

..Number

240402

..Version

PROPOSED SUBSTITUTE A

..Reference

220403, 221580, 230231, 230954, 230958

..Sponsor

ALD. BROSTOFF, CHAMBERS AND ZAMARRIPA

..Title

Substitute ordinance adopting the Milwaukee's Comprehensive Plan: Housing Element as the housing element of the Citywide Policy Plan as part of City of Milwaukee's overall Comprehensive Plan, and directing implementation.

..Analysis

This substitute ordinance adopts the Milwaukee's Comprehensive Plan: Housing Element as the housing element of the Citywide Policy Plan as part of the City's overall Comprehensive Plan, and directs relevant City departments and agencies to consider this Plan in matters related to land use and development and work toward implementation of the Plan.

..Body

Whereas, On March 2, 2010, the Common Council of the City of Milwaukee ("Common Council") adopted Common Council File No. 090882, approving the Citywide Policy Plan as an element of the City of Milwaukee's overall Comprehensive Plan pursuant to s. 66.1001, Wisconsin Statutes, which requires that local municipalities adopt and periodically update a comprehensive plan containing an element that includes objectives, policies, and goals for housing; and

Whereas, The Citywide Policy Plan includes a "Housing and Neighborhoods" chapter, which served as the required housing element of the City of Milwaukee's Citywide Policy Plan, and, that, along with the recommendations contained within the 14 Area Plans that make up the City of Milwaukee Comprehensive Plan, makes recommendations related to housing development and land use throughout the city; and

Whereas, On July 28, 2022, the Common Council adopted Common Council File No. 220403, directing the Department of City Development ("DCD") to develop an update to the housing element of the Citywide Policy Plan to include proposed updates to portions of the City of Milwaukee's Zoning Code that govern residential development; and

Whereas, The City of Milwaukee's ("City") procedures for comprehensive planning call for the creation of plan updates, based on emerging land use issues and opportunities, neighborhood input, and other factors; and

Whereas, The City collaborated with the Community Development Alliance to develop a Collective Affordable Housing Strategic Plan, and recent updates to the City's Comprehensive Plan include recommendations to improve environmental sustainability and reduce greenhouse gases and encourage walkable neighborhoods, and these plans have made recommendations to make adjustments to the City's Zoning Code to increase the supply of housing within the city of Milwaukee and to facilitate new housing development that reinforces walkable urban neighborhoods, transit and job access, and provides a range of affordability and housing choices for all Milwaukeeans; and

Whereas, Milwaukee's Collective Affordable Housing Strategic Plan established a goal of creating 8,800 new affordable homes in the next ten years, and Housing Element recommendations will assist in removing barriers within the

City's Zoning Code that may prevent Milwaukee from being able to provide these needed new homes for current and future residents; and

Whereas, The City's Zoning Code was last updated in 2002 and currently supports mixed-use development, walkable commercial corridors with a variety of uses, low or no parking requirements in all zoning districts, and other policies promoting sound urban development; and

Whereas, There are parts of the Zoning Code that can be updated to enable the development of a wider variety of housing styles across the city including styles of homes that may have lower costs of construction, align with recommendations included within the City's more recent planning efforts, and to accommodate future population growth and evolving housing needs including providing new opportunities for homeownership; and

Whereas, The Housing Element proposes policies and strategies to increase housing choice and access, support fiscal sustainability and economic development, foster walkable neighborhoods and connectivity, and implement recommendations from other portions of Milwaukee's overall Comprehensive Plan to make Milwaukee a more sustainable and resilient city; and

Whereas, Pursuant to the update and amendment procedure for comprehensive planning adopted by Common Council File No. 161076, the planning process has involved extensive community engagement and public participation to explore the issues of housing choice, housing opportunity, and community goals for housing growth, and

Whereas, The Department of City Development proposed a two-phase project to (1) update the housing element of the Citywide Policy Plan and (2) to use those updates to inform adjustments to the portions of the Zoning Code that regulate housing development; and

Whereas, The First phase of the project, which is the update to the Citywide Policy Plan, has been prepared, titled Housing Element, a copy of which is attached to this Common Council File; and

Whereas, The Second phase of the project, will include the implementation of the recommendations of the Housing Element, including drafting updates to the Zoning Code for consideration by the Common Council; and

Whereas, The Housing Element replaces the Housing and Neighborhoods Chapter of the Citywide Policy Plan that was adopted by the Common Council on March 2, 2010, by Common Council File No. 090882; and

Whereas, Approval of the Housing Element by the Common Council will establish the Housing Element as a guide, along with the City's Area Plans, regarding the development of housing in Milwaukee and updates to the City's Zoning Code; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Housing Element, as recommended by the City Plan Commission, is approved as an amendment to the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan; and, be it

Further Resolved, That the amended Citywide Policy Plan serve as guidance and a basis for decision-making by the Common Council in its consideration of matters related to housing and neighborhoods; and, be it

Further Resolved, That the Department of City Development, the Community Development Grants Administration, the Department of Neighborhood Services, and other appropriate City departments and agencies are directed to work toward implementation of the Plan.

Drafter

DCD:Amy.Oeth:amo

05/09/25