



## Midtown Neighborhood Alliance

February 4, 2024

Dear Members of the Zoning Code Technical Committee,

On behalf of the Midtown Neighborhood Alliance, I am writing to express concerns regarding the proposed RT5 district and accessory dwelling unit (ADU) regulations. While we recognize the need to address Milwaukee's housing challenges, this proposal lacks meaningful community engagement, data-driven justification, and essential protections for existing residents.

There has been insufficient outreach to the communities directly impacted by these zoning changes. Midtown residents, who have deep roots in their neighborhood, deserve a voice in decisions shaping their future. A top-down approach risks unintended harm rather than meaningful progress.

Additionally, the lack of clear, localized data raises concerns about affordability, displacement risks, infrastructure strain, and neighborhood stability. Without transparency and comprehensive research, residents cannot make informed decisions, nor can the city ensure these changes will achieve their intended goals.

To be truly beneficial, this proposal must include strong protections for existing residents, ensuring they can remain in their communities and benefit from new development. Key issues such as affordability requirements, design standards, owner-occupancy considerations, and property value impacts remain unresolved, among many others, leaves too many questions unanswered.

We would like to encourage the committee to prioritize true community engagement, transparency, and equity before advancing any zoning changes. We look forward to collaborating to ensure these policies support both growth and stability for all Milwaukee residents. Please inform us of any upcoming discussions or other opportunities where the community can dialogue about this further.

Sincerely,

*M. Shepard Smith*

Megan Shepard Smith  
Community Organizer  
Midtown Neighborhood Alliance