

From: [Steven Duback](#)
To: [planadmin](#)
Subject: "Housing Element" of City of Milwaukee Comprehensive Plan
Date: Thursday, May 29, 2025 4:51:36 PM

To eliminate single family zoning in all of Milwaukee in one fell swoop needs to be further thought through, especially as it applies to ADUs and Milwaukee's historic East Side.

1. I am the 3rd generation of my family to have lived in and owned a single-family home on the East Side of Milwaukee. My wife and I purchased our current home on Shepard Ave where we have lived now for over 10 years, with the understanding and expectation that we were purchasing a home in an historic, single-family neighborhood. In reliance upon that understanding we have invested a great deal of money to restore to its original beauty what was a badly run-down 100-year-old architect – designed single family home. We did this in the reasonable expectation that this single-family historic neighborhood would in the future remain just that. That's the whole purpose of zoning, i.e. to permit a person to purchase real estate in reliance upon the limited permitted uses in the area in which that real estate is located. Suddenly permitting ADUs in the historic East Side, or anywhere for that matter, would be a violation of these reasonable expectations.
2. The existing Historic Preservation Districts on the East Side clash head on with the "Housing Element" proposal. We live in an area roughly bounded on the East by the Lake, on the West by Downer Avenue, on the north by Edgewood Avenue and on the South by Lafayette Place. This relatively small area includes 6 historic preservation districts: 2 nationally designated and 4 locally designated. The "Housing Element" proposal would be in direct conflict with the rules governing these historic preservation districts.
3. The current proposal permitting ADUs will NOT promote housing growth. In fact, in many areas of the City including the historic East Side, it would probably have the opposite effect. Milwaukee is in competition with surrounding suburbs for providing attractive single family residential housing. It already is at a competitive disadvantage when it comes to public safety and quality public schools. This proposed ADU idea will adversely affect the appeal and thus the value of single family homes in many areas of the City, and in particular the East Side. This in turn

will adversely affect property tax revenue, and it will have no effect whatsoever on housing growth.

We urge you and the City to rethink this proposal at least as it applies to ADUs. The zoning of Milwaukee's wonderful single family housing stock including the homes on its historic East Side ought to be respected and maintained.

Thanks for your consideration of these comments.

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