



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

June 4, 2025

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

Dear Committee Members:

File Number 240402 relates to updating the Housing and Neighborhoods Element of the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan, and directing implementation.

This file was considered by the City Plan Commission as a public hearing in July 2024. After lengthy testimony, the City Plan Commission moved to hold the file to allow for additional community engagement. As the result of additional engagement and outreach, an updated plan was released on May 1, 2025. At that time, Proposed Substitute A was also submitted to the file to reflect the updated plan and as part of that, renamed the plan to Housing Element. Proposed Substitute A 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.

A public hearing was held by the City Plan Commission at its June 2, 2025 meeting. DCD staff presented an overview of the Plan, additional public engagement that has occurred since July 2024, and changes that have been made to the Plan based on community feedback. Aids. Zamarripa, Chambers, and Moore, sponsors of the file, spoke in support of the revised plan. Aid. Burgelis also stated that he was encouraged by the updated plan but did not yet have a position in support or opposition. Several members of the public submitted letters to the file and provided testimony at the hearing, most of whom were in support of the revised plan. Those in support touched on items including but not limited to improved public engagement and the need for allocated resources to allow that to continue, the need for accessible and affordable housing for renters and homeowners, and the desire to have more allowance for duplex, tri-plex and four-plex units. A few people provided testimony regarding Accessory Dwelling Units (ADUs), stating that they should not be allowed in single-family zoning districts and would invite and allow absentee rental housing, and the pending zoning code text change ordinance should not allow for internal ADUs. One person spoke in opposition to the file, stating that despite some improvements, the plan risks gentrification and displacement for senior citizens, middle-aged, and disabled homeowners, and is too broad and fails to address various specific issues. The City Plan Commission recommended approval of Proposed Substitute A conditioned on including further technical recommendations as outlined by staff.



Sincerely,

A handwritten signature in blue ink, appearing to read "Lafayette L. Crump". The signature is fluid and cursive, with the first name "Lafayette" being more prominent than the last name "Crump".

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee