multi-family building in the RT5 district would be 8 units, compared to 4 units in the RT4 district. Adoption of the ordinance and creation of the RT5 zoning district would not apply the district at any property in the city, and there are not currently pending proposals to map this new zoning district on any individual parcels. Changing the zoning of any property to RT5 would require future Common Council action via the Zoning Map amendment process, providing for local neighborhood review and input, and the review of the City Plan Commission and Common Council.

The file also proposes to establish two new standards related to residential driveways on parcels containing 8 or fewer units that would apply within all residential zoning districts.

The Zoning Code Technical Committee (ZCTC) reviewed the initial draft of this proposed ordinance on February 5th, 2025. DCD and City Attorney’s Office representatives to ZCTC raised a small number of technical concerns with the initial draft of the ordinance and ZCTC was unable to reach a consensus on whether that draft of the ordinance met the ZCTC review criteria with respect to legality and enforceability, administrative efficiency, and consistency with the format of the zoning code. After review by ZCTC, an updated version of the ordinance has been drafted and submitted for CPC review (“Proposed Substitute A”). The Proposed Substitute A includes adjustments that address the concerns raised at ZCTC.

The City Plan Commission heard this item at its regularly scheduled meeting on Monday, April 7, 2025. DCD provided an overview of their analysis of the proposed text change file. The file sponsors, Common Council President Perez and Alderman Bauman, commented on the rationale and purpose of the file to add middle-housing as a new option and allow additional density at a neighborhood scale, and reiterated that a zoning change process would be required in the future for any proposals to change the zoning of a site to RT5. Several people provided testimony in opposition to the file. Concerns expressed included that the legislation lacked community engagement and that future zoning map amendment proposals may not include sufficient engagement, requests that a benefit and harm analysis be prepared to evaluate the impacts of application of the proposed ordinance, consideration of the affordability of homes that may be developed in the proposed RT5 district, and that the missing middle styles of housing permitted in the proposed RT5 district may spur gentrification and not provide new homeownership opportunities. At the conclusion of the public hearing, the City Plan Commission adopted a motion



recommending that the Proposed Substitute A be placed on file based on the concerns expressed during the public hearing, with one member voting against.

Sincerely,



for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Pres. Perez
Ald. Bauman