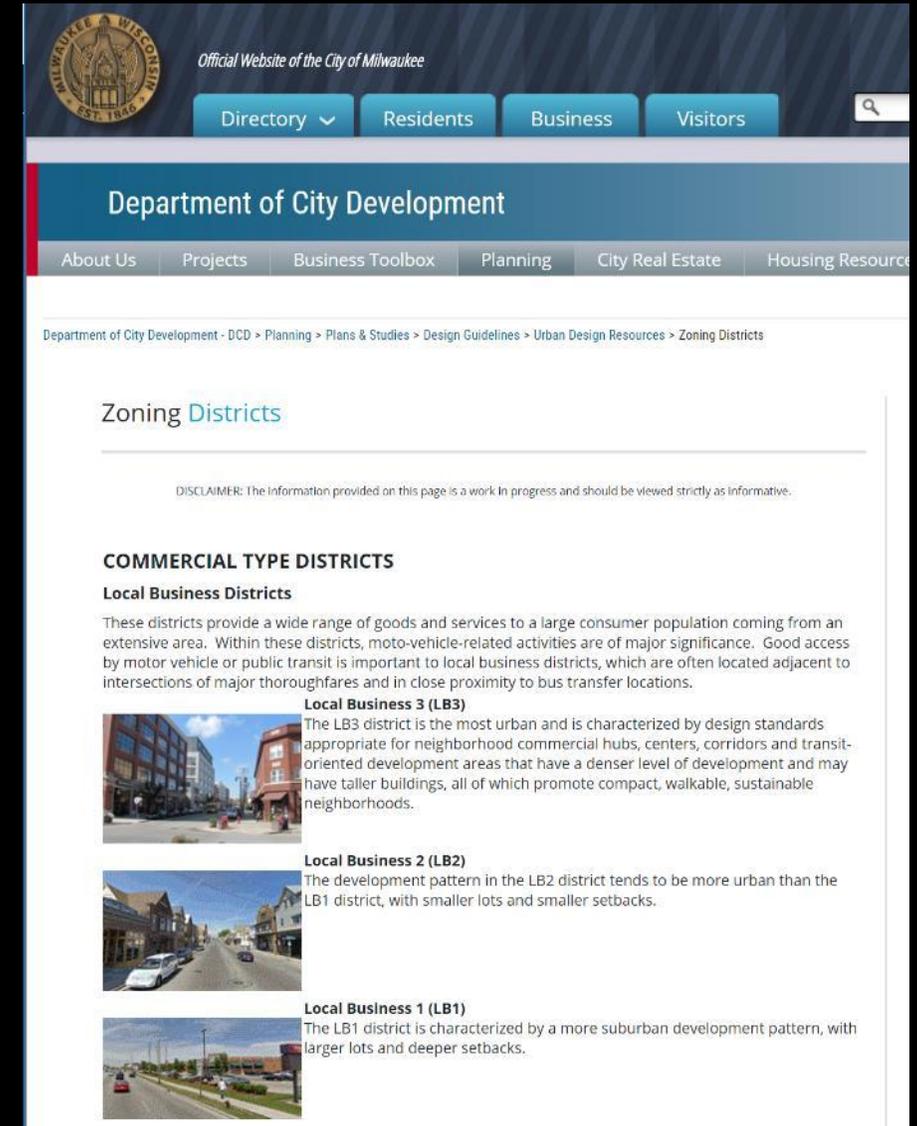


**ZONING ANALYSIS,
RECOMMENDATIONS
AND DRAFT CODE**

Why Study the Zoning?

- Land use (and therefore, zoning) must be aligned with planning policies
- In order to effectively support transit, additional density is often needed near the transit line (within ¼- to ½-mile)
- Milwaukee's existing zoning may provide enough density and intensity to serve the current market, but what about the future?
 - Opportunity to eliminate uses incompatible with walking and transit
 - Opportunity to enhance development patterns and design



The screenshot shows the official website of the City of Milwaukee, Department of City Development. The page is titled "Zoning Districts" and includes a disclaimer: "DISCLAIMER: The information provided on this page is a work in progress and should be viewed strictly as informative." The page is organized into sections for "COMMERCIAL TYPE DISTRICTS" and "Local Business Districts".

COMMERCIAL TYPE DISTRICTS

Local Business Districts

These districts provide a wide range of goods and services to a large consumer population coming from an extensive area. Within these districts, moto-vehicle-related activities are of major significance. Good access by motor vehicle or public transit is important to local business districts, which are often located adjacent to intersections of major thoroughfares and in close proximity to bus transfer locations.

Local Business 3 (LB3)



The LB3 district is the most urban and is characterized by design standards appropriate for neighborhood commercial hubs, centers, corridors and transit-oriented development areas that have a denser level of development and may have taller buildings, all of which promote compact, walkable, sustainable neighborhoods.

Local Business 2 (LB2)



The development pattern in the LB2 district tends to be more urban than the LB1 district, with smaller lots and smaller setbacks.

Local Business 1 (LB1)



The LB1 district is characterized by a more suburban development pattern, with larger lots and deeper setbacks.

TOD Case Studies: Places



CHARLOTTE



DENVER



ST PAUL



PHOENIX

TOD Case Studies: Lessons

- **Every community is different; there is no single “best practice” model**
- **Common regulations include height and density minimums**
- **Often parking is reduced or the requirement is eliminated**
- **Buildings are pulled up to the street, parking is located on the interior of the lot**
- **Auto-related uses are frequently removed**
- **New development patterns support walkability through improved design standards**
- **Denver and St Paul are really just good urban infill districts that happen to support transit**

Milwaukee TOD Zoning Goals

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

DOCUMENT:

- **Improve readability**
- **Add illustrations**
- **Create tables**

CONTENT:

- **Increase density to support streetcar**
- **Enhance walkability**
- **Ensure quality development**

Milwaukee TOD Zoning Framework

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

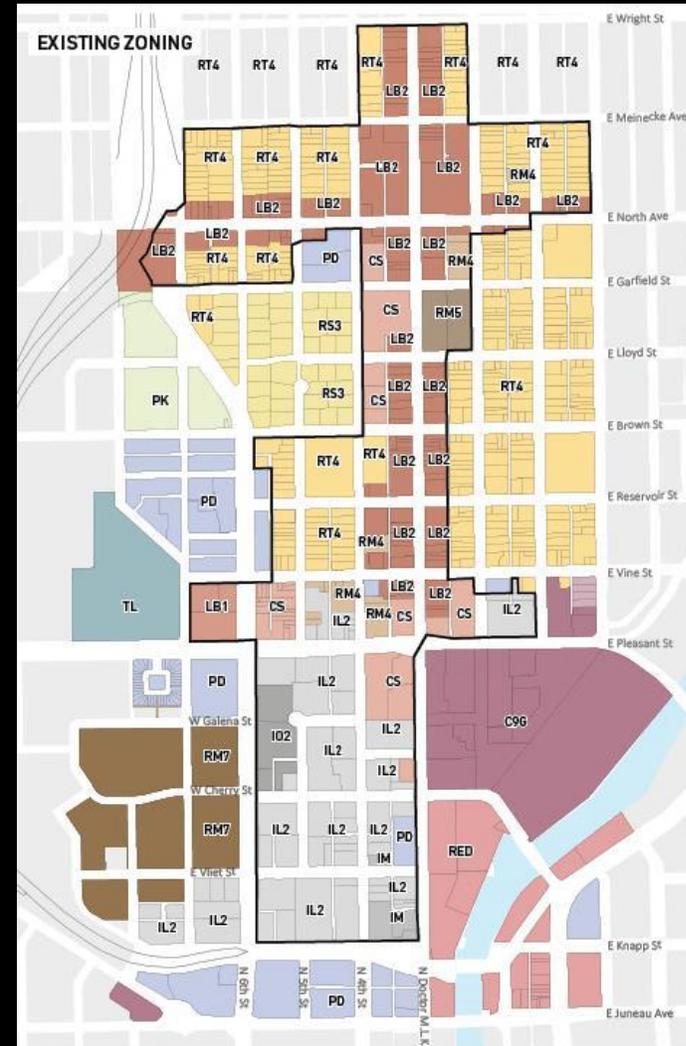
SUMMARY:

- **Recommendation: update zoning districts for most areas adjacent to proposed streetcar lines**
- **Based on existing districts, modified to be more transit-friendly and walkable**
- **Retain the existing building form, but increase density (lot area/unit)**
- **Remove future motor vehicle uses, outdoor storage**
- **Possible protection of existing low-scale facades using height bonus**
- **Districts could be used in other areas of the City in the future**

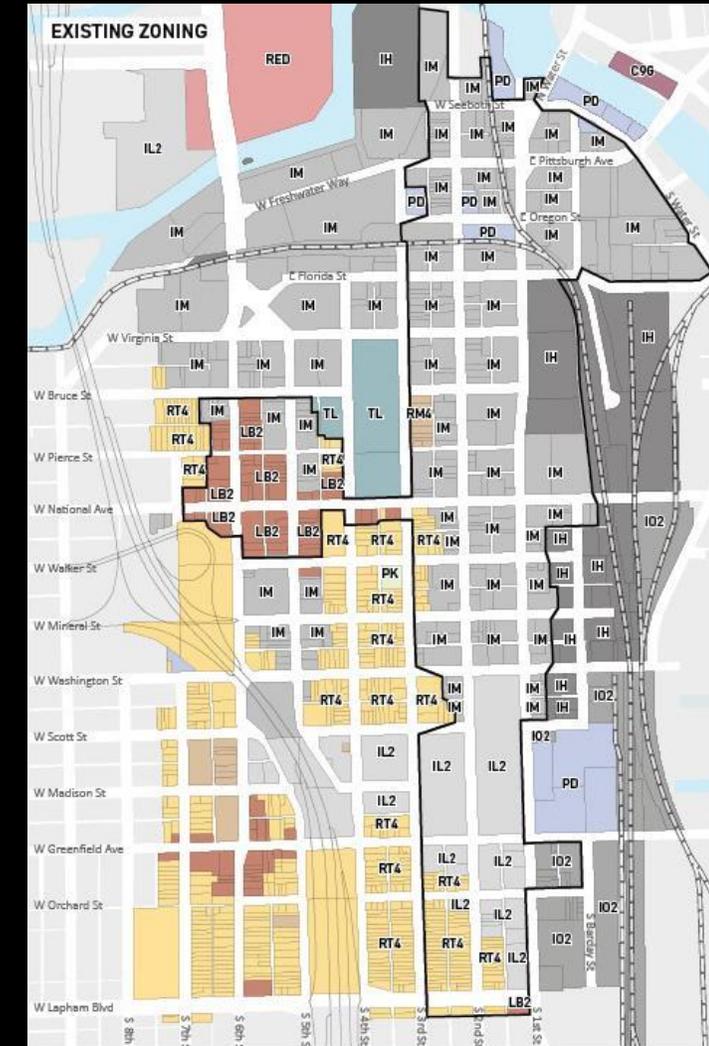
Translation of Existing Zoning

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

RT4	RT4X	Keep locations, add density expand uses
RM4, RM5	RM4, RM5	Unchanged
CS, LB1, LB2, LB3	LB2X, LB3X, LB4X LB2S, LB3S, LB4S	LB-X for corridor LB-S for key intersections and transit stops LB4- allows for additional height
IO2, IL2, IM, IH	IM3X, IM4X	Includes industrial, plus residential and mixed use
PD	PD	Unchanged



Bronzeville Corridor

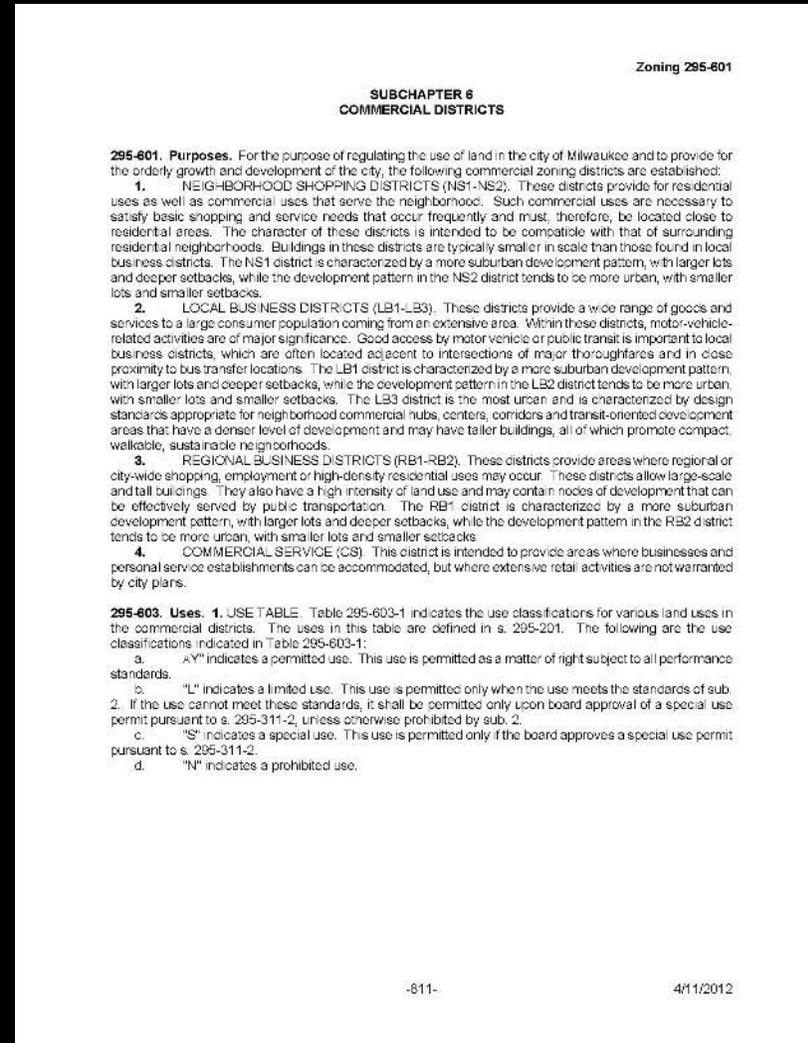


Walker's Point Corridor

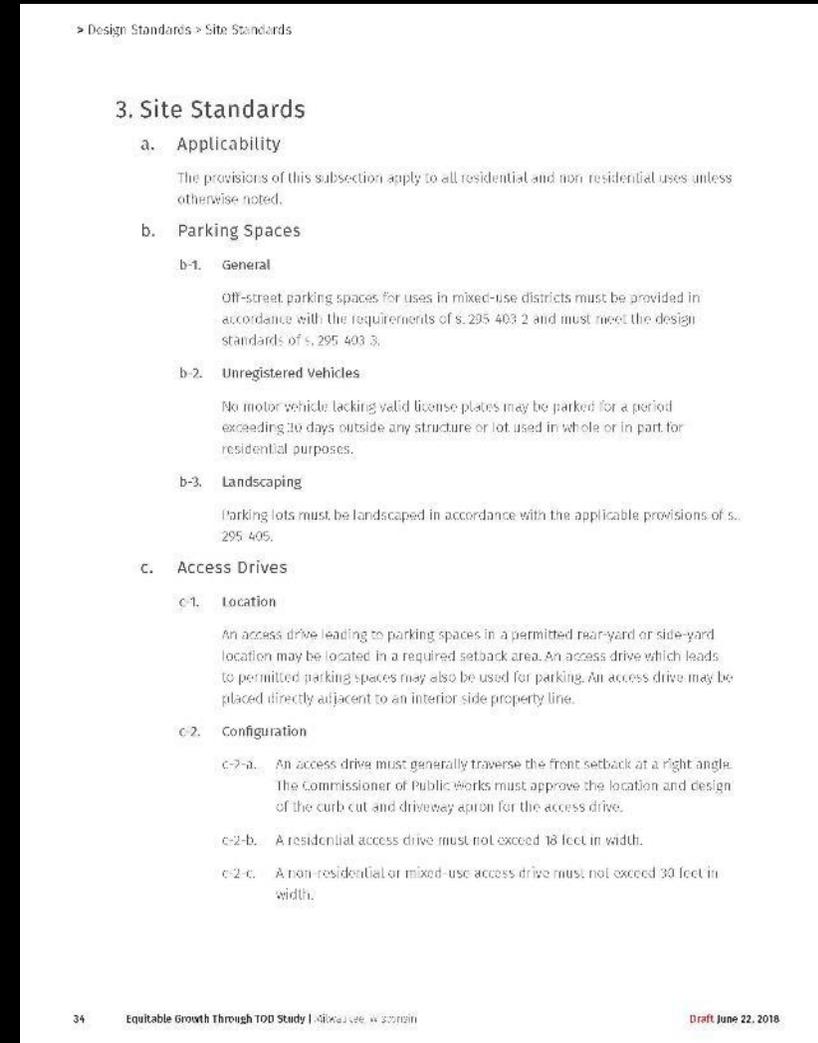
TOD Zoning Document Layout

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

- Larger, bold fonts for subtitles improves quick scanning for information
- Indented text improves readability
- Header includes section navigation
- Graphic document supplements Code of Ordinances



Sample existing code page



Proposed draft code page

New TOD Zoning Page Layout

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

- New Subchapter 12. Mixed Use Districts
- Graphics supplement code text
- Tables simplify quick access to metrics
- Content organized from 2D to 3D
- New zoning includes enhanced design standards

Mixed Use Districts | RT4X - Residential Transition - Mixed Use

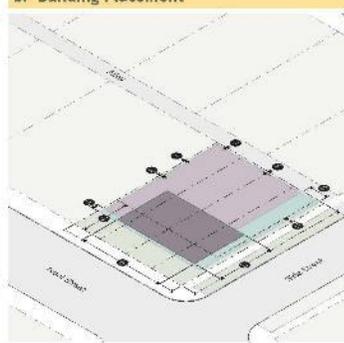
RT4X Residential Transition - Mixed Use

a. Lot Parameters



Lot	
A Area (min)	
Detached housing	1,800 sf
Attached housing	1,200 sf
Other allowed uses	1,800 sf
B Width (min)	
Detached housing	24'
Attached housing	18'
Other allowed uses	24'
Density	
Lot area/unit (min)	800 sf
Coverage	
C Lot coverage (max)	85%
Buildings on Lot	
Multiple principal buildings	Allowed
Units	
Units per building (max)	4

b. Building Placement

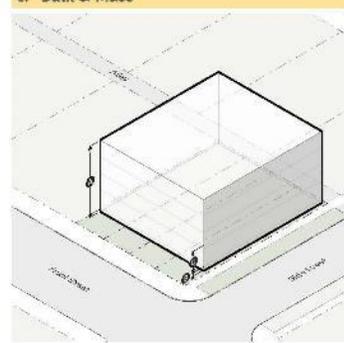


Street Setbacks	
A Front street (min/max)	Avg./Avg. not >20'
B Front street build-to (min)	0%
C Side street (min/max)	3'/15'
D Side street build-to (min)	30%
Side and Rear Building Setbacks	
E Side (min)	1.5'
F Rear (min)	
Common lot line	14'
Alley	1.5'
Parking Setbacks	
G Front street (min)	30'
H Side street (min)	5'
I Side (min)	0'
J Rear (min)	
Common lot line	0'
Alley	0'

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Mixed Use Districts | RT4X - Residential Transition - Mixed Use

c. Bulk & Mass



Building Height	
A Height (max)	48/4 stories
Minimum height in required build-to	n/a
Story Height	
B Ground floor elevation (min/max)	2'/5'
C Ground story, floor-to-floor (min)	10'
Articulation	
Building articulation	Required, see Sec. XX

d. Activation



Glazed Area		
A Ground story (min)	30%	30%
B Upper story (min)	20%	20%
C Blank wall area (max)	40'	50'
Pedestrian Access		
D Street-facing entrance	Required	n/a
E Street-facing entrance spacing (max)	100'	n/a

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Proposed draft code pages

New TOD Zoning Page Layout

DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY

RT4X Residential Transition - Mixed Use

a. Lot Parameters

Lot	
A Area (min)	
Detached housing	1,800 sf
Attached housing	1,200 sf
Other allowed uses	1,800 sf
B Width (min)	
Detached housing	24'
Attached housing	18'
Other allowed uses	24'
Density	
Lot area/unit (min)	800 sf
Coverage	
C Lot coverage (max)	85%
Buildings on Lot	
Multiple principal buildings	Allowed
Units	
Units per building (max)	4

b. Building Placement

Street Setbacks	
A Front street (min/max)	Avg/Avg, not >20'
B Front street build-to (min)	65%
C Side street (min/max)	3'/15'
D Side street build-to (min)	30%
Side and Rear Building Setbacks	
E Side (min)	1.5'
F Rear (min)	
Common lot line	10'
Alley	1.5'
Parking Setbacks	
G Front street (min)	30'
H Side street (min)	5'
I Side (min)	0'
J Rear (min)	
Common lot line	0'
Alley	0'

c. Bulk & Mass

Building Height	
A Height (max)	48'/4 stories
Minimum height in required build-to	n/a
Story Height	
B Ground floor elevation (min/max)	2'/5'
C Ground story, floor to floor (min)	10'
Articulation	
Building articulation	Required, see Sec. XX

d. Activation

Glazed Area	Front Street	Side Street
	A Ground story (min)	30%
B Upper story (min)	20%	20%
C Blank wall area (max)	40'	60'
Pedestrian Access		
D Street-facing entrance	Required	n/a
E Street-facing entrance spacing (max)	100'	n/a

New TOD Zoning Districts

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

Proposed Districts	Replaces	Name	Key Changes
RT4X	RT4	Residential Transition	Expanded live-work, home occupation Allows up to 4 units/lot
LB2X, LB3X LB4X	LB2, LB3 LB4 = NEW Height 160' / 13 stories	Local Business Mixed Use	Reduced lot area per unit (increased potential density) Eliminate most drive-thru Allows residential ground floor
LB2S, LB3S LB4S	LB2, LB3 LB4 = NEW Height 160' / 13 stories	Local Business Shopfront	Same changes as above, plus NEW shopfront <u>form</u> on ground floor required for eventual retail use
IM3X IM4X	IM NEW Height	Industrial Mixed Use	Combines form requirements from IM and LB3 into a single district Vehicle uses require special permit

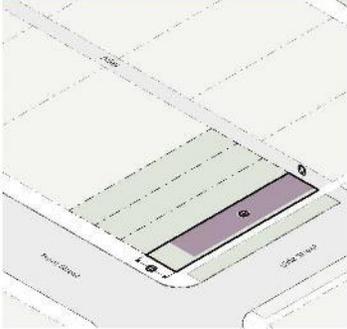
New TOD Zoning Districts

DRAFT CONCEPTS FOR DISCUSSION PURPOSES ONLY

Mixed Use Districts | RT4X Residential Transition - Mixed Use

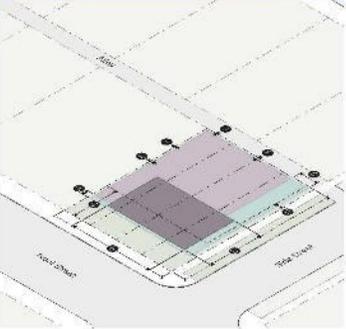
RT4X Residential Transition - Mixed Use

a. Lot Parameters



Lot	
A Area (min)	
Detached housing	1,800 sf
Attached housing	1,200 sf
Other allowed uses	1,800 sf
B Width (min)	
Detached housing	24'
Attached housing	18'
Other allowed uses	24'
Density	
Lot area/unit (min)	800 sf
Coverage	
C Lot coverage (max)	85%
Buildings on Lot	
Multiple principal buildings	Allowed
Units	
Units per building (max)	4

b. Building Placement

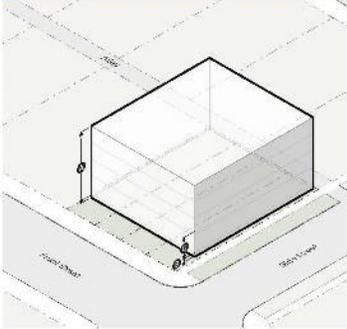


Street Setbacks	
A Front street (min/max)	Avg/Avg. nol. >20'
B Front street build-to (min)	60%
C Side street (min/max)	3'/15'
D Side street build-to (min)	30%
Side and Rear Building Setbacks	
E Side (min)	1.5'
F Rear (min)	
Common lot line	10'
Alley	1.5'
Parking Setbacks	
G Front street (min)	30'
H Side street (min)	5'
I Side (min)	0'
J Rear (min)	
Common lot line	0'
Alley	0'

Equitable Growth Through TOD Study | Alliance for Wisconsin | Draft June 22, 2018

RT4X Residential Transition - Mixed Use | Mixed Use Districts

c. Bulk & Mass



Building Height	
A Height (max)	48'/4 stories
Minimum height in required build-to	n/a
Story Height	
B Ground floor elevation (min/max)	2'/5'
C Ground story, floor to floor (min)	10'
Articulation	
Building articulation	Required, see Sec. XX

d. Activation



Glazed Area	
A Ground story (min)	30%
B Upper story (min)	20%
C Blank wall area (max)	40%
Pedestrian Access	
D Street-facing entrance	Required
E Street-facing entrance spacing (max)	100'

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New TOD Zoning Districts

DRAFT CONCEPTS FOR DISCUSSION PURPOSES ONLY

Mixed Use Districts | LB2X Local Business - Mixed Use

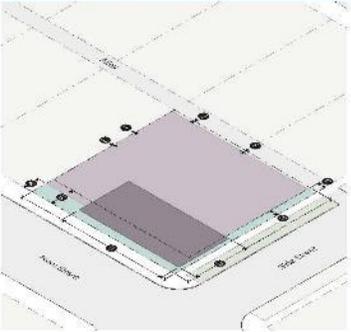
LB2X Local Business - Mixed Use

a. Lot Parameters



Lot	
Area (min)	n/a
Width (min)	n/a
Density	
Lot area/unit (min)	600 sf
Coverage	
Lot coverage (max)	n/a
Buildings on Lot	
Multiple principal buildings	Allowed

b. Building Placement

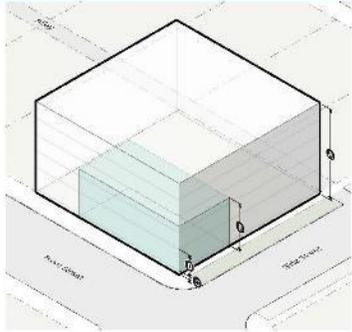


Street Setbacks	
A Front street (min/max)	0'/Avg
B Front street build-to (min)	20%
C Side street (min/max)	0'/5'
D Side street build-to (min)	30%
Side and Rear Building Setbacks	
E Side (min)	0'
F Rear (min)	0'
Common lot line	0'
Alley	1.5'
Parking Setbacks	
G Front street (min)	15'
H Side street (min)	5'
I Side (min)	0'
J Rear (min)	0'
Common lot line	0'
Alley	0'

8 Equitable Growth Through TOD Study | Mixed Use - Worksheet Draft June 22, 2018

LB2X Local Business - Mixed Use | Mixed Use Districts

c. Bulk & Mass



Building Height	
A Maximum height	60'/5 stories
B Minimum height in required build-to	30'
Story Height	
C Ground floor elevation (min/max)	Residential 2'-7.5' Nonresidential 0'-7.5'
D Ground story, floor-to-floor (min)	Residential 10' Nonresidential 12'
Articulation	
Building articulation	Required, see Sec. XX

d. Activation



Glazed Area		
A Ground story (min)		
Residential	30%	30%
Nonresidential	60%	30%
B Upper story (min)	20%	20%
C Blank wall area (max)	33'	50'
Pedestrian Access		
D Street-facing entrance	Required	Required
E Street-facing entrance spacing (max)	75'	n/a

9 Equitable Growth Through TOD Study | Mixed Use - Worksheet Draft June 22, 2018

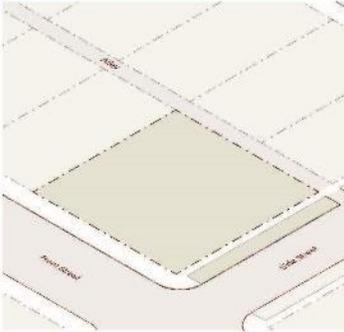
New TOD Zoning Districts

DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY

Mixed Use Districts | LB2S Local Business - Shopfront

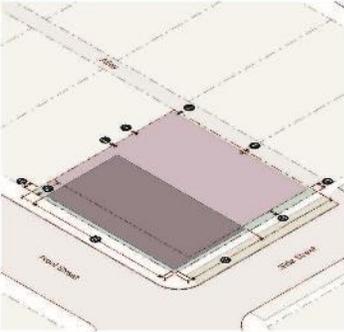
LB2S Local Business - Shopfront

a. Lot Parameters



Lot	
Area (min)	n/a
Width (min)	n/a
Density	
Lot area/unit (min)	600 sf
Coverage	
Lot coverage (max)	n/a
Buildings on Lot	
Multiple principal buildings	Allowed

b. Building Placement

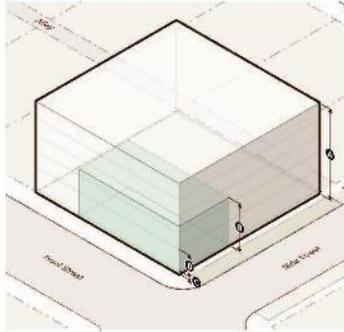


Street Setbacks	
Ⓐ Front street (min/max)	0'/5'
Ⓑ Front street build-to (min)	90%
Ⓒ Side street (min/max)	0'/2.5'
Ⓓ Side street build-to (min)	50%
Side and Rear Building Setbacks	
Ⓔ Side (min)	0'
Ⓕ Rear (min)	0'
Common lot line	0'
Alley	1.5'
Parking Setbacks	
Ⓖ Front street (min)	15'
Ⓗ Side street (min)	5'
Ⓘ Side (min)	0'
Ⓚ Rear (min)	0'
Common lot line	0'
Alley	0'

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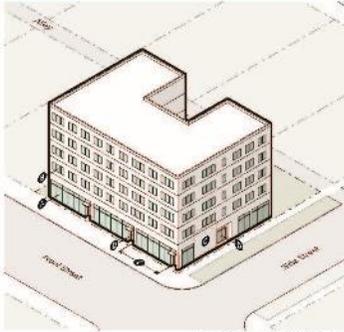
Mixed Use Districts | LB2S Local Business - Shopfront

c. Bulk & Mass



Building Height	
Ⓐ Maximum height	60'/5 stories
Ⓑ Minimum height in required build-to	30'
Story Height	
Ⓒ Ground floor elevation (min/max)	0'/2'
Ⓓ Ground story, floor to floor (min)	14'
Articulation	
Building articulation	Required, see Sec. XX

d. Activation



Glazed Area		
Ⓐ Ground story (min)	70%	35%
Ⓑ Upper story (min)	20%	20%
Ⓒ Blank wall area (max)	20'	40'
Pedestrian Access		
Ⓓ Street-facing entrance	Required	Required
Ⓔ Street-facing entrance spacing (max)	50'	50'

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New TOD Zoning Districts

DRAFT CONCEPTS FOR DISCUSSION PURPOSES ONLY

Mixed Use Districts | IM3X Industrial - Mixed Use

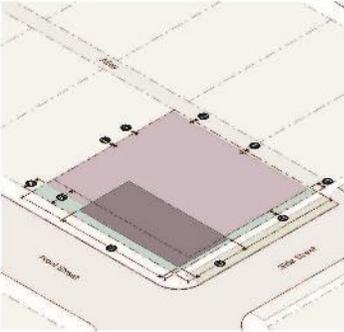
IM3X Industrial - Mixed Use

a. Lot Parameters



Lot	
Area (min)	n/a
Width (min)	n/a
Density	
Lot area/unit (min)	300 sf
Coverage	
Lot coverage (max)	n/a
Buildings on Lot	
Multiple principal buildings	Allowed

b. Building Placement

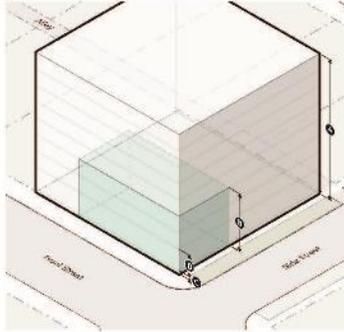


Street Setbacks	
A Front street (min/max)	0' / Avg
B Front street build-to (min)	70%
C Side street (min/max)	0' / 5'
D Side street build-to (min)	30%
Side and Rear Building Setbacks	
E Side (min)	0'
F Rear (min)	0'
Common lot line	0'
Alley	1.5'
Parking Setbacks	
G Front street (min)	15'
H Side street (min)	5'
I Side (min)	0'
J Rear (min)	0'
Common lot line	0'
Alley	0'

20 Equitable Growth Through TOD Study | Milwaukee, Wisconsin Draft June 22, 2018

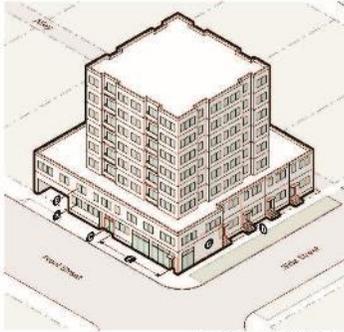
Mixed Use Districts | IM3X Industrial - Mixed Use

c. Bulk & Mass



Building Height	
A Maximum height	110' / 8 stories
B Minimum height in required build-to	30'
Story Height	
C Ground floor elevation (min/max)	Residential: 2.75' Nonresidential: 0'-12'
D Ground story, floor to floor (min)	Residential: 10' Nonresidential: 12'
Articulation	
Building articulation	Required, see Sec. XX

d. Activation



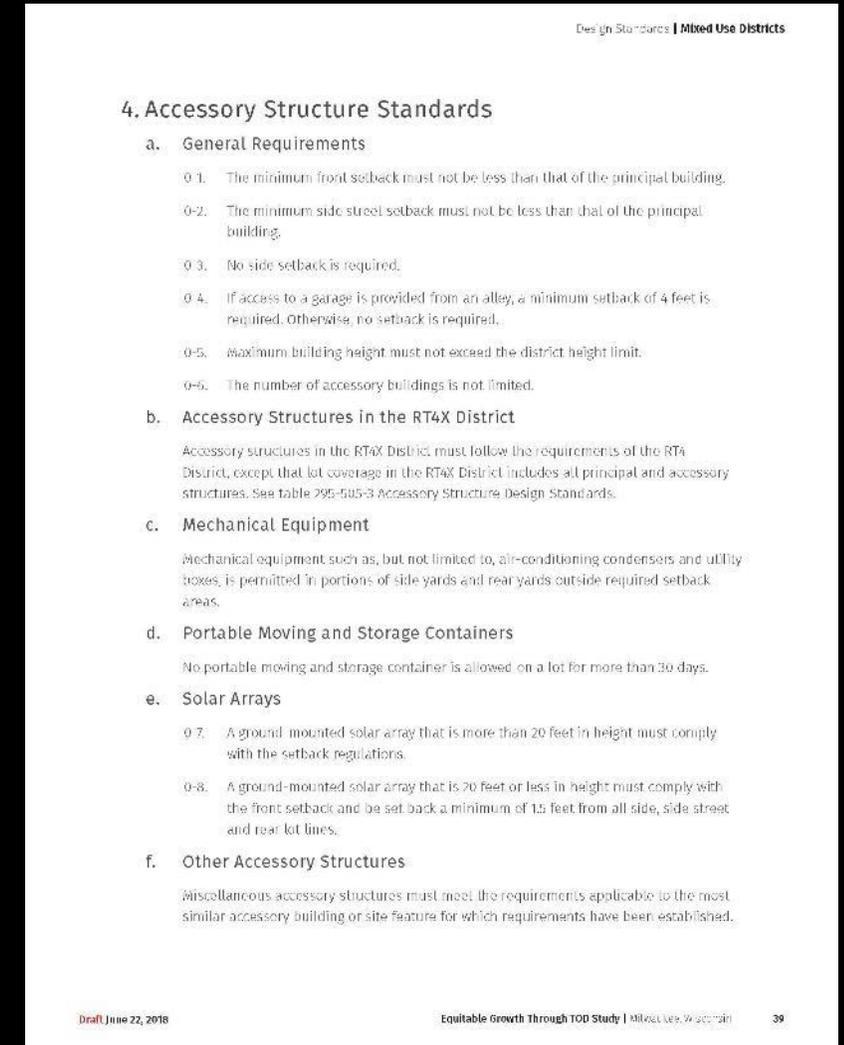
Glazed Area	
A Ground story (min)	
Residential	30% 30%
Nonresidential	60% 30%
B Upper story (min)	20% 20%
C Blank wall area (max)	30' 50'
Pedestrian Access	
D Street facing entrance	Required Required
E Street facing entrance spacing (max)	100' n/a

21 Equitable Growth Through TOD Study | Milwaukee, Wisconsin Draft June 22, 2018

Development Standards

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

- **Consolidated Mixed Use Standards Based on Existing Res/Comm/Ind Standards**
 - **Principal Building Standards**
 - **Site Standards**
 - **Accessory Structure Standards**
 - **Signs**



Proposed draft code pages

Enhanced Use Table

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

- Enhanced Table with Color
- Use Category, Specific Use
- Use Standards Links
- Modified Permissions

Subchapter 12 . Mixed Use Districts > Uses > Use Table

TABLE 295-1204-1 ALLOWED USE TABLE	ZONING DISTRICTS				Use Standards
	RT4-X	LB-X	LB-S	IM-X	
RESIDENTIAL USES					
Single-family dwelling	Y	N	N	N	
Two-family dwelling	Y	N	N	N	
Multi-family dwelling	Y	Y	Y	Y	
Permanent supportive housing	N	Y	Y	Y	
Transitional housing	S	S	S	S	295-1204.3.a.
Attached single-family dwelling	Y	Y	Y	Y	
Live-work unit	L	Y	Y	Y	295-1204.2.a.
Mobile home	N	N	N	N	
Watchman/service quarters	N	N	N	Y	
Family day care home	L	L	L	L	295-1204.2.b.
GROUP RESIDENTIAL USES					
Group Residential					
Rooming house	S	S	S	S	295-1204.3.a.
Convent, rectory or monastery	Y	Y	Y	Y	
Dormitory	S	S	S	S	295-1204.3.a.
Fraternity or sorority	S	S	S	S	295-1204.3.a.
Adult family home	L	L	L	L	295-1204.2.c.
Foster Homes					
Foster family home	Y	Y	Y	Y	
Small foster home	L	L	L	L	295-1204.2.d.
Group home or group foster home	L	L	L	L	295-1204.2.e.
Shelter Care Facilities					
Family shelter care facility	Y	Y	Y	Y	
Small group shelter care facility	L	L	L	L	295-1204.2.f.
Large group shelter care facility	S	S	S	S	295-1204.3.a.
Community Living Arrangement	L	L	L	L	295-1204.2.g.
EDUCATIONAL USES					
Day care center	L	S	S	S	295-1204.2.g.
School, elementary or secondary	Y	S	S	S	
College	S	Y	Y	S	
School, personal instruction	L	Y	Y	S	295-1204.2.h.
COMMUNITY-SERVING USES					
Library	Y	Y	Y	Y	
Cultural institution	L	Y	Y	Y	295-1204.2.i.
Community center	S	S	S	S	
Religious assembly	Y	S	S	S	

KEY: Y= Permitted Use S= Special Use L= Limited Use N= Prohibited Use

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Use Table < Uses < Subchapter 12 . Mixed Use Districts

TABLE 295-1204-1 ALLOWED USE TABLE	ZONING DISTRICTS				Use Standards
	RT4-X	LB-X	LB-S	IM-X	
RESIDENTIAL USES					
Cemetery or other place of interment	N	N	N	N	
Public safety facility	Y	Y	Y	Y	
Correctional facility	N	N	N	N	
COMMERCIAL AND OFFICE USES					
General office	L	Y	Y	Y	295-1204.2.h.
Government office	L	Y	Y	Y	295-1204.2.h.
Bank or other financial institution	L	Y	Y	Y	295-1204.2.h.
Currency exchange, payday loan or title loan agency	N	S	S	S	295-1204.3.b.
Installment loan agency	N	S	S	S	295-1204.3.b.
Cash-for-gold business	N	S	S	S	295-1204.3.b.
Pawn shop	N	S	S	S	295-1204.3.b.
Retail establishment, general	L	Y	Y	Y	295-1204.2.h.
Garden supply or landscaping center	N	Y	Y	Y	
Home improvement center	N	S	S	Y	
Secondhand store	N	Y	Y	Y	
Outdoor merchandise sales	N	S	S	S	
Artist studio	Y	Y	Y	Y	
Adult retail establishment	N	N	N	N	
HEALTH CARE AND SOCIAL ASSISTANCE USES					
Medical office	L	Y	Y	Y	295-1204.2.h.
Health clinic	N	S	S	S	
Hospital	N	S	S	N	
Medical research laboratory	N	S	S	Y	
Medical service facility	N	S	S	N	
Social service facility	S	S	S	S	
Emergency residential shelter	N	S	S	N	
Nursing home	S	Y	Y	N	
GENERAL SERVICE USES					
Personal service	L	Y	Y	Y	295-1204.2.h.
Business service	L	Y	Y	Y	295-1204.2.h.
Catering service	L	Y	Y	Y	295-1204.2.h.
Funeral home	L	Y	Y	Y	295-1204.2.h.
Laundromat	L	Y	Y	Y	295-1204.2.h.
Dry cleaning establishment	L	Y	Y	Y	295-1204.2.h.
Furniture and appliance rental and leasing	N	Y	Y	Y	
Household maintenance and repair service	N	Y	Y	Y	
Tool/equipment rental facility	N	Y	Y	Y	

KEY: Y= Permitted Use S= Special Use L= Limited Use N= Prohibited Use

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Proposed draft code pages

Use Table: Key Changes

**DRAFT CONCEPTS
FOR DISCUSSION
PURPOSES ONLY**

- Link to Use Standards
- RT4X: Added Artist Studio, expanded Live-Work and Home Occupation
- LB-/IM-: No new Single-Family or Two-Family, banned motor vehicle uses

Subchapter 12. Mixed Use Districts > Uses > Use Table

**TABLE 295-1204-1
ALLOWED USE TABLE**

Use Category Specific Use	ZONING DISTRICTS				Use Standards
	RT4-X	LB-X	LB-S	IM-X	
RESIDENTIAL USES					
Single-family dwelling	Y	N	N	N	
Two-family dwelling	Y	N	N	N	
Multi-family dwelling	Y	Y	Y	Y	
Permanent supportive housing	N	Y	Y	Y	
Transitional housing	S	S	S	S	295-1204.3.a.
Attached single-family dwelling	Y	Y	Y	Y	
Live-work unit	L	Y	Y	Y	295-1204.2.a.
Mobile home	N	N	N	N	
Watchman/service quarters	N	N	N	Y	
Family day care home	L	L	L	L	295-1204.2.b.
GROUP RESIDENTIAL USES					
Group Residential					
Rooming house	S	S	S	S	295-1204.3.a.
Convent, rectory or monastery	Y	Y	Y	Y	
Dormitory	S	S	S	S	295-1204.3.a.
Fraternity or sorority	S	S	S	S	295-1204.3.a.
Adult family home	L	L	L	L	295-1204.2.c.
Foster Homes					
Foster family home	Y	Y	Y	Y	
Small foster home	L	L	L	L	295-1204.2.d.
Group home or group foster home	L	L	L	L	295-1204.2.e.
Shelter Care Facilities					
Family shelter care facility	Y	Y	Y	Y	
Small group shelter care facility	L	L	L	L	295-1204.2.f.
Large group shelter care facility	S	S	S	S	295-1204.3.a.
Community Living Arrangement	L	L	L	L	295-1204.2.e.
EDUCATIONAL USES					
Day care center	L	S	S	S	295-1204.2.g.
School, elementary or secondary	Y	S	S	S	
College	S	Y	Y	S	
School, personal instruction	L	Y	Y	S	295-1204.2.h.
COMMUNITY-SERVING USES					
Library	Y	Y	Y	Y	
Cultural institution	L	Y	Y	Y	295-1204.2.i.
Community center	S	S	S	S	
Religious assembly	Y	S	S	S	

KEY: Y= Permitted Use S= Special Use L= Limited Use N= Prohibited Use

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New Zoning Summary

- **Replacement Zoning for Most Common Districts in the Two Corridors**
- **Based on Existing Zoning With**
 - **Increased Density**
 - **Enhanced Urban Design**
- **Document Modernization**
- **Could be Used to Implement Plans Throughout Milwaukee**

Next Steps . . .