February 5, 2025

City of Milwaukee
ZONING CODE TECHNICAL COMMITTEE
Staff Assistant, Chris Lee
200 E. Wells Street
Milwaukee, Wisconsin 53202

CITY OF MILWAUKEE
2025 FEB -5 P 12: 52
CITY CLERK'S OFFICE

Re: 240997 A substitute ordinance relating to creation of the RT5 zoning district.

Chairman Osterman and committee;

This letter is in regards to the meeting agenda for today and to be filed for the, Wednesday, February 5, 2025 2:00 PM Room 301-B, meeting. Others and I are concerned The City ordinance on Residential Districts section 295-501 is not being followed. It states the zoning regulatory purpose is to, "…promote, preserve and protect Residential neighborhoods." Item numbers 240997 and 240999 will not protect residential neighborhoods they on the face will cause harm.

These are some reasons the substitute ordinance relating to creation of the RT5 zoning district and accessory dwelling units, should not be voted on until more information is provided to the public and the public/residence are allowed to speak on all zoning agenda items.

1) There is little to no information on creation of the RT5 district or substitute regulations for accessory dwelling units. These items violate regulations that "provide certainty to property owners, developers and neighbors about the limits of what is allowed in a residentially-zoned area. (See zoning code 295)" Where as these proposed regulations do not show they are intended to reinforce desired development patterns in existing neighborhoods while accommodating the need for future growth of the city as required by law. There is no documentation showing this requirement.

1a) City departments like the Mayor office or Department of City Development have not made available documented evidence, data, sources, etc. on who will benefit and who will not? What is the data supporting the changes? If when theses are approved are there plan or have there been plans like this before? Why is there a need for more rental units? The narratives presented only show benefit to developers while not protecting residential neighborhoods. There shouldn't be any more rentals built. There should be a focus more on repair for now without ordinances to further prevent the abuses of tenants and their rights. Such rental expansion will exponentially create and promote more tenant victimization.

3) Zoning already allows for some non-residential uses, see code 295-501. In violation, such items will detract from the overall image and character of the residential neighborhood. There is no clarity (a independent harm analysis) on if the new items proposed development standards would work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy and recreational opportunities. Many competently knowledgeable residents do not view the pervious provisions will be addressed.

These issues are of great concern to residents. Do not vote for item numbers 240997 and 240999. Please halt until the vital issues above is being remedied.

Respectfully.

S. Winston
1st Class Citizen in a 1st Class City
PO Box 72091
Milwaukee WI 53212-2091