



LETTER OPPOSING ADU, RT5, GrowingMKE

February 5, 2025

Dear JEFF OSTERMAN, CHAIR, and ZONING CODE TECHNICAL COMMITTEE:

This letter is for reading and filing on record. 5PNA opposes 1) A substitute ordinance relating to the creation of the RT5 zoning district and 2) A substitute ordinance relating to zoning regulations for accessory dwelling units. 5 POINTS, as an organization, provide a rationale and suggested revisions in this letter.

In regards to the ADU, the following community protections form a part of the ordinance:

1. The accessory dwelling unit/units cannot be used for short-term rentals less than 6 months unless the person is recently released from a carceral institution such as prison, jail, or the house of corrections. This precludes the rental of ADUs at hourly, nightly, or weekly rates and as rentals for Airbnb and so forth. This restriction shall be recorded on the deed for the property.

In regards to RT5, the following community protections form a part of the ordinance:

1. Any dwelling up to 8 units built or renovated in the newly established RT5 shall be required to allocate 80% of the units "affordable" for the next 100 years (from 2025 to 2125). Any violations would forfeit the property and the property would be moved into a community land trust. See Appendix 1 for a definition of affordable.
2. Any dwelling up to 8 units built or renovated in the newly established RT5 shall enter into an agreement with the City of Milwaukee Parks to repair, install new diverse trees, shrubs and flowerbeds located on city-owned land such as sidewalks in a .25 mile radius. Green restoration must occur within 1 year of the permit pulled and continue for 15 years after the first unit is occupied. Any violations would forfeit the property and the property would be moved into a community land trust.

5PNA has 175 clauses to be considered that we believe will repair generational disinvestment and set our neighborhood up for long-term success. We would happily work with the City Attorney to ensure future code substitutions are legal and enforceable, and most importantly protect residents from displacement and contribute to fair revitalization.

Finally, we are deeply concerned that the broadcast of this meeting on Channel 25 was removed and "cited" as an error. This is a time when many residents distrust their government institutions from the federal level on down. Our local government officials demonstrate that they can operate within a democracy; works only when there is full transparency and sincere efforts to maintain the trust of the people whose tax dollars fund this work.

We are deeply concerned that parts of the Growing MKE plan are being considered when the City has agreed to conduct a harm-benefits analysis which remains incomplete and available for public consideration. Furthermore, the Growing MKE community engagement website does not include this meeting (see Appendix 2). As reported in the Journal Sentinel and our written communication with the

Alderpersons sponsoring these ordinance changes the proposed substitute ordinances are in direct relationship to GrowingMKE. To side step your own process demands an internal investigation.

5PNA and its leading home stabilization-anti gentrifications are open to form a working partnership to solve the housing crisis among Black residents living in Black neighborhoods. Our residents - renters, homeowners, businesses - have experienced 50 years (at least) of disinvestment and now face gentrification as a daily threat. The number of vacant lots and adjoining vacants (Appendix 3) as a result of recent ARPA funds used to demolish hundreds of homes, places our neighborhoods at imminent risk for displacement should any development connected to RT5 and its predecessor, Growing MKE occur.

Redevelopment can be reimagined to reflect the values we have outlined in this letter. 5PNA looks forward to your response and halting of this substitute ordinance of any proposed similar measures.

Respectfully,

Samuel Sims (esign valid)

Mr. Samuel Sims.

5PNA President

3879 N Port Washington Rd

Milwaukee, WI 53212

CC: Zoning Committee

Representative

Organizational Director

5PNA

APPENDICES

Appendix 1.

Affordable shall be defined based solely on Black household income using data from the American Census.

Appendix 2.

Adoption Process

The Plan will need to be formally adopted as an ordinance by the Common Council (File No. [240402](#)). That process includes public hearings before City Plan Commission and Zoning, Neighborhoods and Development.

- Public review and comment at City Plan Commission (CPC) meeting on Monday, July 29, 2024
 - *In response to requests from community members to provide more time for engagement, City staff recommended that CPC hold the public hearing, but not take action on July 29th. The file was held to the call of the chair. This delays the vote to allow for more time for engagement.*
 - *For more information, please visit Legistar under the Common Council File No. [240402](#).*
- Additional public engagement - Fall and Winter 2024 and Winter 2025
- A hearing at City Plan Commission (CPC) - details pending
- A hearing at Zoning, Neighborhood, and Development Committee (ZND) - details pending
- Adoption by the Common Council - details pending, pending recommendation from CPC and ZND

Appendix 3.

