



GROWING MKE

Encouraging Housing Choice & Growth Through Milwaukee's Zoning Code

The types of housing that work best for us change throughout our lives. Yet, in many Milwaukee neighborhoods, the rules for building housing limit certain types. The City of Milwaukee is updating policies and regulations for housing development to encourage housing diversity and choice across city neighborhoods.

Goals of Growing MKE include:

- ▶ increasing housing supply and housing diversity within the city of Milwaukee,
- ▶ supporting new housing that creates walkable urban neighborhoods,
- ▶ increasing transit options and access to jobs, and
- ▶ providing more affordable, quality housing choices for all Milwaukeeans.

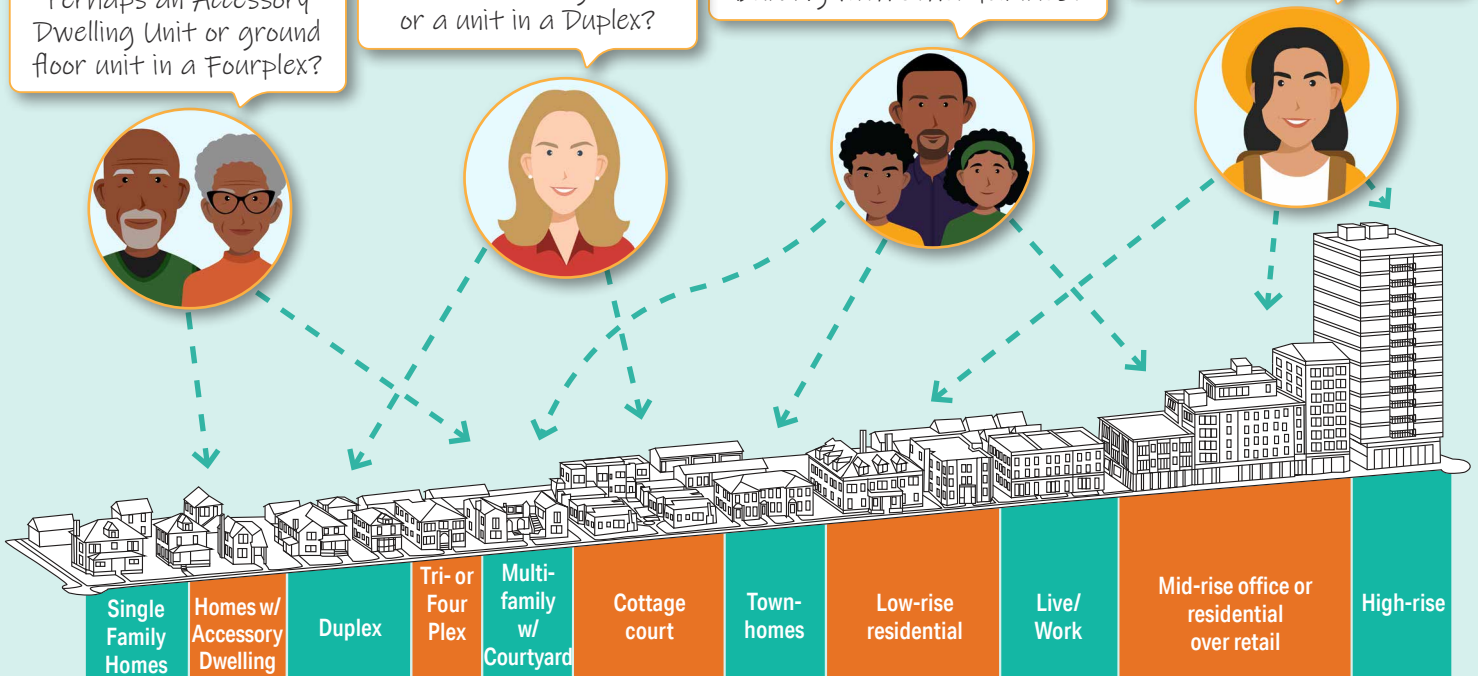
What type of housing would you like to live in now? In 10 years? 20 years?

As aging adults, we'd like a smaller & accessible place in our neighborhood. Perhaps an Accessory Dwelling Unit or ground floor unit in a Fourplex?

I'm living alone & loving it, but I'd like to have neighbors & a bit of room to garden. Perhaps a small home in a Cottage Court or a unit in a Duplex?

As a single parent, I'd like something with limited maintenance & close to a park & grocery store. Perhaps a Townhome or Multi-Family Building with other families?

I'm new to the city. I want a small & affordable place so I have time to explore. Perhaps a Studio Apartment in a Multi-Family Building?



Learn more & sign up for email updates at:
engage.milwaukee.gov/GrowingMKE

   @MilwaukeeDCD

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What is Growing MKE?

Growing MKE is a citywide planning initiative to support Milwaukee’s evolving housing needs.

- ▶ Sets a **framework for housing growth and choice** in Milwaukee through an update to the City’s Citywide Policy Plan.
- ▶ Includes **policies for housing & neighborhoods + actions** to update Milwaukee’s Zoning Code.

Wait, what is a Zoning Code?

Zoning is the set of rules made by local governments to control how land is used and developed. The City of Milwaukee’s Zoning Code includes a zoning map and written rules (the zoning text). Every property in Milwaukee is assigned a zoning classification. Zoning rules decide things like what can be built on a property, how tall buildings can be, and where buildings can be put on the land.

In the city of Milwaukee, the neighborhoods with the most housing type diversity developed before the City adopted its first zoning code in 1922. The changes recommended by Growing MKE will allow for more housing types to be developed in more neighborhoods.

Recommendation 1: Update the Zoning Code to allow more types of neighborhood-scale housing in more neighborhoods.

In all residentially zoned areas, allow:



Townhouses





Detached House





Accessory Dwelling Units





Cottage Courts

Small homes around a shared courtyard





Duplexes





Triplexes



Project Timeline



How does this Plan impact me & my neighborhood?

Limits on housing diversity within neighborhoods impact: affordability, walkability, diversity, climate change, the ability to age in place and keep communities together, access to resources, and more. **So, there are two main recommendations to encourage more housing diversity in more neighborhoods.**

Recommendation 1 continued

In residential areas where duplex or other small multi-unit housing was permitted historically, allow the types to the left + **Fourplexes**





Recommendation 2:

Adjust the zoning code to remove barriers to new housing on business corridors & in multi-family zoning districts. Rely on height limits, setback requirements, & design standards instead of mathematical equations to control the number of housing units.

Multi-Family Buildings

Applies to zoning districts that already allow larger multi-unit buildings



Check out the Plan at engage.milwaukee.gov/GrowingMKE for additional recommendations & policies for housing & neighborhoods!

Growing MKE Goals



Growing MKE will increase housing choice & equity



Growing MKE supports fiscal sustainability & economic development



Growing MKE will foster walkable neighborhoods & connectivity



Growing MKE supports a healthy & thriving community



Growing MKE will make Milwaukee a more sustainable & resilient city

Public Engagement Process

Growing MKE sought out and received an abundance of feedback from neighborhood organizations, developers, property owners, residents, and community members. The feedback received through in-person engagement and surveys has helped shape the Growing MKE Plan.

- ▶ 7 Community Open House public meetings
- ▶ 2 Online Webinars with Q&A
- ▶ 33 "Office Hour" events at Milwaukee Public Libraries throughout the city
- ▶ 14 Focus Groups & community meetings with neighborhood groups & local developers
- ▶ 20 Pop-Up Engagement Events at senior centers, farmers' markets, & other community events
- ▶ 3 Community Advisory Committee meetings
- ▶ 3 Technical Advisory Committee meetings
- ▶ 2 community-wide surveys
- ▶ 1,750+ directly engaged at in-person & online meetings + events
- ▶ 800+ online views of meetings & recordings
- ▶ 5,800+ visitors engaging online engage.milwaukee.gov/GrowingMKE
- ▶ Multi-lingual outreach materials throughout the process & Community Open House meetings in English, Spanish & Hmong

Plan Available

engage.milwaukee.gov/GrowingMKE

What's in the Plan?

- ▶ Summary + Why
- ▶ Goals & Policies
- ▶ Recommendations
- ▶ Implementation Actions



Please share this information with your family, friends & neighbors!