

Lee, Chris

From: Cooley, Barbara
Sent: Tuesday, February 4, 2025 3:48 PM
To: Lee, Chris
Subject: ZCTC February 5, 2025 Agenda Files #240997 and 240999

Good afternoon, Chris,

Below is my letter to be added to the file and placed on record for tomorrow's February 5th 2:00 PM Zoning Code Technical Committee meeting,

Please send confirmation of receipt once my submission has been attached to the file.

Thank you for your assistance. Below is my opposition letter:

To the Members of the Zoning Code Technical Committee,

I am opposed to both of the items before you today. The Growing Milwaukee plan is a top-down, one-size-fits-all plan which does not recognize the needs and attributes of individual neighborhoods, does not acknowledge where sections of the City already are at in relation to its overall goals, removes residents' ability to respond to developers' requests for zoning changes, throws open the door to absentee landlords, and does not make its case that more developer involvement will reduce rents.

As someone whose primary investment is in the duplex I call home, I fear that home ownership (both single family and duplex) will suffer as a result of the plan and its proposed zoning changes.

The RT5 district will allow 8 units on one lot. How tall will buildings need to be to accommodate 8 units on one lot that currently holds a duplex? Or how small will the units need to be? Or will these only be built on two adjacent lots? What will that do to a neighborhood? Are renters who live in an 8-unit building going to take part in the neighborhood? Are they going to care? If their building is new construction, how are rents going to be lower than they already are in the area, since construction is expensive? And I read something about commercial development in those locations. What does that do to a neighborhood's character? Does it bring in thieves? The Walgreens on Oakland has theft almost daily, sometimes more than once. What happens to already-impacted street parking when 8 units are added in one location and only a few parking spaces are required by the code?

ADUs are expensive to build and as a result will not be cheap to rent. And they are unsightly. If they are added on top of houses, ugly fire escapes are necessary and often built right on the front of houses. There is a reason ADUs were outlawed in Milwaukee in the past. The other option is to cram them onto our already small backyards. Or to convert garages, forcing more cars onto impacted street parking.

I've been told that part of the City will be left out of the Growing Milwaukee plan due to opposition. This is the portion of the City with the greatest number of developable properties. What does that mean for the rest of the City? How much development will be expected in the most marketable neighborhoods? The only answer I was given was that it won't happen all at once. This is not an answer to my question.

There are too many unknowns in the overall plan, and these measures do nothing to correct that. Actual target numbers need to be developed by area of the City for this plan, backed up by existing data. We need to know what to expect. Home ownership, not more rental from absentee landlords, needs to be encouraged and supported. And residents need to retain the right to object to development in their neighborhoods.

Thank you,

Barbara Cooley