

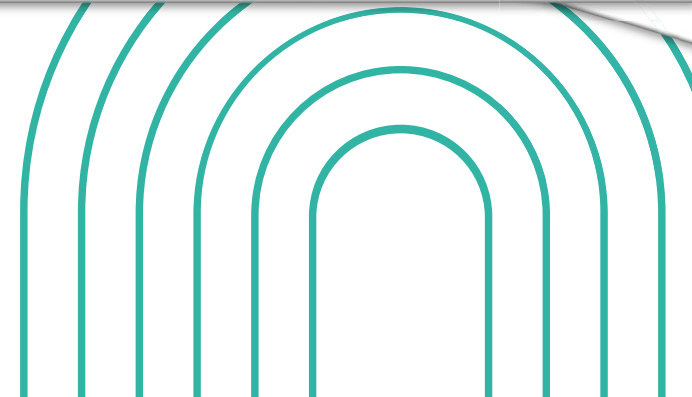
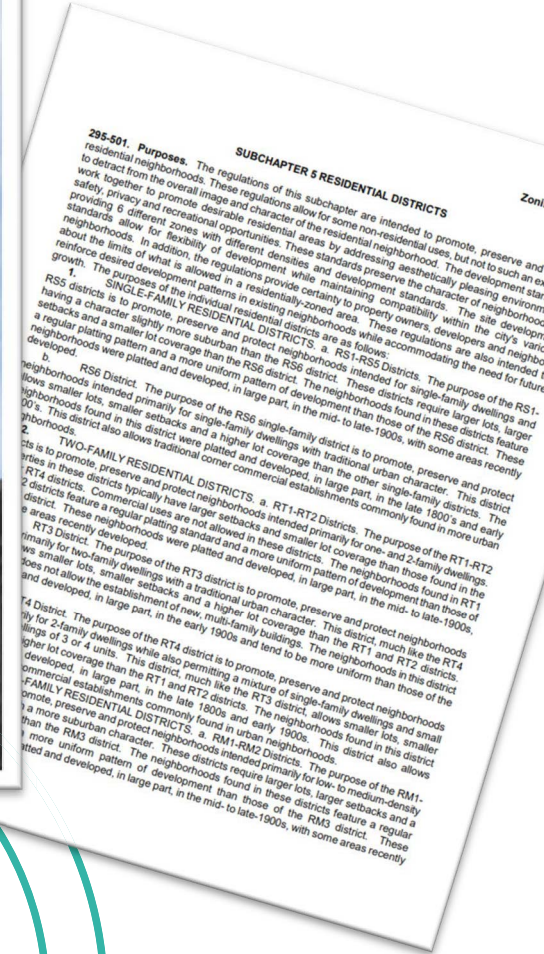
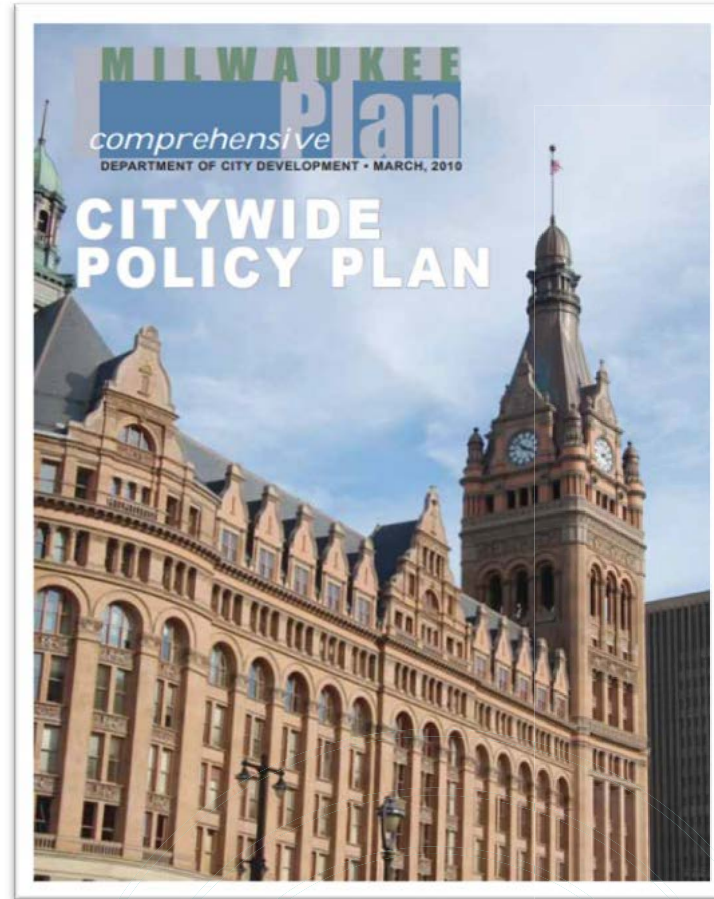
Growing MKE Project Update

Zoning, Neighborhoods and Development Committee
November 13, 2023



What is Growing MKE?

- A plan to encourage housing choice and growth through Milwaukee's Zoning Code
- Will amend the Citywide Policy Plan
- Will recommend updates to the City of Milwaukee Zoning Code related to housing development
- During the second phase, drafted zoning code updates will be presented to Common Council for adoption into the City's Zoning Code





Advancing Plan Recommendations and City Goals

"In this future I envision we will have one million residents and many more peaks to our skyline...[I will] **evaluate City zoning codes to support higher density development and economic growth.**"

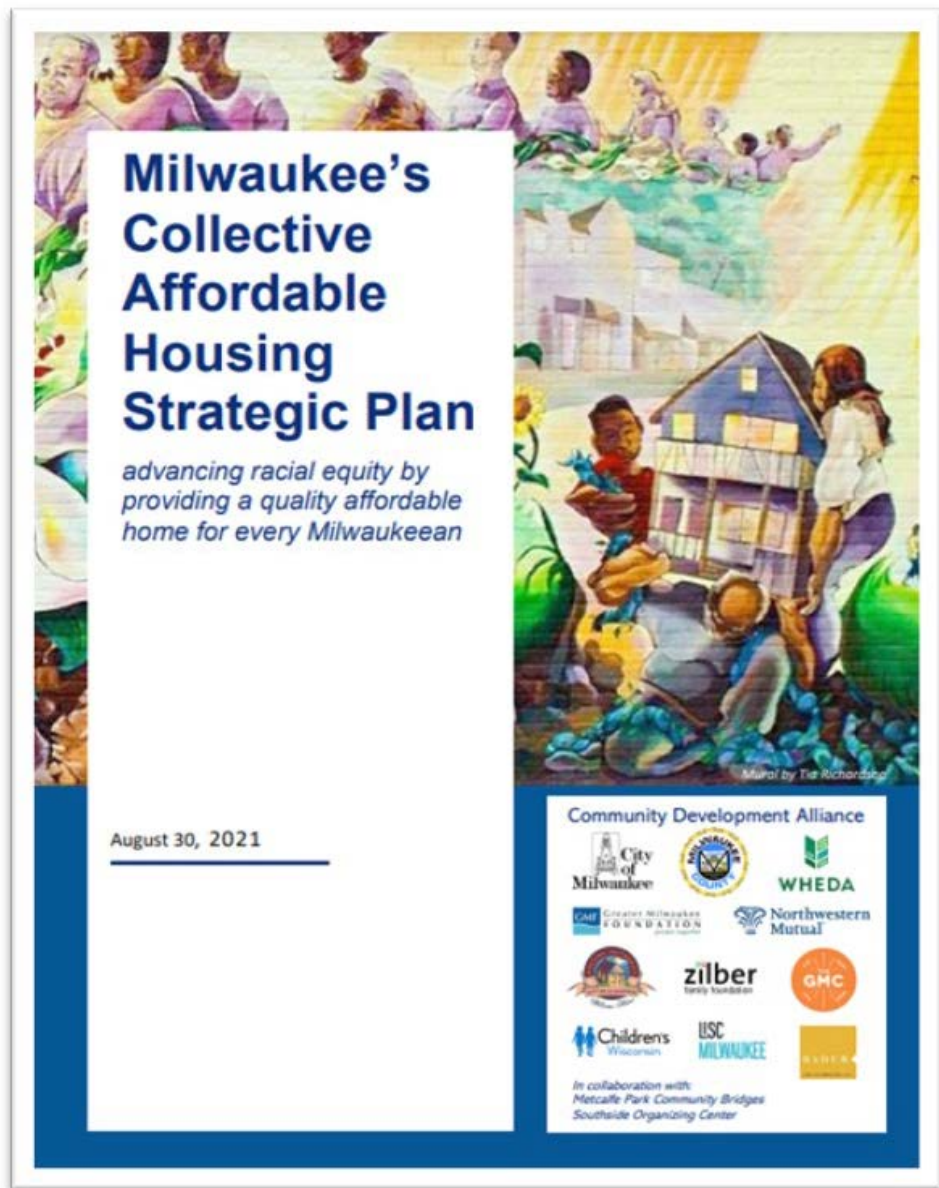
-Mayor Cavalier Johnson, Economic Prosperity Vision (2022)



Advancing Plan Recommendations and City Goals

"Reduce Vehicle Miles Traveled: less parking, more transit oriented development; update zoning code to increase density (e.g. allow accessory dwelling units), eliminate parking minimums on development."

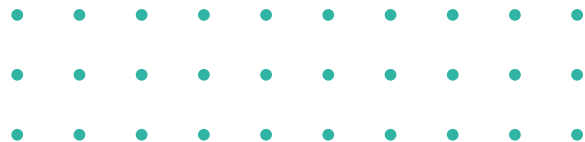
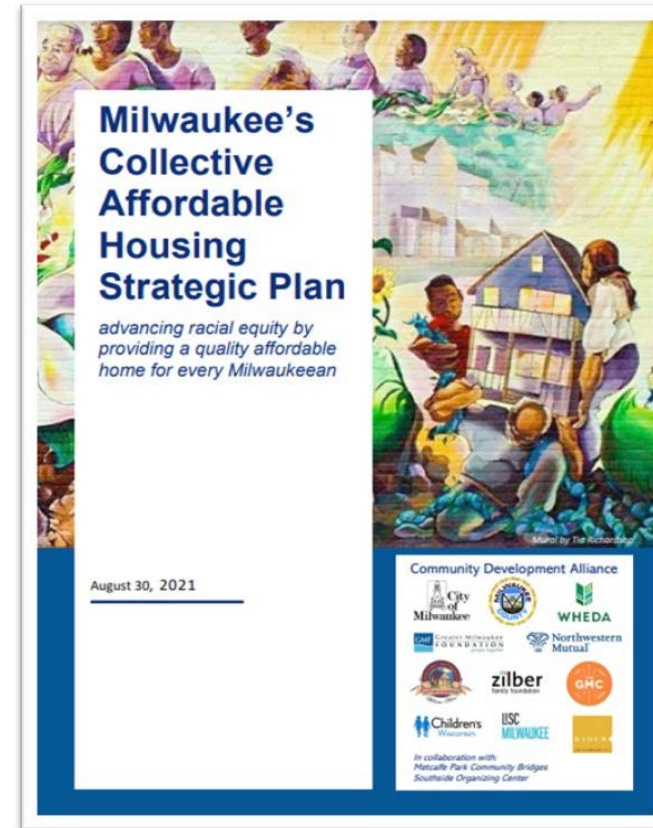
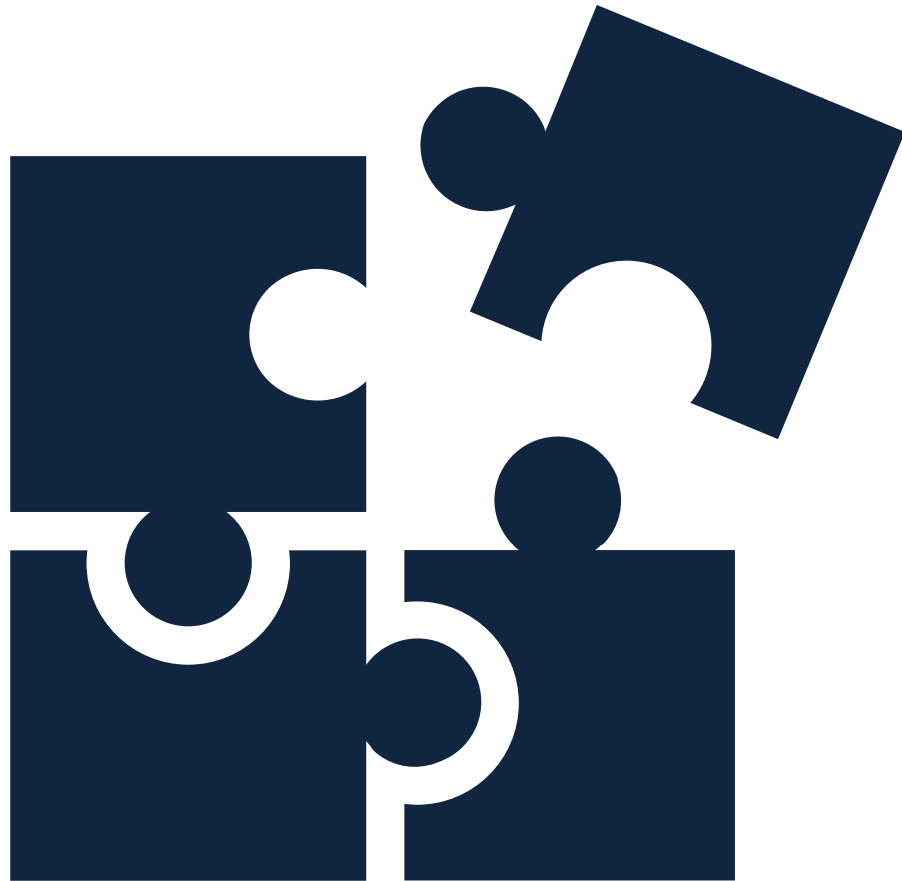
- Milwaukee's Climate and Equity Plan, (2023)



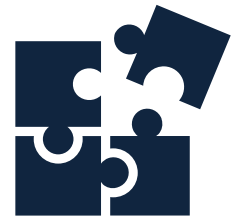
Advancing Plan Recommendations and City Goals

“At the heart of this Plan is the goal of **advancing racial equity by providing a quality affordable home for every Milwaukeean**...Changes to local zoning codes should be pursued that allow additional types of housing options and choices in a wider range of neighborhoods
-Milwaukee's Collective Affordable Housing Strategic Plan (2021)

Zoning is just one piece of the puzzle



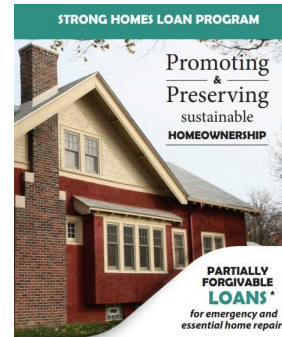
Increasing and Preserving Black & Latino Homeownership



Creating & Preserving Affordable Rental Housing

More than **15 new Tax Incremental Districts** to support affordable housing developments.

Anti-Displacement Preference Policy for new City-assisted developments in neighborhoods at risk of displacement.

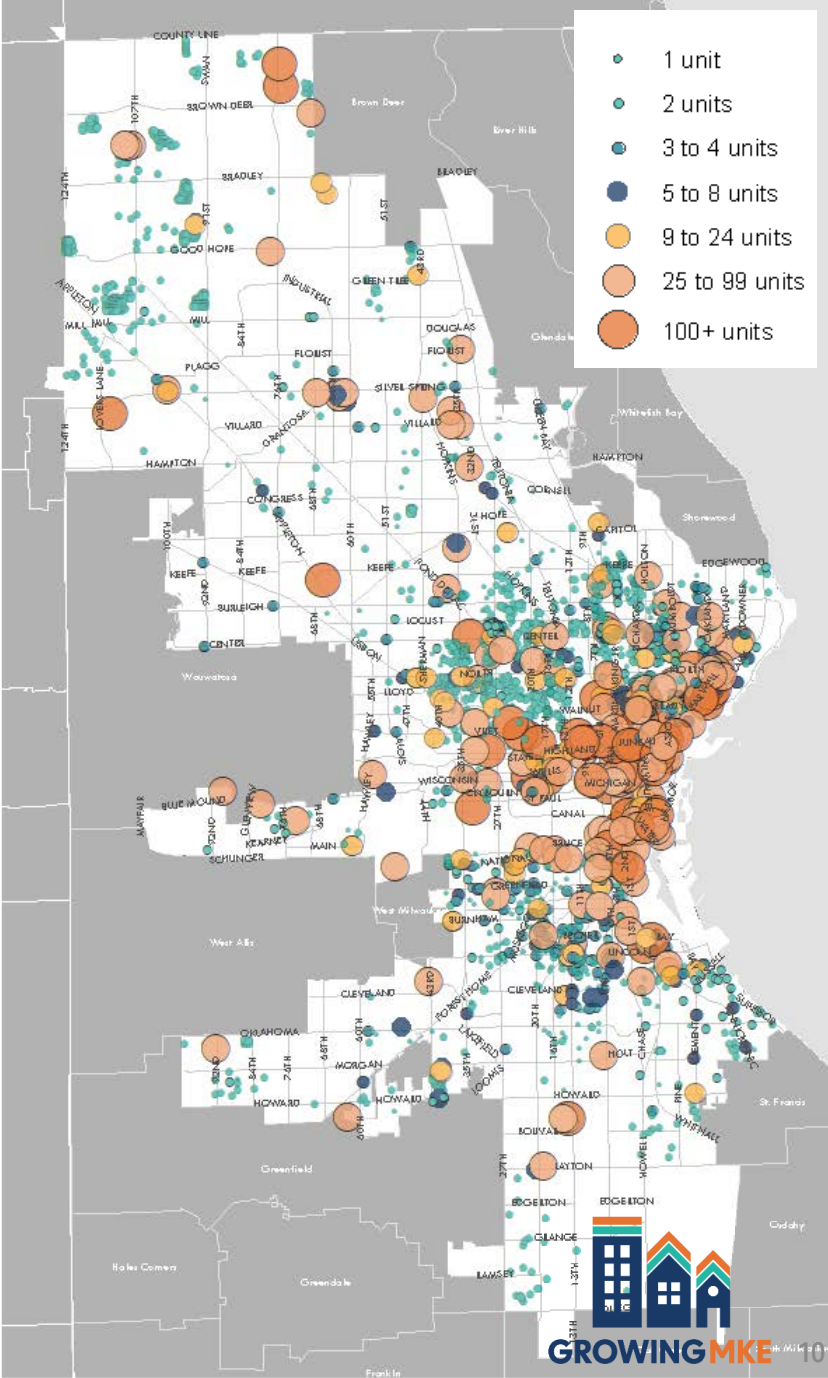
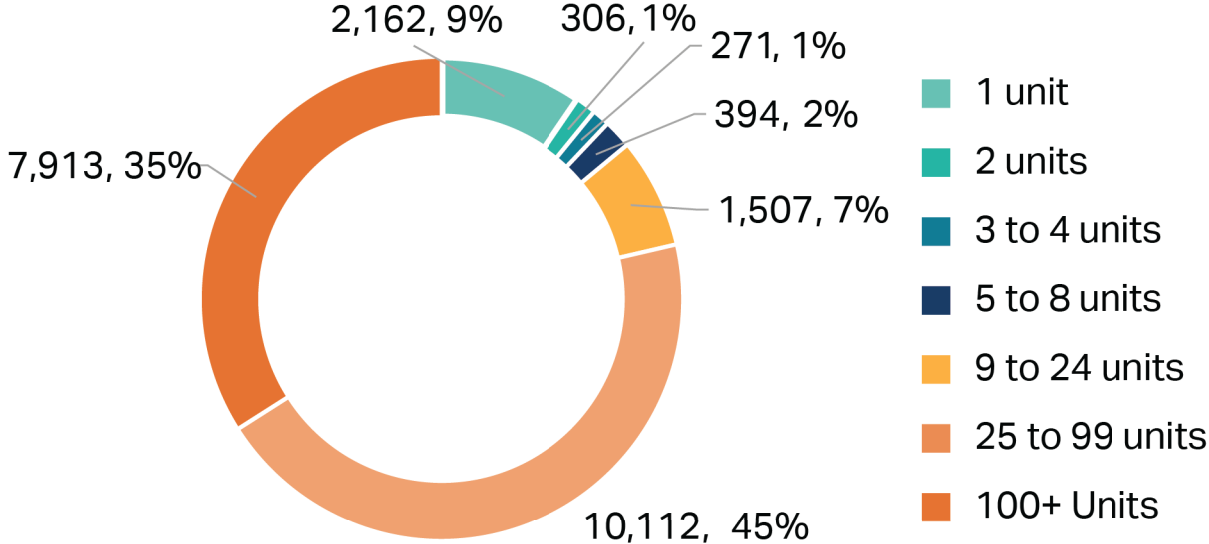


Existing Conditions

New Development: Two Decades of Housing Development

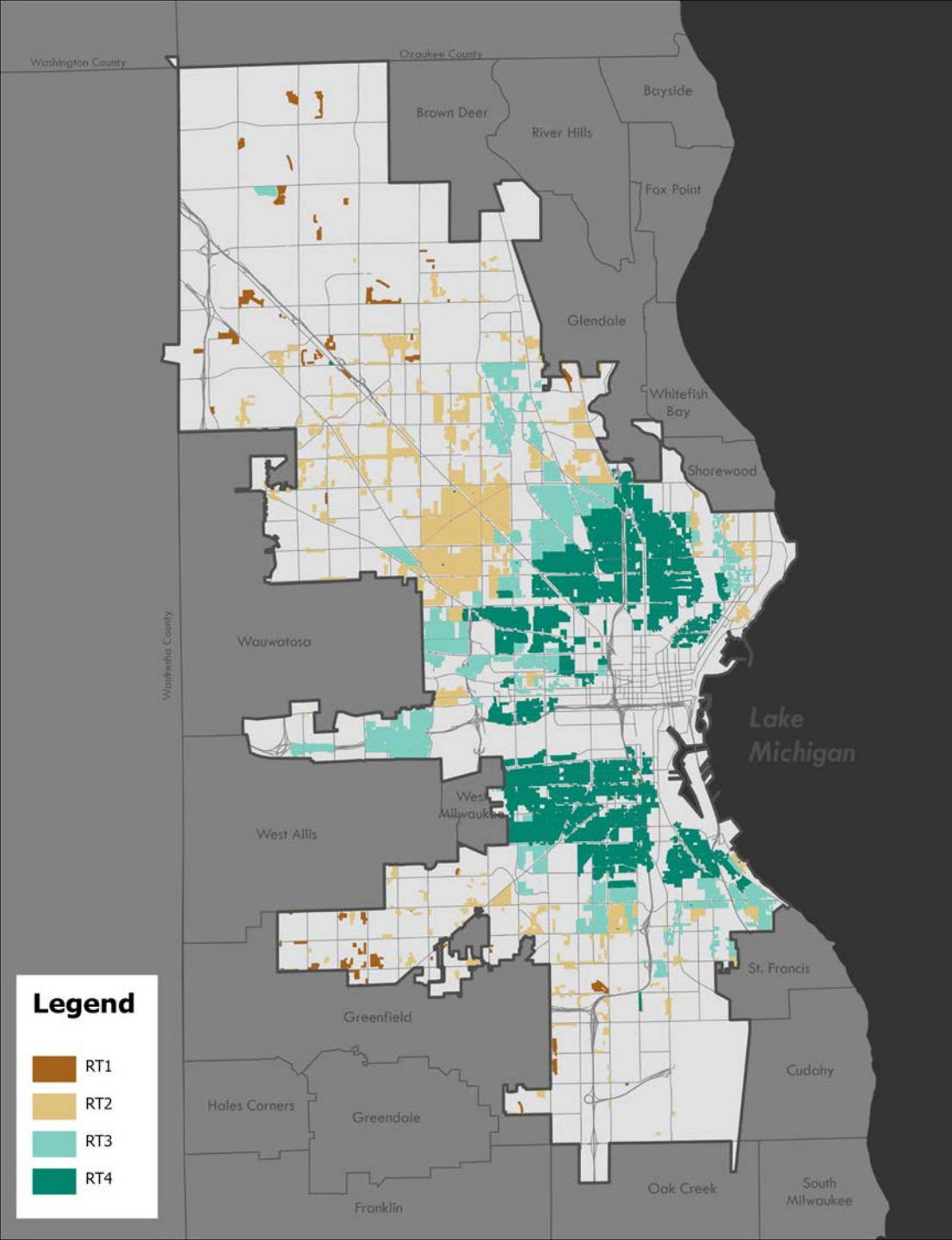
- New development from 2002 to 2023:
 - Includes all housing units built from ground up, alterations, additions, residential units)
 - Roughly 2,950 new developments with 22,670 housing units (and at the same time, about 9,800 housing units were lost)
 - Many single family homes and larger multi-family homes newly constructed

New Development by Housing Units, 2002 to 2023



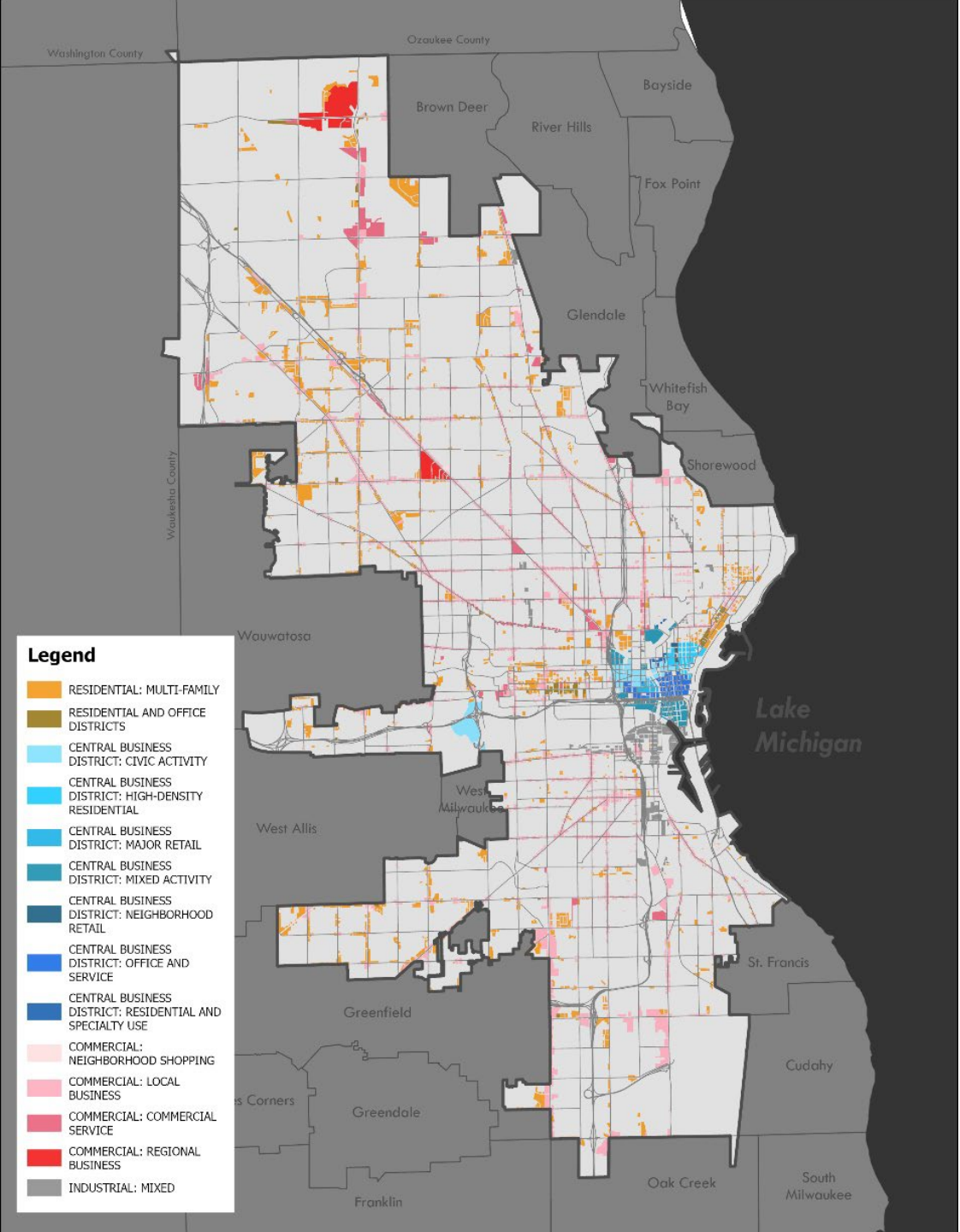
A City of Diverse Options

- More than 1/2 of residentially zoned parcels allow 2+ units, including areas of the City with the largest numbers of vacant lots



Mixed Use is Baked In

- Multi-family housing is permitted in ALL commercial districts, corridors, and downtown.



Low Parking Requirements

- Parking requirements among lowest in nation, with bonuses for areas near transit and shared parking



“By-Right” Development

- Proposals meeting code requirements do not require discretionary reviews



Walkable Neighborhood Development

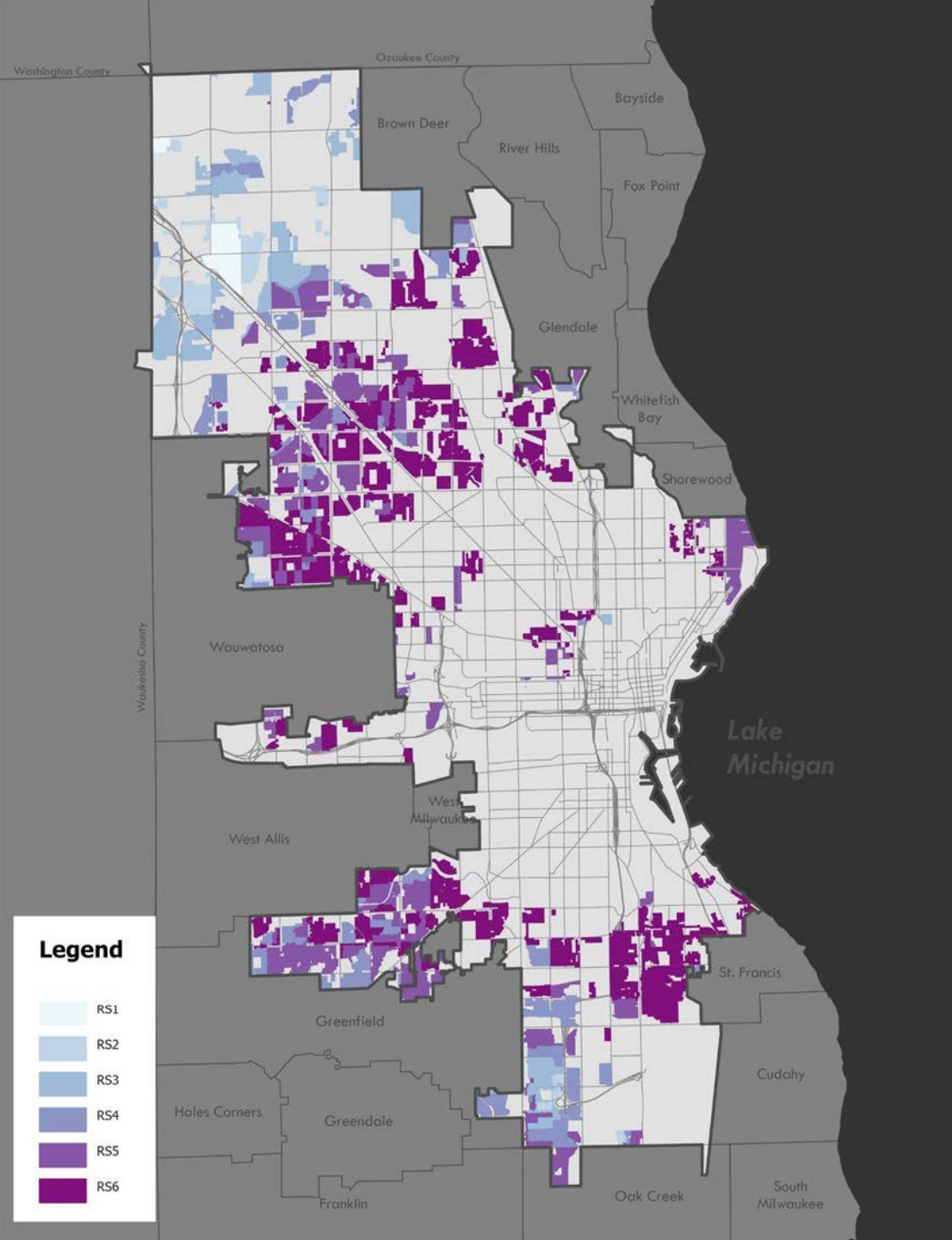
- Bicycle parking requirements
- Small lots permitted
- First floor glazing and activation on commercial corridors
- Minimal set-back requirements



Identifying Potential Barriers to Housing Choice & Growth

RS Zoning Districts

- 40% of residentially zoned parcels allow only one housing unit



Accessory Dwelling Units?

- Coach homes require special approvals or variances in all residential districts.
- “In law suites” prohibited in single family districts

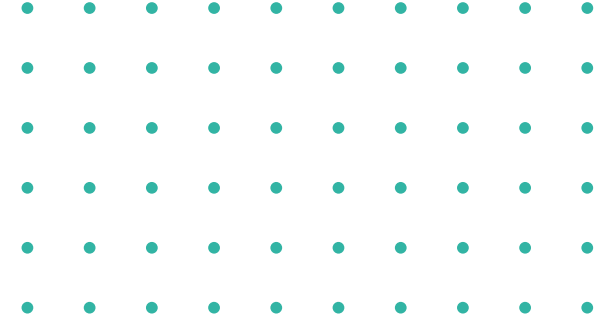


Limits on Number of New Homes

- Density regulated through “lot area per dwelling unit” and “floor area ratio”
- Do standards in the code align with City goals for housing choice and growth?



“Missing Middle” Housing



- Styles of housing such as townhomes and other “missing middle” housing options are restricted in many districts



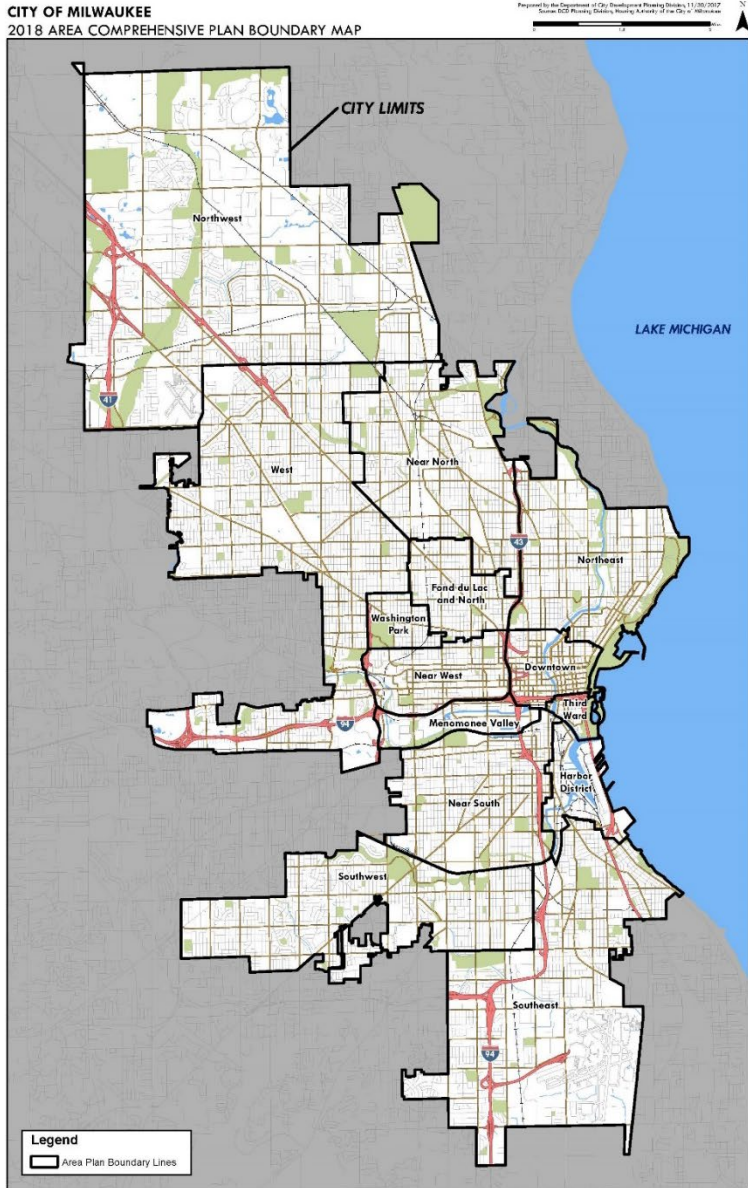
Heavy Reliance on “Planned Developments”

- ~40% of new housing built within last 20 years has occurred under Planned Development Zoning
- ~100 new Planned Developments created.



Planning Process

Comprehensive Planning in Milwaukee



- + Citywide Plan
- + 14 Area Plans
- + Amendments

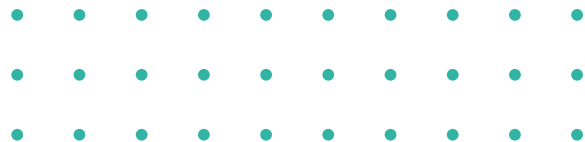
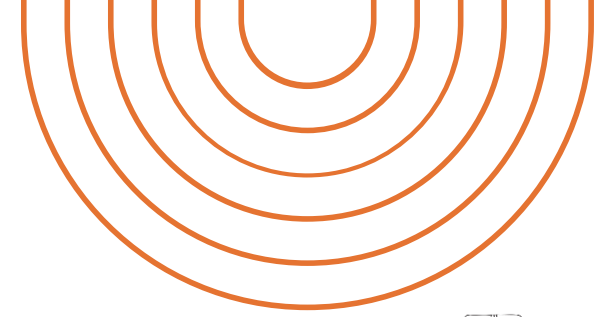
Comprehensive plans are updated based on changing needs in a community. For Growing MKE, we are looking at how to support evolving housing needs.



Collaborative Process



- Lead: City of Milwaukee, Department of City Development
- Support: Zoning Analysis Consultant
- Support: Engagement Consultant
- Community Advisory Committee
- Technical Advisory Committee
- City of Milwaukee Technical Staff Advisors



Overview of the Planning Process

Phase 1: Develop Plan Amendment

Phase 2

Summer/Fall 2023
Part 1. Check-in &
Set Goals

- ▶ Discuss the state of housing in Milwaukee & how zoning is a piece of the puzzle
- ▶ Check-in: Goals for housing have been set by numerous plans and initiatives. Is anything missing? How will we choose to grow?

Winter 2023
Part 2. Draft
Recommendations

- ▶ Continue to discuss how we will choose to grow
- ▶ Discuss draft recommendations for the plan amendment
- ▶ Recommendations will be based on feedback in Part 1 and previous planning efforts.

Spring 2024
Part 3. Draft Plan

- ▶ Development and public review of the full draft plan amendment
- ▶ A final draft amendment will be proposed for adoption by Common Council in 2024.

2024/25
Implementation

- ▶ After the plan is adopted by Common Council, staff will work on updates to the Zoning Code.
- ▶ Each update to the Zoning Code will also need to be adopted by Common Council.

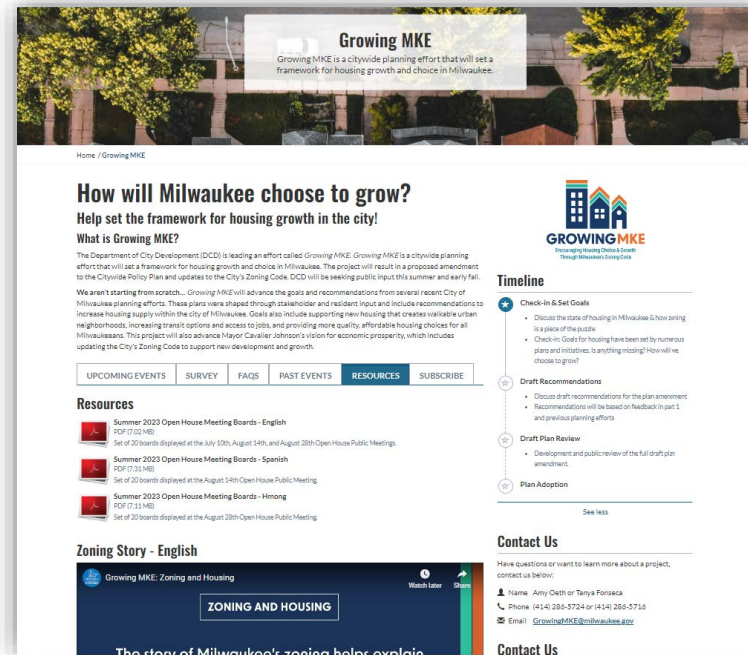
Part 1. Engagement

In person - engaged directly with over 830 people through...

- 12 Library "Office Hours"
- 3 Evening Open Houses
- 8 Pop-ups at events – Farmers' Markets & Community Festivals, etc.
- 4 Senior Center Pop-ups
- Focus Groups – residents, developers, designers

Online

- 1,504 website visitors (as of 10/30/23)
- Over 750 online survey respondents



Engagement support and partnership from AARP and Community Development Alliance!



Next Step: Engagement around Draft Recommendations

In-person:

- “Office Hours” at Libraries
- Evening Open Houses - 11/27 & 12/4
- Virtual Lunch Info Meeting – 12/6
- Pop-ups: Booths/Tables at events or places people frequent
- Focus Groups

At your own pace:

- Interactive Website – engage.milwaukee.gov
- Information and Interactive boards at libraries (except MLK)



Information available through:

- Email list
- Flyers
- Library Boards
- Social media
- Website

Draft Recommendations

We checked-in with residents this summer and early fall. This is what we heard:

- People want a greater diversity of housing types in their neighborhoods and throughout the city.
- People are excited to be having this discussion; growing Milwaukee's tax base; increasing diversity and access to housing throughout the city; having a citywide discussion about housing; attracting unique housing styles to the city.
- People are seeking walkable neighborhoods with resources like transit and amenities like parks nearby.
- People want to see quality building design with sustainable elements and building design that helps create walkable neighborhoods where residents can connect.
- People want to see new housing in neighborhoods across the city that is accessible to all income levels. They would like to see affordable housing options available for first-time and low-income homebuyers.

What do we know about housing diversity?

The areas of the City of Milwaukee with the greatest housing type diversity developed organically before the City adopted its first zoning codes in 1922. Different types of housing served different budgets and stages of life; neighborhoods were walkable, and resources were nearby. As Milwaukee continued to expand geographically, emphasis was placed on a single-family development and preventing the mix of uses.

Historic housing types serving a diverse population are no longer allowed in most areas.

Lack of housing diversity within neighborhoods impacts: affordability; walkability; diversity; a sense of community; the ability to age in place and retain communities; access to resources; and more.

ZONING AND HOUSING

Draft Recommendations from PlaceMakers and DPZ



HOUSING DIVERSITY:

A tool for supporting city priorities



PRIORITY 1

WALKABILITY: Gentle increases in density allow people to live closer to services and amenities, reducing their reliance on private automobiles and increasing active transportation.



PRIORITY 2

CLIMATE ACTION: Complete neighborhoods foster reduced emissions per person — for both vehicle use and home energy.



PRIORITY 3

CONSUMER CHOICE: Housing diversity creates for-purchase and rental options across a variety of size and budgetary requirements.



PRIORITY 4

HUMAN DIVERSITY: Neighborhoods with multiple dwelling types encourage a more diverse and resilient resident population.



SWOT ANALYSIS

Milwaukee Chapter 295
Housing Diversity and Capacity



Housing Types



New Types

ADUs



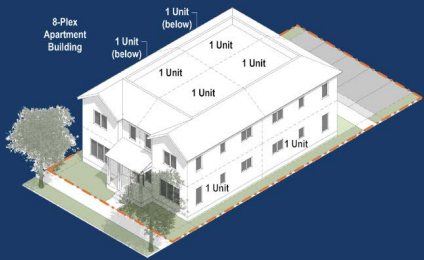
Townhouses



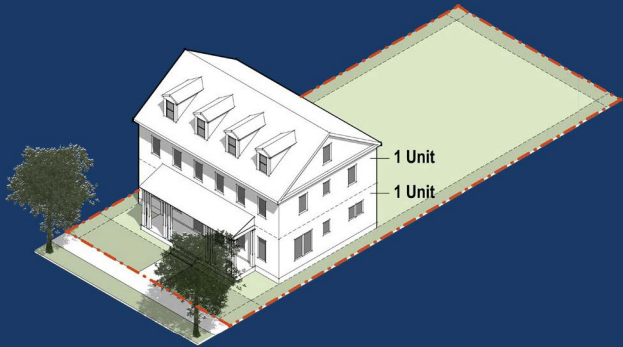
Cottage Courts



Small Apartments



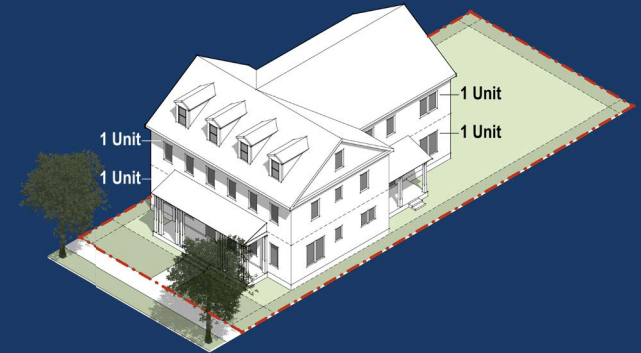
Expanded Types



Duplex



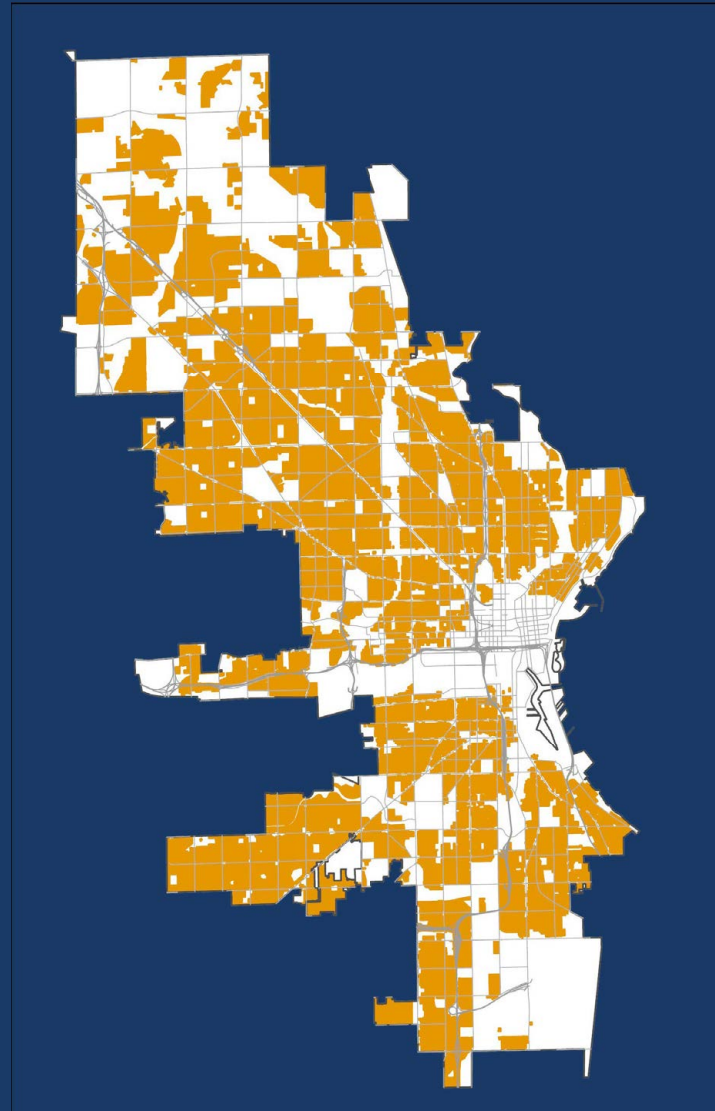
Triplex



Fourplex

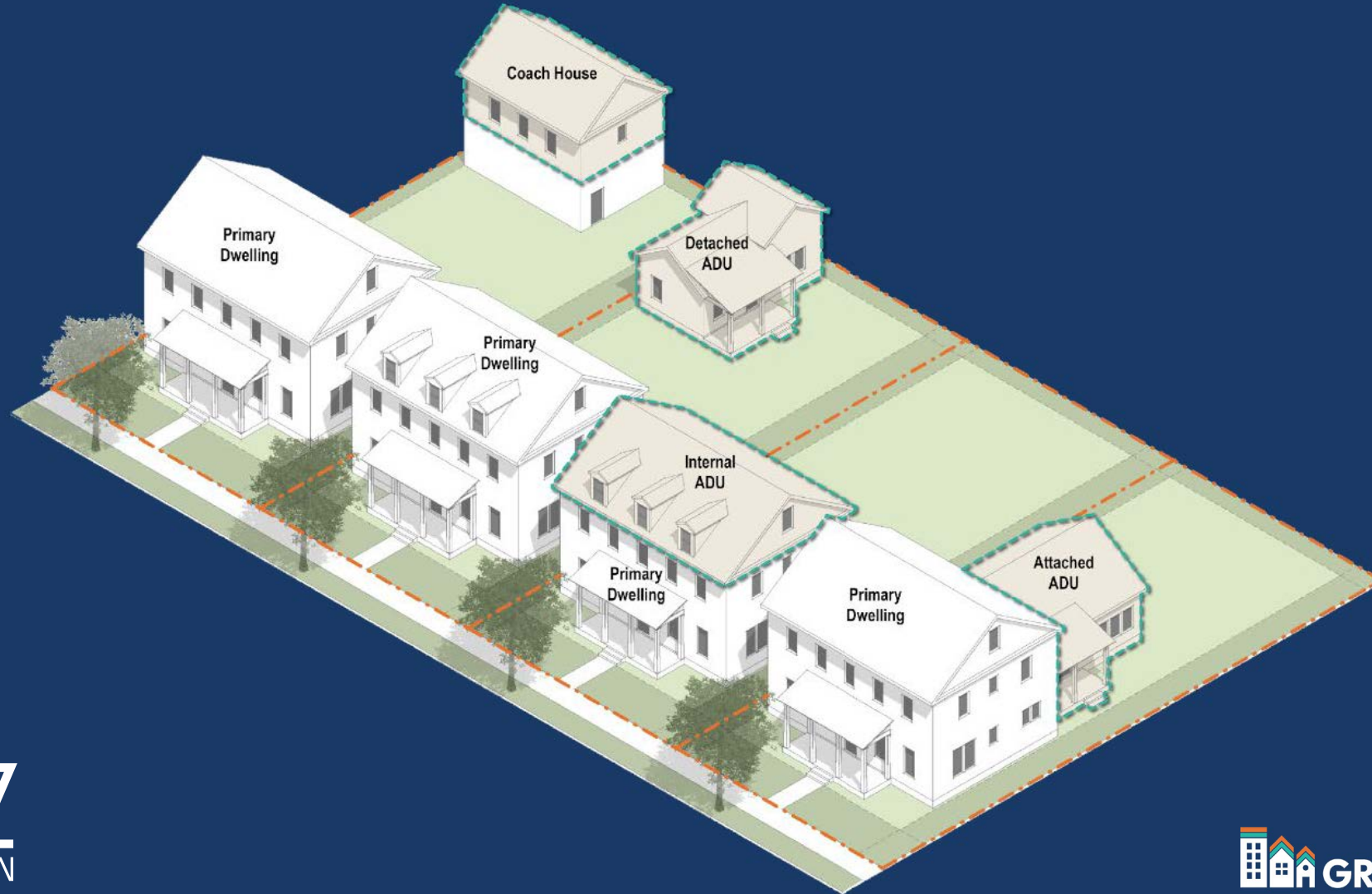
ALL RESIDENTIALLY ZONED AREAS

Single family homes, ADUs, Townhomes,
Duplexes, Triplexes, Cottage Courts



ACCESSORY DWELLINGS

A place for everyone: Upsizing, downsizing, just starting out, single, divorced, or widowed. Adult children, aging parents, extended family.
RS & RT zones





Upper East Side, image credit: Google Earth Pro



Springfield, OR



Montpelier, VT

TOWNHOUSES

A place for everyone: Home ownership potential with reduced land, utility, and maintenance costs. RS & RT zones





Milwaukee, image credit: Google Earth Pro



Milwaukee, image credit: Google Maps



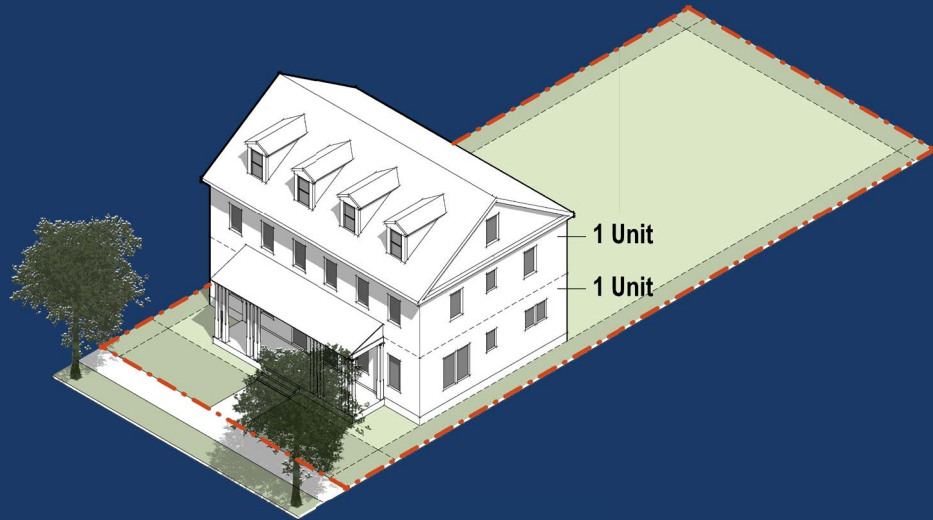
Milwaukee, image credit: Google Earth Pro



Milwaukee, image credit: Google Earth Pro

DUPLEX/ TRIPLEX

A place for everyone: House form that provides additional income for owner. Efficient use of space, promoting housing variety and availability.
RS & RT zones





Milwaukee, image credit: Google Earth Pro



Milwaukee, image credit: Google Earth Pro



Milwaukee, image credit: Google Earth Pro

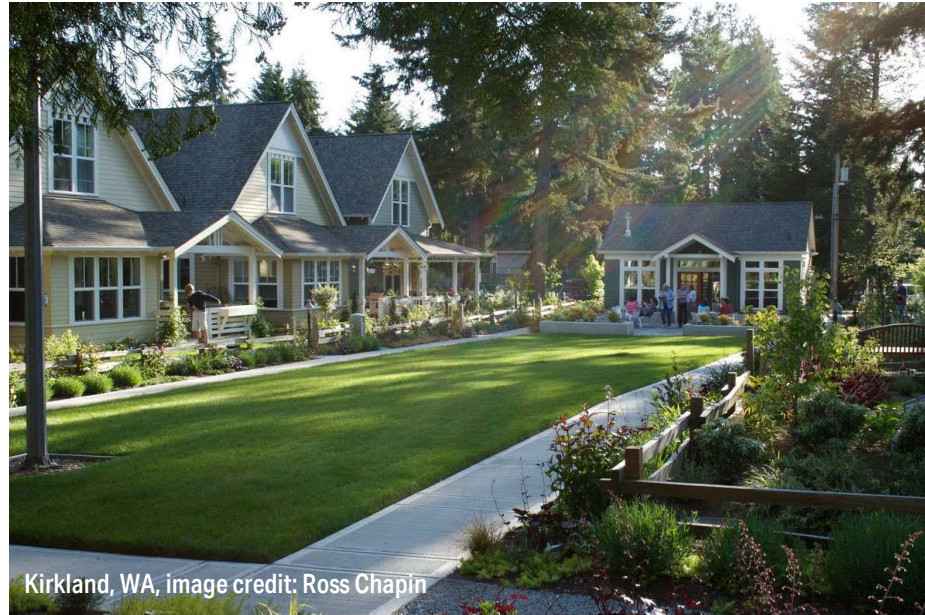


Milwaukee, image credit: Google Earth Pro

COTTAGE COURTS

A place for everyone: Perfect for downsizing and first time homeowners. Reduced maintenance with common green space. RS & RT zones





Kirkland, WA, image credit: Ross Chapin



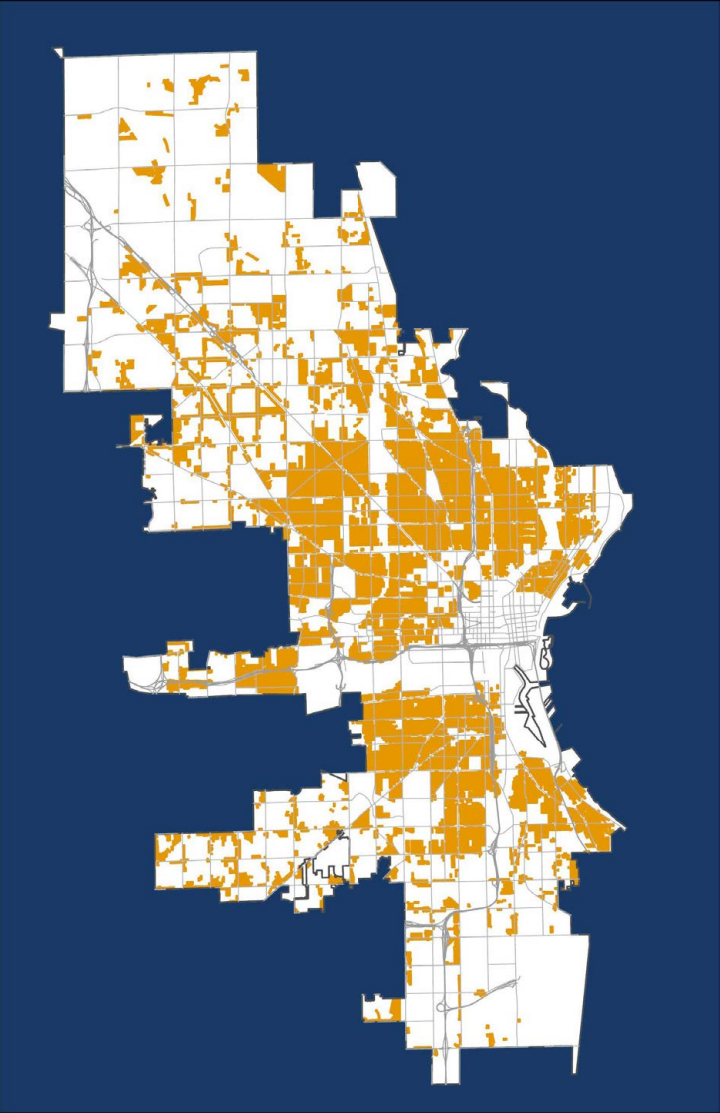
Kirkland, WA, image credit: Ross Chapin



Biloxi, MS

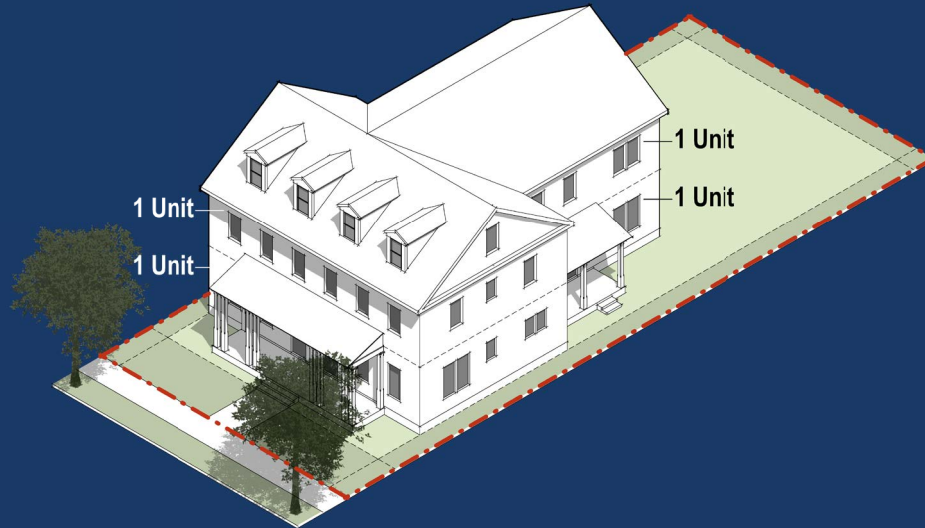
HISTORICALLY PERMITTED MULTI-UNIT

Single family homes, ADUs, Townhomes,
Duplexes, Triplexes, Cottage Courts,
Fourplexes



FOURPLEXES

A place for everyone: House form providing four dwellings. Fits seamlessly into single family neighborhoods while providing greater density. RT - all





Milwaukee, image credit: Google Earth Pro



Milwaukee, image credit: Google Earth Pro



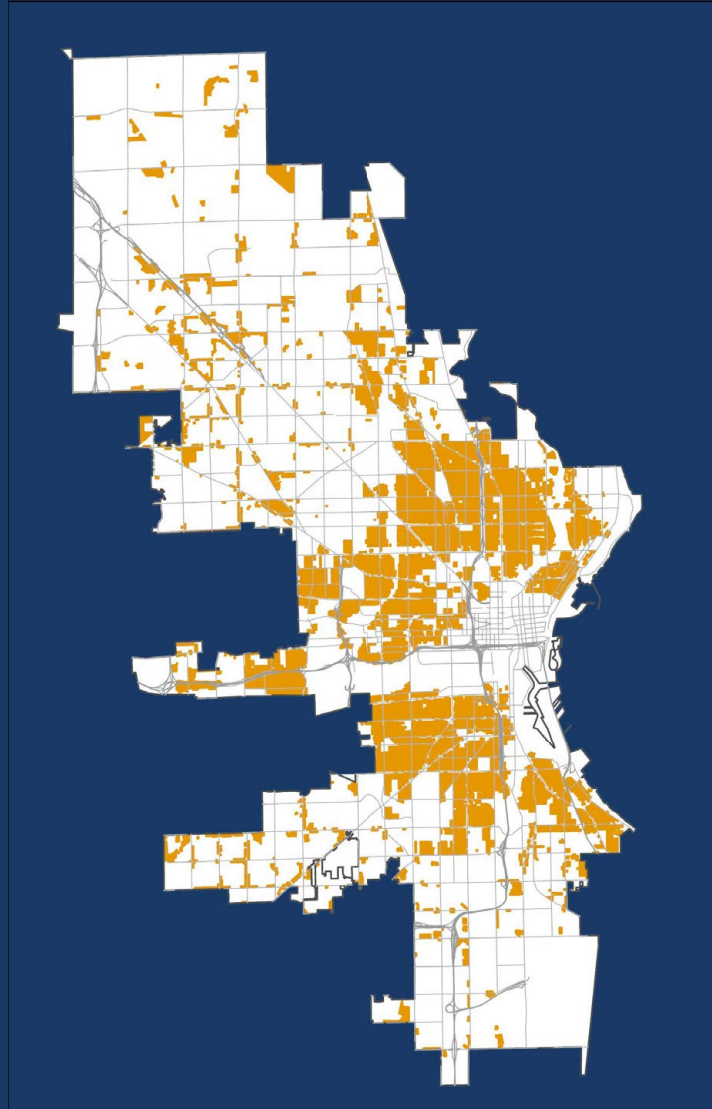
Milwaukee, image credit: Google Earth Pro

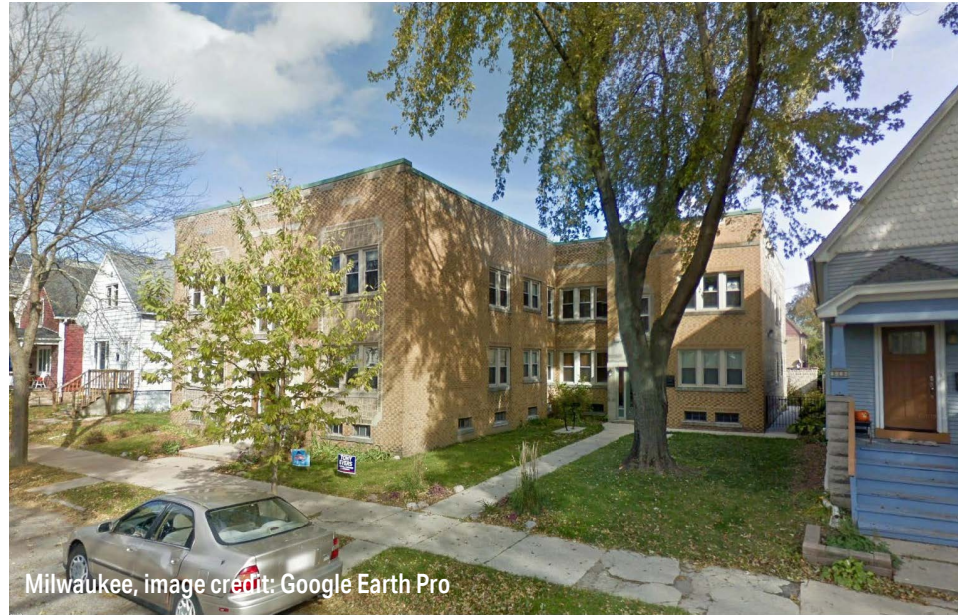


Milwaukee, image credit: Google Earth Pro

Types already
exists near transit

Single family homes, ADUs, Townhomes,
Duplexes, Triplexes, Cottage Courts,
Fourplexes, Small Apartment Buildings





Milwaukee, image credit: Google Earth Pro



Milwaukee, image credit: Google Earth Pro

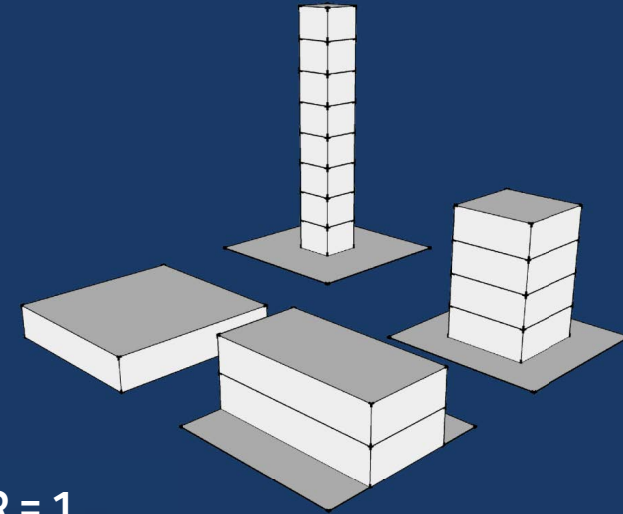
Density



UNPREDICTABLE STANDARDS

Density standards **don't align** with the character and intensity of historic neighborhoods.

Unpredictable: Lot area per dwelling unit and floor area ratio are mathematical calculations that are difficult for neighbors to visualize.

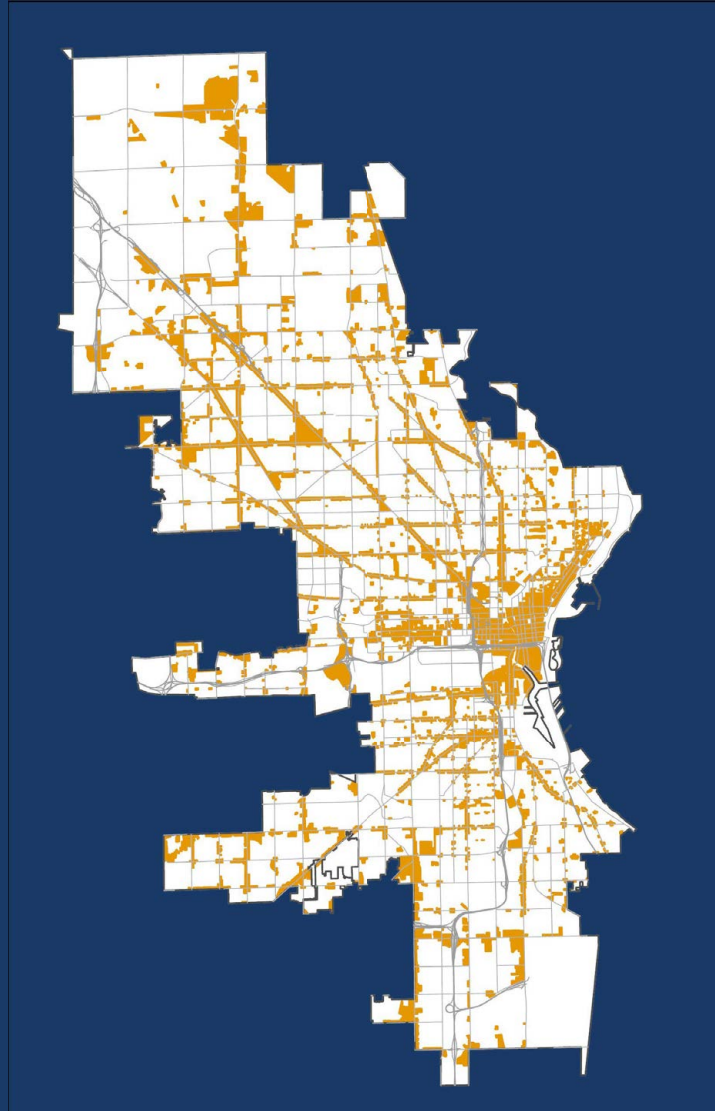


FAR = 1



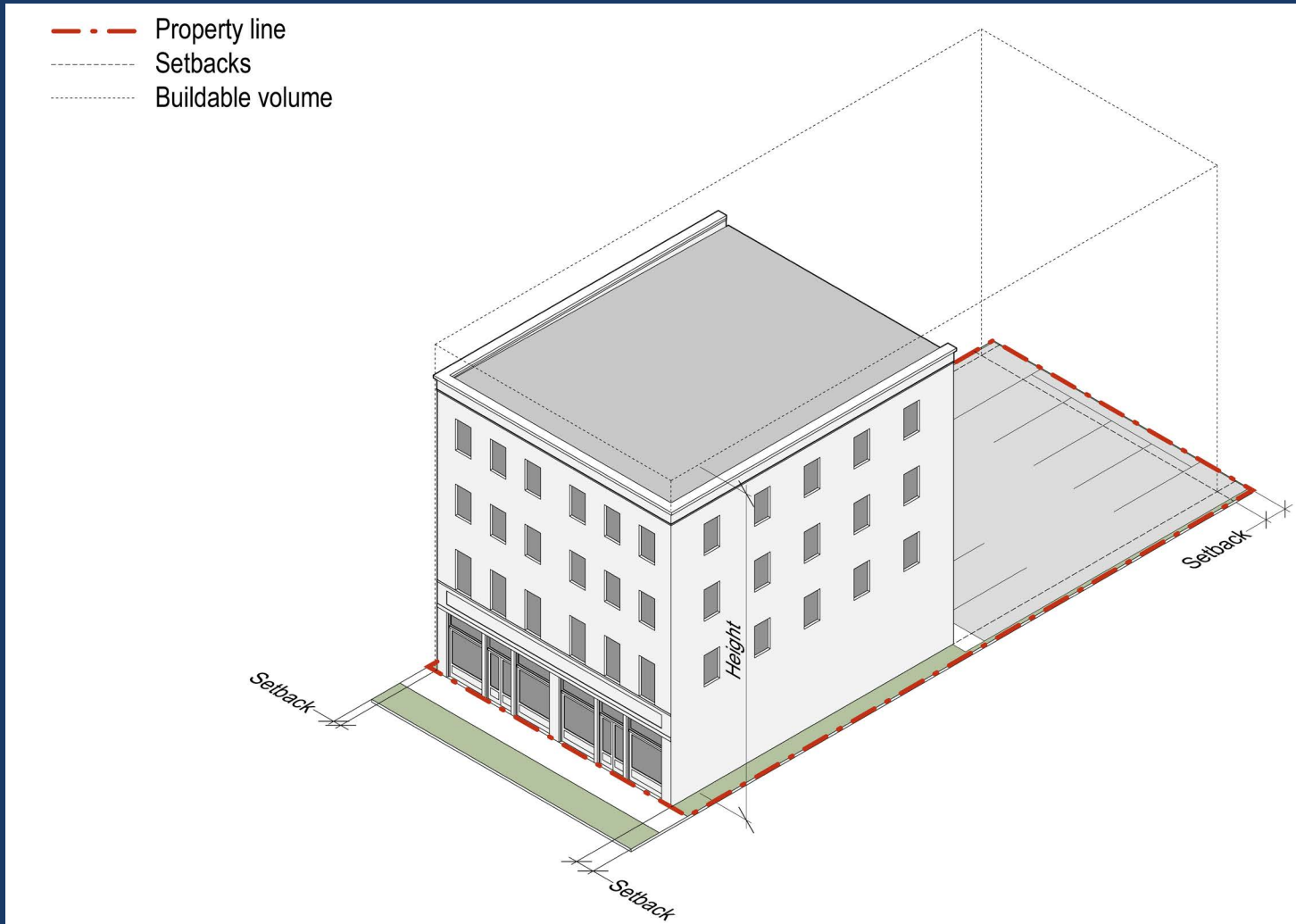
PROPOSED AREAS

Use more predictable bulk standards along transit corridors, within multifamily and commercial zones



BULK STANDARDS

Predictable + context-sensitive: Buildable area is already established in zoning to reflect context. Consider using these standards and eliminate density regulations.



Design



DESIGN TOPICS

Augment current design standards **to enhance livability.**

Facades

Windows

Composition

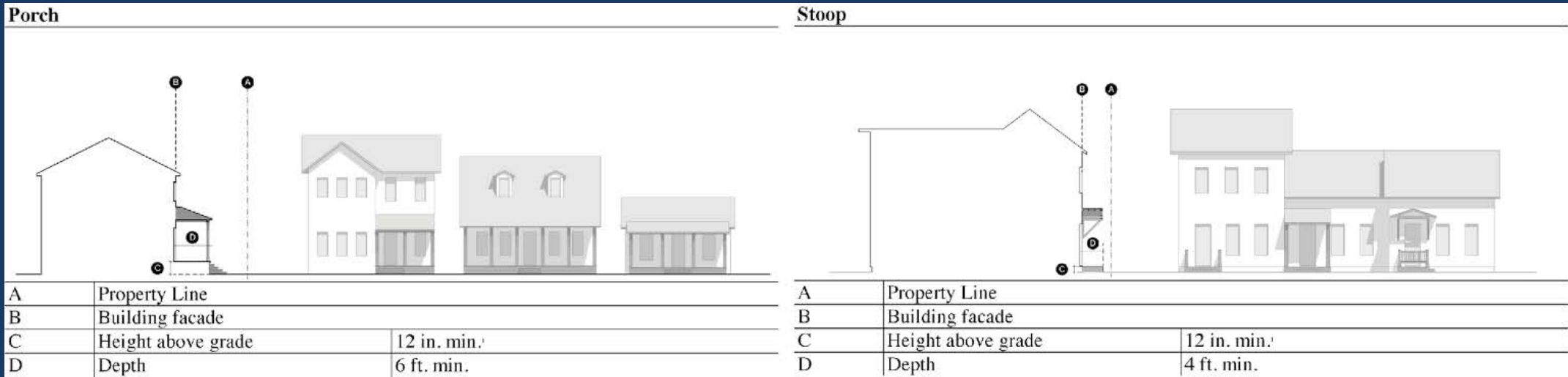
Stepbacks

Parking Structures



BUILDING FACADES

Enhance walkability: Assure buildings face the sidewalks in a manner that encourages pedestrian activity.



WINDOWS

Enhance walkability & environmental benefits: Augment existing design standards to clarify measurements and add upper level criteria.



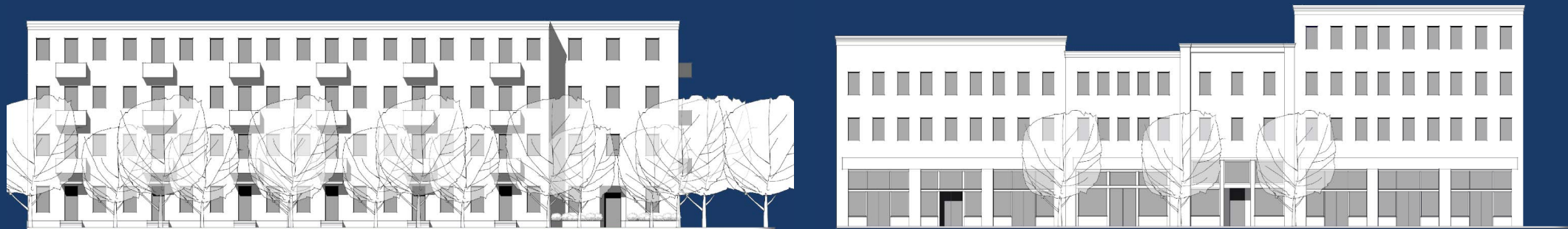
COMPOSITION

Improve pedestrian scale: Assure buildings facades are composed of base, middle, and cap to help improve scale.



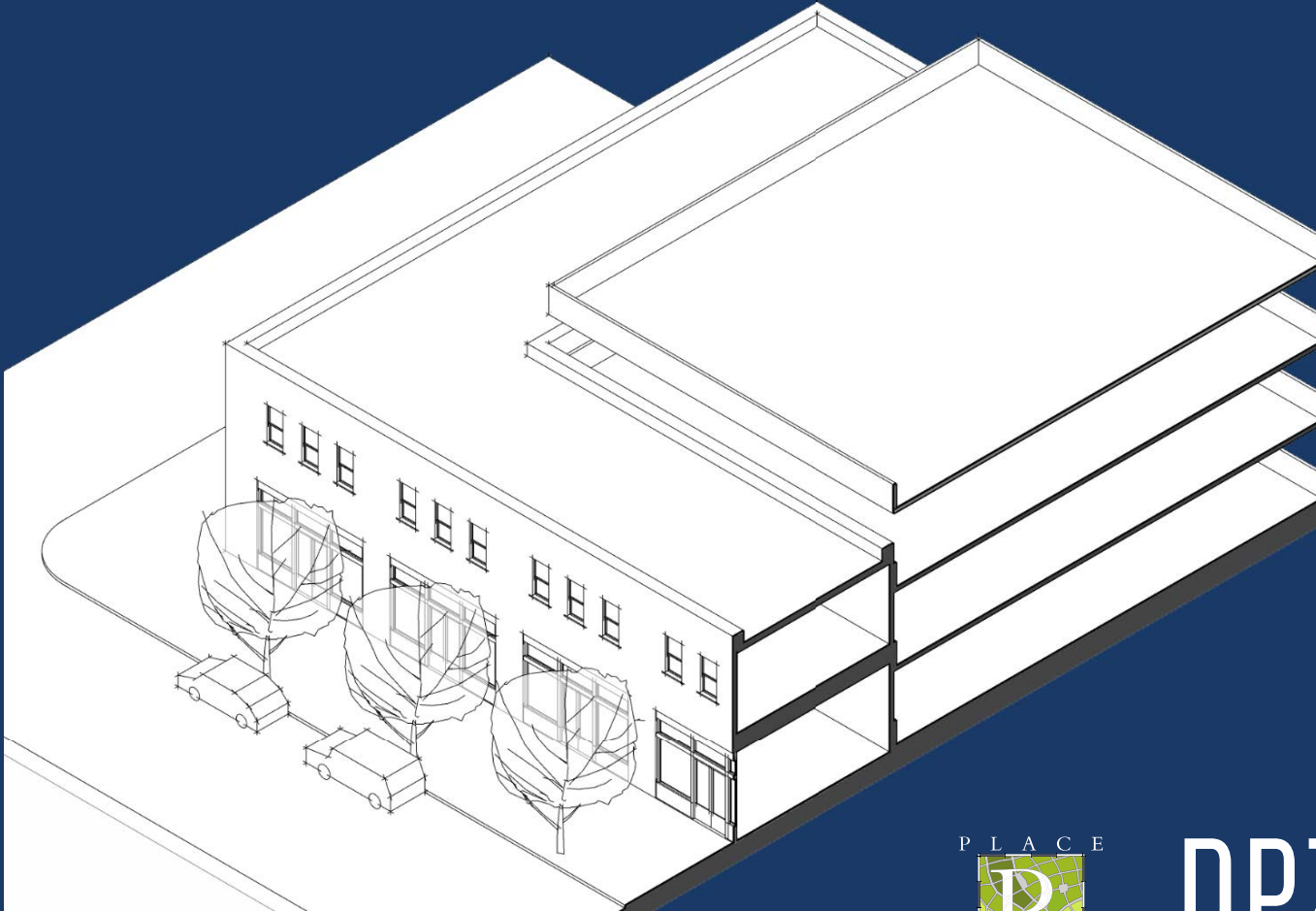
BUILDING WIDTHS

Reduce scale: Very large buildings need regulations to reduce the scale and create a more pedestrian friendly environment along the street front.



PARKING STRUCTURES

Assure walkability: Enhance regulations associated with parking structures to improve composition and hide parking on upper levels



Parking Minimums





\$5,000 – \$10,000 surface
\$25,000 – \$50,000 structure



Process



USER-FRIENDLY PROCESS

Enhance customer service: Process is efficient, fair, and responsive to current needs and goals for housing growth, choice, and predictability.

- Streamline review for certain types of approvals (e.g. DPD Minor Modifications)
- Increase accessible tools for applicants (graphical flow charts, etc.)
- Establish dedicated Zoning Section

PRIORITY 1

WALKABILITY: Gentle increases in density allow people to live closer to services and amenities, reducing their reliance on private automobiles and increasing active transportation.



PRIORITY 2

CLIMATE ACTION: Complete neighborhoods foster reduced emissions per person — for both vehicle use and home energy.



PRIORITY 3

CONSUMER CHOICE: Housing diversity creates for-purchase and rental options across a variety of size and budgetary requirements.



PRIORITY 4

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Next Steps...