

THE DAILY REPORTER

See Page 2 for ad proof

By:

Joel D. Yonin

By:



Page 1 of 2

C. NO. 5
FILE NUMBER 240402
OFFICIAL NOTICE

Published by Authority of the
Common Council of the City of
Milwaukee

Office of the City Clerk

Notice is hereby given that an ordinance that was introduced at the July 2, 2024 meeting of the Milwaukee Common Council, the essence of which is as follows:

A substitute ordinance adopting the Housing Element of the Citywide Policy Plan as part of Milwaukee's Overall Comprehensive Plan, and directing implementation

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. 68.1001, 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 neighborhoods; and

Whereas, The Citywide Policy Plan includes a "Housing and Neighborhoods" chapter, which serves as the 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 the City's Climate and Equity Plan includes recommendations to improve environmental sustainability and reduce greenhouse gases and both of these planning efforts as well as past City plans such as the Equitable Growth through Transit Oriented Development Plan 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, Projections indicate that Milwaukee will need to add 35,000 new homes in the coming decades to meet projected demand and Milwaukee's Collective Affordable Housing Strategic Plan established a goal of creating 8,800 new affordable homes in the next ten years, and Growing MKE 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 elements of the code that can be updated to enable the development of a wider diversity 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 Growing MKE Plan proposes policies and strategies to increase housing choice and equity, support fiscal sustainability and economic development, foster walkable neighborhoods and connectivity, and implement recommendations from the Climate and Equity 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 diversity, housing opportunity, and community goals for housing growth; and

Whereas, The Department of City Development proposed a two-phase project to update the Housing element of the Citywide Policy Plan and 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 Growing MKE, 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 Growing MKE Plan, including drafting updates to the Zoning Code for consideration by the Common Council; and

Whereas, The Growing MKE Plan 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 Growing MKE Plan by the Common Council will establish the Growing MKE Plan as a guide for the City regarding the development of housing in Milwaukee and updates to the City's Zoning Code and facilitate implementation of the recommendations in the Plan, now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Growing MKE Plan 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

Notice is hereby further given that the foregoing matter will be given a public hearing by the Committee on Zoning, Neighborhoods and Development in Room 301-B, City Hall, 200 East Wells Street, Milwaukee, Wisconsin on Tuesday, June 17, 2025, at 9:00 A.M., pursuant to the provision of Sub-Section (7)(d) of Section 62.23 of the Revised Statutes of the State of Wisconsin. Depending on the actions and recommendations of the City Plan Commission and the Zoning, Neighborhoods, and Development Committee, an additional public hearing date of July 8th, 2025 at 9:00 a.m. may be noticed via a future publication. The final hearing date(s) will be established by publication of the Zoning, Neighborhoods and Development Committee meeting agendas, which are available on the City of Milwaukee website at <https://milwaukee.legistar.com/Calendar.aspx>. Those wishing to view the proceedings are able to do so via the City Channel - Channel 25 on Spectrum Cable or on the internet at www.milwaukee.gov/citychannel.

Those wishing to provide oral testimony will be asked to do so in-person by phone, or internet. Those wishing to provide oral testimony by phone or internet are asked to contact the staff assistant, Chris Lee, clea@milwaukee.gov.

gov, (414) 286-2232 for necessary information. Please make such requests no later than one business day prior to the start of the meeting. Alternatively, those wishing to provide testimony relating to this matter can do so in writing by mail to Office of the Common Council - City Clerk, 200 E. Wells St., Room 205, Milwaukee, WI, 53202, or by e-mailing the staff assistant of this committee at the address listed above.

The full text of the proposed plan amendment will be available for viewing in the subject Common Council File and a link to the plan amendment is currently posted on the website www.milwaukee.gov/HousingElement. Questions or comments about the amendment should be directed to Amy Oeth, City of Milwaukee - Department of City Development, 809 North Broadway, Milwaukee, WI 53202 or via email to GrowingMKE@milwaukee.gov. Written comments should be submitted no later than Thursday, June 5, 2025.

PLEASE NOTE: a) Members of the Common Council, and members of its Standing Committees who are not members of either Committee, may attend this meeting to participate or to gather information. Therefore, notice is given that either meeting may constitute a meeting of the Common Council or any of its Standing Committees and must be noticed as such, although they will not take any formal action at this meeting.

b) If you have difficulty with the English language, you may bring an interpreter with you, at your own expense, so that you can answer questions and participate in the hearing.

c) Upon reasonable notice efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2998, (FAX) 286-3456, (TDD) 286-2025 or by writing to the ADA Coordinator at Room 205, City Hall 200 E. Wells Street, Milwaukee, WI 53202.

d) Limited parking for persons attending meetings in City Hall is available at reduced rates (5 hour limit) at the Milwaukee Center on the southwest corner of East Kilbourn and North Water Street. Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall.

e) This meeting will be web-cast live at www.milwaukee.gov/channels25

4056800/5-16