



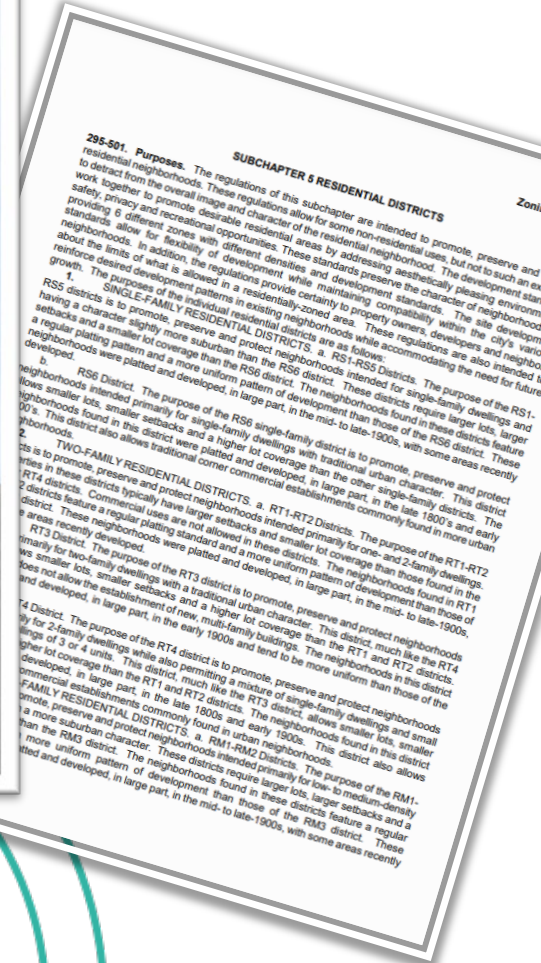
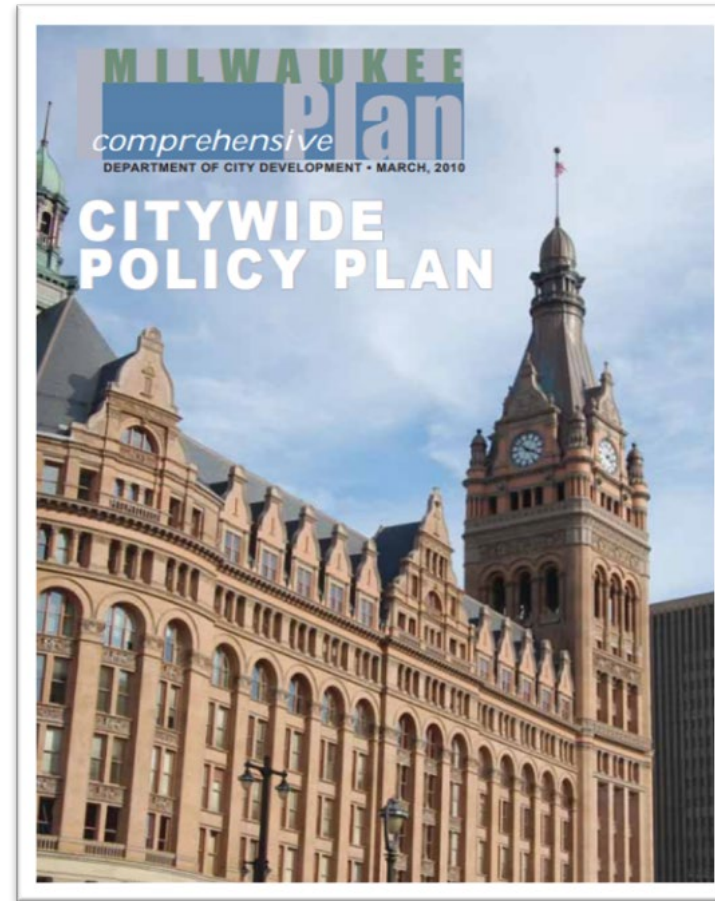
# Growing MKE Update

City Plan Commission, March 4, 2024



# What is Growing MKE?

- A citywide planning process about housing
- **End Result?** proposed amendment to the Citywide Policy Plan.
  - Will include policies and actions related to encouraging housing choice and growth
  - Recommendations to update the City's Zoning Code



# Planning Process

# Overview of the Planning Process

## Phase 1: Develop Plan Amendment

## Phase 2

### Summer/Fall 2023 Part 1. Check-in & Set Goals

- ▶ Discuss the state of housing in Milwaukee & how zoning is a piece of the puzzle
- ▶ Check-in: Goals for housing have been set by numerous plans and initiatives. Is anything missing? How will we choose to grow?

### Winter 2023 Part 2. Draft Recommendations

- ▶ Continue to discuss how we will choose to grow
- ▶ Discuss draft recommendations for the plan amendment
- ▶ Recommendations will be based on feedback in Part 1 and previous planning efforts.

### Spring 2024 Part 3. Draft Plan

- ▶ Development and public review of the full draft plan amendment
- ▶ A final draft amendment will be proposed for adoption by Common Council in 2024.

### 2024/25 Implementation

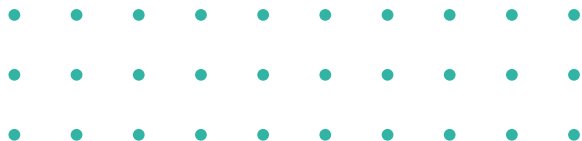
- ▶ After the plan is adopted by Common Council, staff will work on updates to the Zoning Code.
- ▶ Each update to the Zoning Code will also need to be adopted by Common Council.

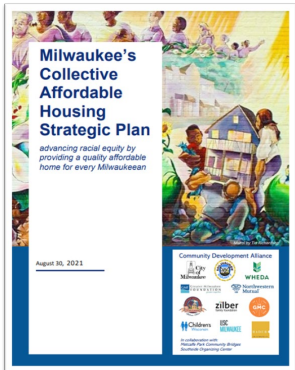


# Collaborative Process



- Lead: City of Milwaukee, Department of City Development
- Support: Zoning Analysis Consultant
- Support: Engagement Consultant
- Community Advisory Committee
- Technical Advisory Committee
- City of Milwaukee Technical Staff Advisors





# We aren't starting from scratch....

Milwaukee's Zoning Code & Comprehensive Plan are tailored to support:

- walkable neighborhoods,
- mixed-use housing development, &
- housing choice.

Advancing Plan Recommendations and City Goals from several recent planning processes along with the Mayor's vision for economic prosperity.

- Climate and Equity Plan (2023)
- Equitable Growth through TOD Plan (2018)
- Collective Affordable Housing Strategic Plan (2021)



# What We Heard

# 2023 Engagement

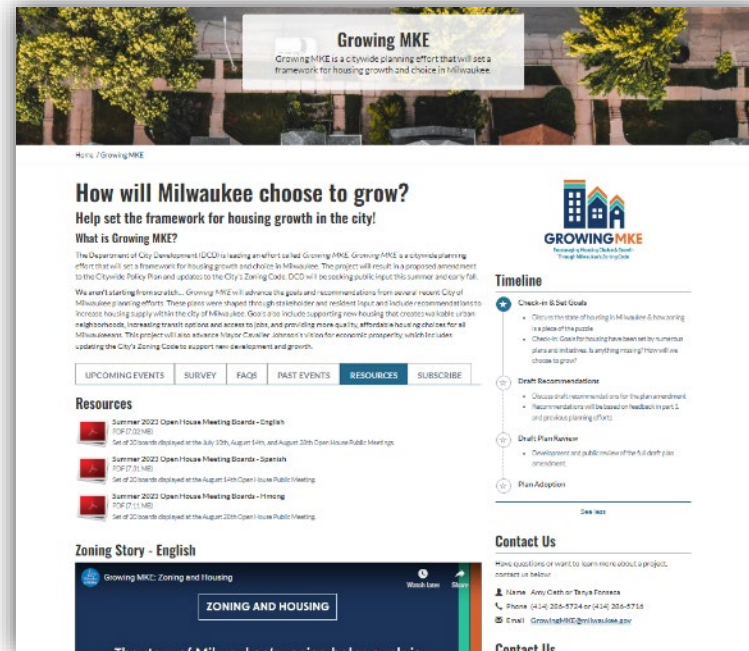
In-person - engaged directly with over 1100 people through...

- 24 Library "Office Hours"
- 5 Evening Open Houses
- 13 Pop-ups at events – Farmers' Markets & Community Festivals, etc.
- 6 Senior Center Pop-ups
- Focus Groups – residents, developers, designers

## Online

- 3,535 website visitors (as of 2/25/24)
- Survey respondents – over 750 for 1<sup>st</sup> survey and over 250 for 2<sup>nd</sup> survey

Over 80% of in-person engagement has been in QCTs/NRSAs



Engagement support and partnership from AARP and Community Development Alliance!





# Themes from Public Comments

- **Growth**
- **Affordability**
- **Neighborhoods & Quality of Life**
- **Housing Diversity**
- **Building Design**
- **Sustainability & Resilience**
- **Transportation**



# Growing MKE Goals

## Housing Choice & Equity

Everyone, regardless of age or ability, has healthy, stable housing that they can afford.



## Economic Development

Milwaukee is an economically resilient with family-supporting jobs, a strong tax base to support City services and thriving businesses.



## Connectivity

Milwaukee is a city of vibrant neighborhoods with amenities that can be reached by foot, bike or transit.



## Climate & Resiliency

Neighborhoods are safe and sustainable with jobs and amenities within a close distance. Housing stock is safe, healthy, and resilient.





# Draft Plan



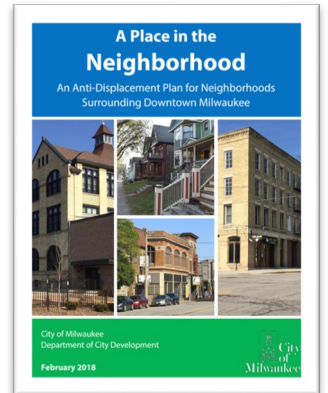
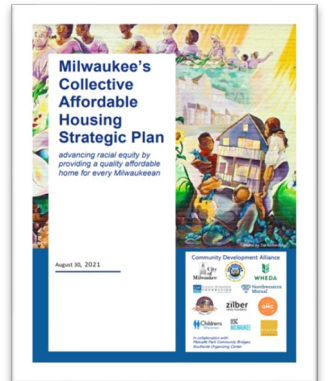
# Plan Amendment Policies

Increase Housing Choice & Access

Social Connections & Health

Neighborhood Development & Urban Design

Walkable Neighborhoods & Transit-Oriented Development





# Key Zoning Recommendations

## **Recommendation 1:**

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

## **Recommendation 2:**

Update the Zoning Code to encourage more housing opportunities in multi-family & commercial zoning districts.

## **Recommendation 3:**

Update the Zoning Code to make sure building design standards support walkable urban neighborhoods and quality design.

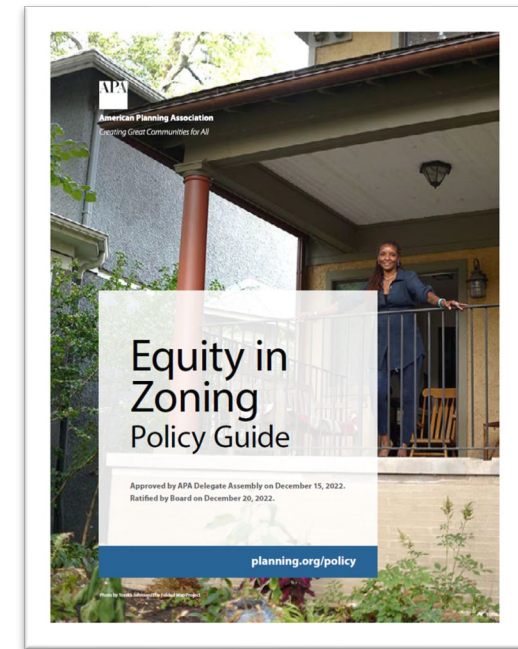
# Best Practices – Equity in Zoning

Growing MKE Plan recommendations incorporate several of the "substantive" recommendations in APA's Equity in Zoning Policy Guide:

- **ZONING DISTRICT - POLICY 1:**  
...amend existing residential districts to allow more types of housing by right.
- **ZONING DISTRICT - POLICY 2:**  
...allow a wider mix of residential and non-residential uses in existing zoning districts.

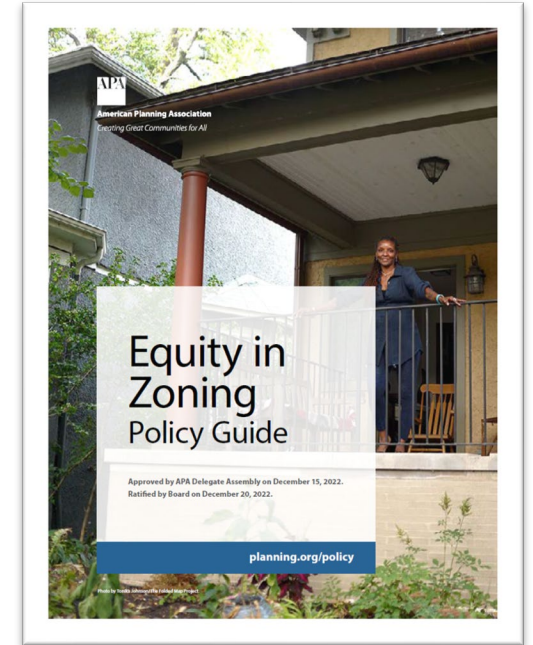
"While fairer more inclusive zoning alone cannot end systemic racial and ethnic segregation, prevent the erosion of cultural communities that wish to remain intact, or dismantle long-established systems of privilege, it can be used as a tool to help achieve all of those goals."

*APA Equity in Zoning  
Policy Guide*



# Best Practices – Equity in Zoning (cont'd)

- **FORM AND DESIGN - POLICY 1:** Reduce or remove limits on single-household minimum lot size requirements for different types of housing and eliminate... [density]... standards.
- **FORM AND DESIGN - POLICY 2:** Reduce or remove limits on multi-household development density.
- **PERMITTED USE - POLICY 1:** ...expand the list of residential use types permitted ... to include one or more ... forms of non-traditional and “missing middle” housing.
- **PERMITTED USE - POLICY 2:** Allow accessory dwelling units (ADUs) without the need for a public hearing.





# Growth & Equity

Rigorous recent studies demonstrate that:

1. **Increases in housing supply slow the growth in rents** in the region;
2. In some circumstances, **new construction also reduces rents or rent growth** in the surrounding area;
3. The chains of moves sparked by **new construction free up apartments that are then rented (or retained) by households** across the income spectrum;
4. While **new supply** is associated with gentrification, it **has not been shown to cause significant displacement of lower-income households**; and
5. **Easing land use restrictions**, at least on a broad scale and in ways that change binding constraints on development, **generally leads to more new housing** over time, but only a fraction of the new capacity created because **many other factors constrain the pace of new development**.





**Zoning  
Recommendation 1:**  
More types of  
neighborhood-scale  
housing in more  
neighborhoods.





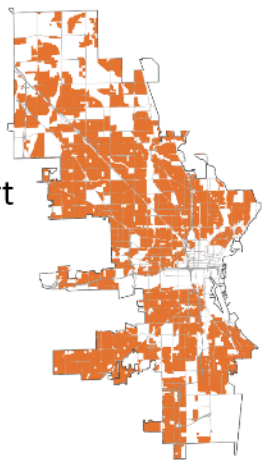
# Recommendation #1: Update the zoning code to allow more types of neighborhood-scale housing in more neighborhoods.

In summary, that means...



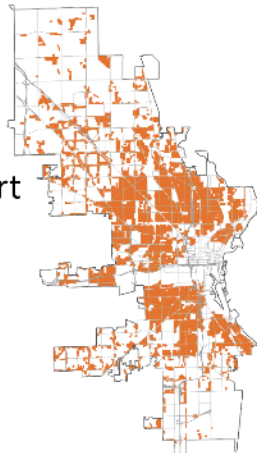
In all residentially zoned areas, allow:

- ▶ Single Family home
- ▶ Accessory Dwelling Unit
- ▶ Townhouse
- ▶ Duplex
- ▶ Triplex
- ▶ Cottage Court



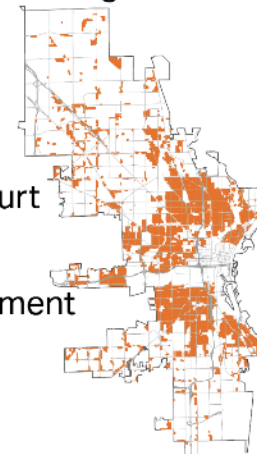
In residential areas where duplex or other multi-unit housing was permitted historically, allow:

- ▶ Single Family home
- ▶ Accessory Dwelling Unit
- ▶ Townhouse
- ▶ Duplex
- ▶ Triplex
- ▶ Cottage Court
- ▶ Fourplex



In denser residential areas where a wider mix of styles already exists and near transit, allow:

- ▶ Single Family home
- ▶ Accessory Dwelling Unit
- ▶ Townhouse
- ▶ Duplex
- ▶ Triplex
- ▶ Cottage Court
- ▶ Fourplex
- ▶ Small Apartment Building



Let's look at Recommendation #1 in a bit more detail...



# Recommendation #1-A

In all residentially zoned areas, allow:

- ▶ Single-family Homes
- ▶ Accessory Dwelling Units
- ▶ Townhouses
- ▶ Duplexes
- ▶ Triplexes
- ▶ Cottage Courts



**Single-Family**



**Accessory Dwelling Unit**



**Townhouse**



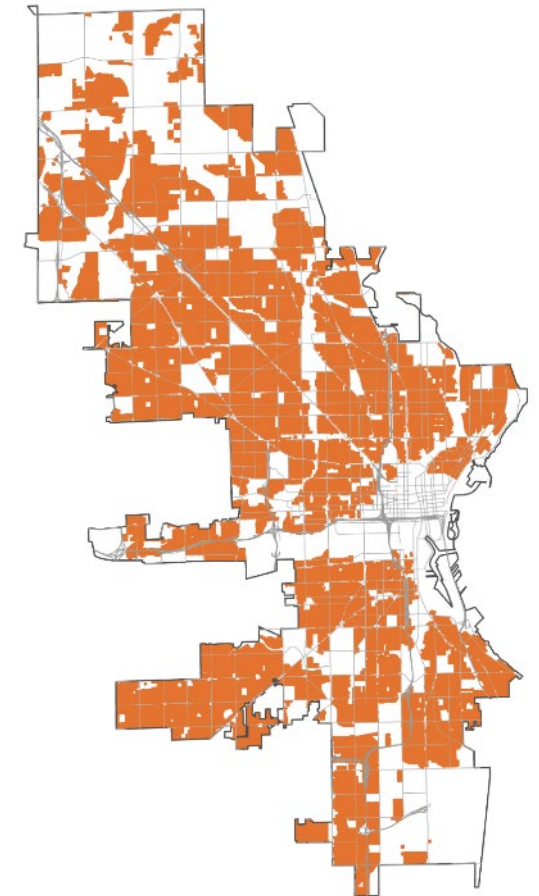
**Duplex**



**Triplex**



**Cottage Court**



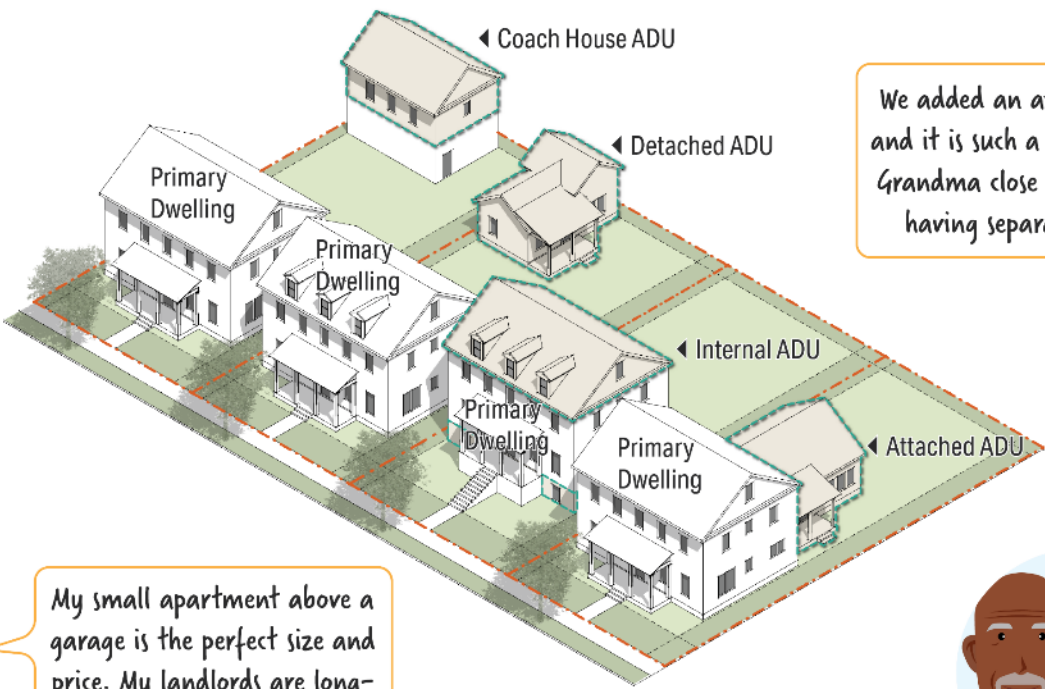
▲ This map includes the RS1-6, RT1-4, RM1-6, and RO1-2 zoning districts

# Recommendation #1-A continued

## Accessory Dwelling Units – “ADUs”



**Accessory Dwelling Units can work for just about everyone!** Upsizing, downsizing, just starting out, single, divorced, or widowed. Families, adult children, aging parents, and extended family. ADUs can also provide additional income for homeowners.



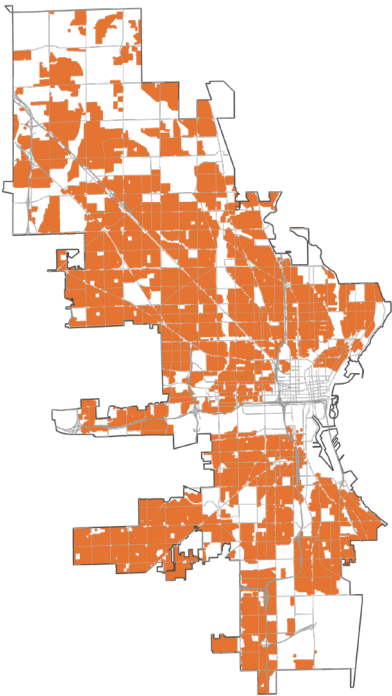
We added an attached ADU, and it is such a relief to have Grandma close by while also having separate spaces.



We are so happy to stay in our neighborhood! We were able to downsize into an accessible ADU in and rent the main house to a family.



My small apartment above a garage is the perfect size and price. My landlords are long-time Milwaukee residents and have welcomed me to the city.

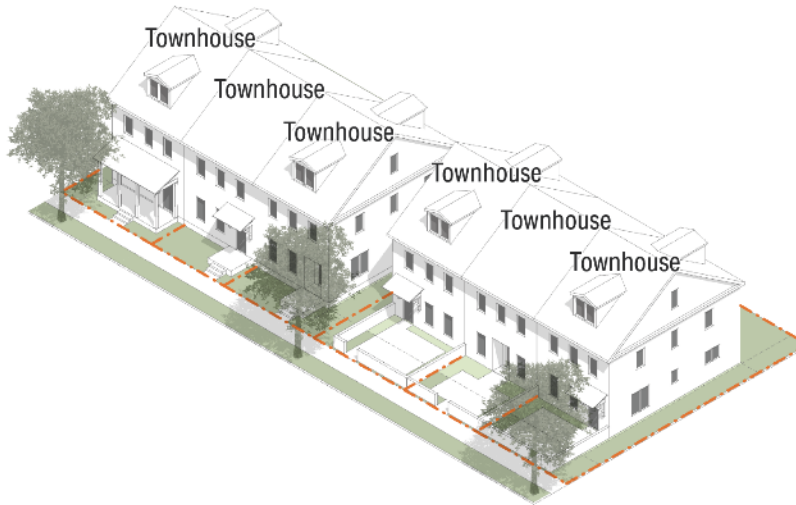




# Recommendation #1-A continued

## Townhouses

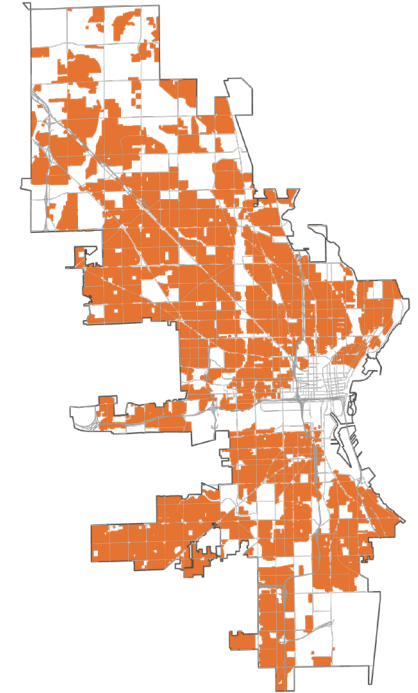
**Townhouses work for most types of households.** They can be owned or rented. They are more affordable due to reduced land, utility, and maintenance costs.



I love my townhouse! Limited yard space allows me to spend less time landscaping and more time with my kids.



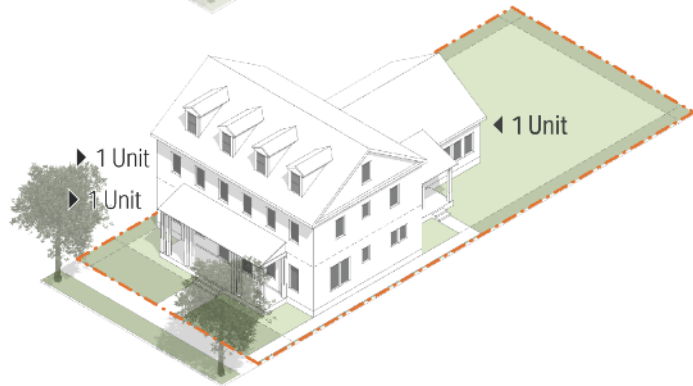
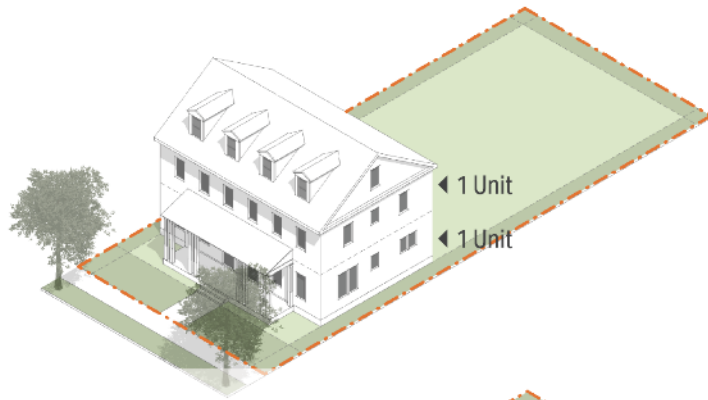
We thought this townhouse would be our starter home, but it's turned into our forever home. We love being close to transit and spending time in our front garden.





# Recommendation #1-A continued

## Duplexes & Triplexes



Duplexes and triplexes work for many household types, including first-time homeowners, 1-person households, families, extended families, and those with aging parents. There is also potential to support a mortgage with rental income.

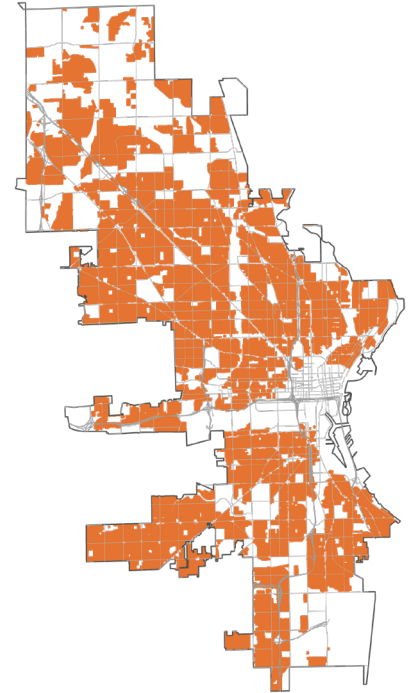
When we retired, we made our duplex rental property our primary home. We've reduced our housing expenses by renting out the upstairs unit for a little extra income.



I still needed a place to stay, 3 weeks before school started. I'm glad I found the perfect room in a triplex near campus, for a price I could afford.



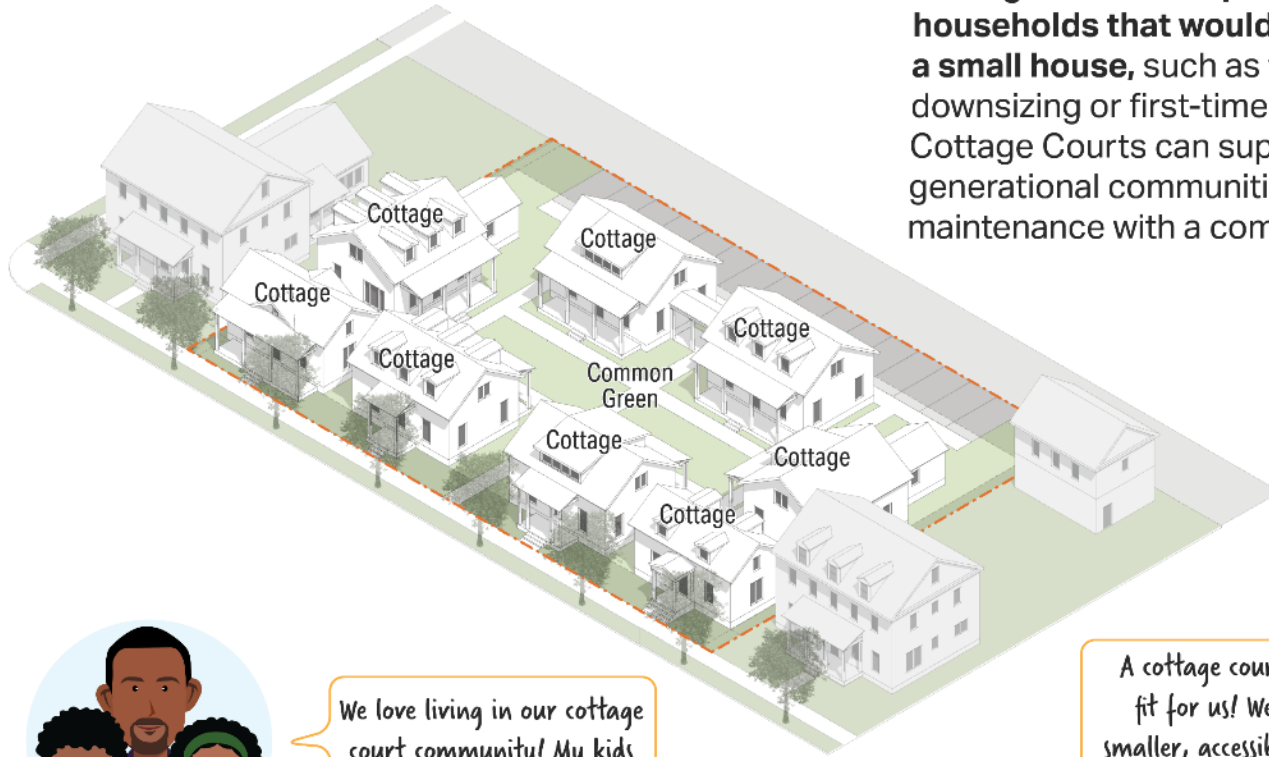
Our duplex was more affordable than a single-family home because the rental income helped us afford the mortgage. Later on, we could also use the other unit for extended family.



# Recommendation #1-A continued

## Cottage Courts

Cottage courts are perfect for households that would like to live in a small house, such as those who are downsizing or first-time homeowners. Cottage Courts can support multi-generational communities and reduce maintenance with a common green.

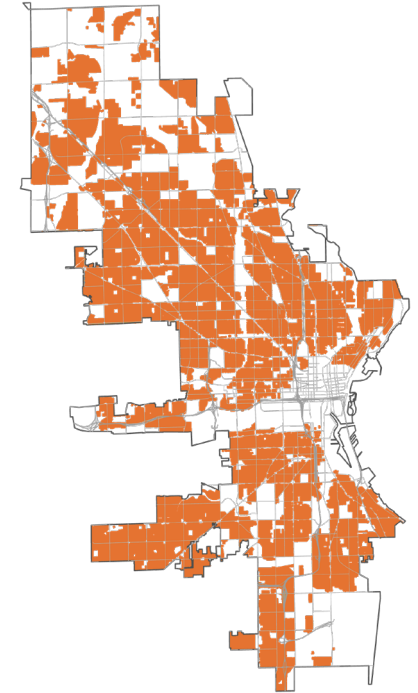


We love living in our cottage court community! My kids have a safe place to play with the neighbor kids.

A cottage court is a great fit for us! We wanted a smaller, accessible home with lower maintenance and a close-knit community.

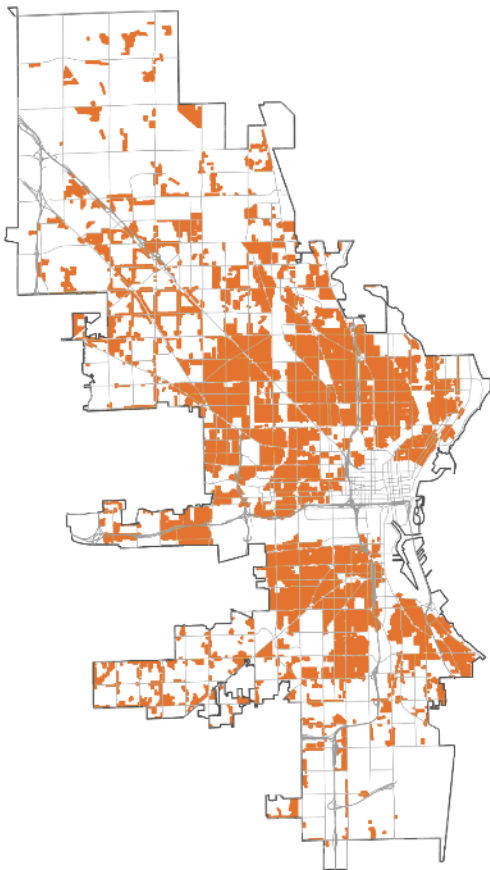


My new cottage is perfect! I didn't need much space, but I wanted my own front porch. I am excited to work in the community garden this summer!



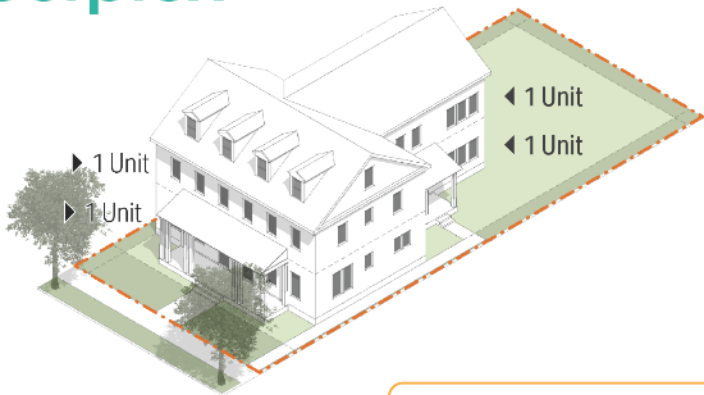
# Recommendation #1-B

In residential areas where duplex or other multi-unit housing was permitted historically, allow fourplexes.



▲ This map includes the RT1-4, RM1-6, and RO1-2 zoning districts.

## Fourplex



Fourplexes fit within the scale of a neighborhood and provide affordability through a variety of unit sizes. They are usually close to amenities that are only a short walk or transit ride away – reducing transportation costs.

I love living by myself, and my unit is the perfect size for me. Plus, my church and workplace are just a quick walk away.



We love living in a smaller, more affordable unit that is just a short walk to our favorite coffee shop, park, and grocery store.



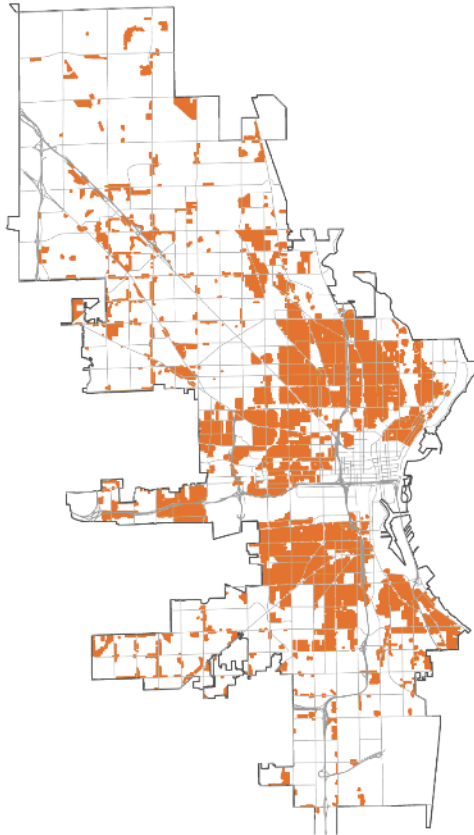
This fourplex is perfect! It's a good affordable size as I start my career, and it's easy to take the bus to work.





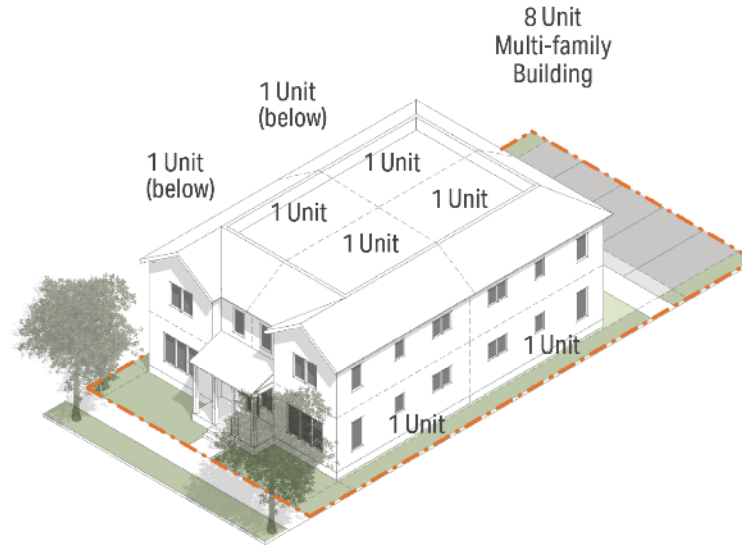
# Recommendation #1-C

In denser residential areas where a wider mix of housing styles already exists and near transit, allow Small Multi-Family Buildings.



▲ This map includes the RT3, RT4, RM1-6, and RO1-2 districts

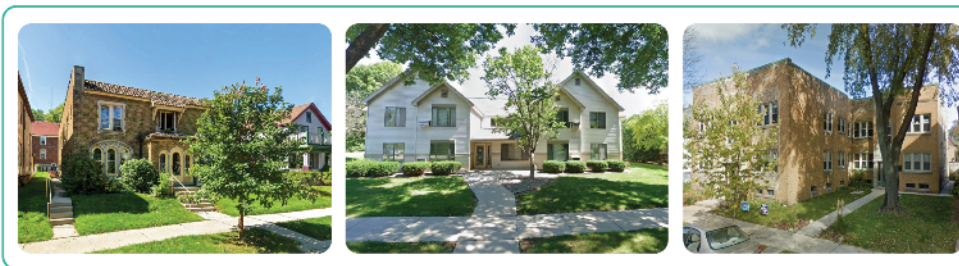
## Small Multi-family Buildings



Small multi-family buildings provide affordability in a variety of unit sizes and fit in many neighborhoods. They are usually close to amenities which reduces transportation costs.

We have a first-floor accessible unit in small multi-family building near a park. It's a great fit for us!

I enjoy that it is just me and my dog, so a smaller, affordable unit close to the Oak Leaf Trail is perfect for me!





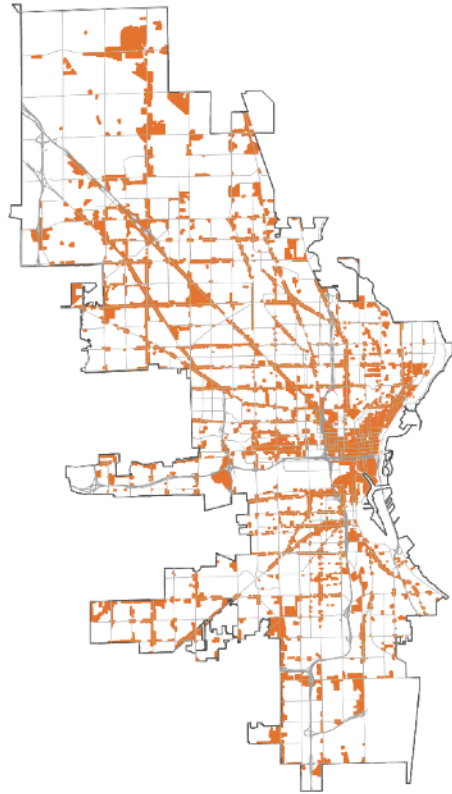


**Zoning  
Recommendation 2:**  
Code updates to  
encourage more  
housing opportunities  
in multi-family &  
commercial zoning  
districts.



## Recommendation #2: Encourage more housing opportunities in multi-family & commercial zoning districts

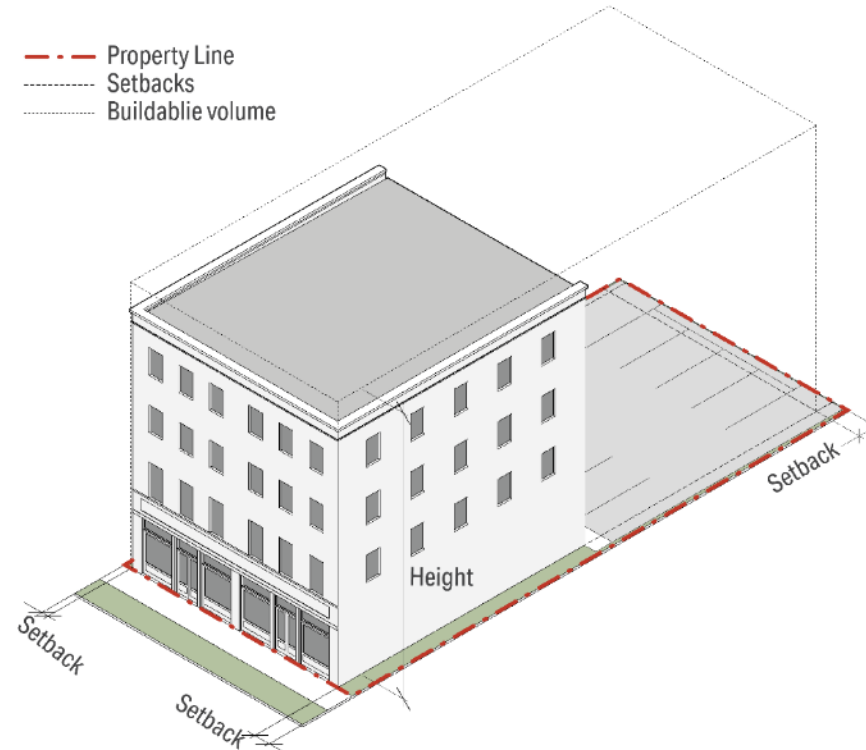
**How?** Adjust the zoning code to remove barriers to new housing on business corridors and multi-family zoning districts. **Rely on height limits, setback requirements, and design standards instead of mathematical equations** to control the number of housing units.



▲ This map includes the zoning districts that currently allow multi-family buildings - RM, RO, Commercial Districts, Downtown, and IM

### Multi-Family Buildings

**Setbacks, height limits, and design standards, provides predictability** for how a building will look.



**Multi-family buildings can provide affordability in a variety of unit sizes.** They are usually close to amenities which reduces transportation costs. When multi-family buildings are near businesses there are more customers to support those businesses.

We live in a 2-bedroom unit building with an elevator, where we can easily get to the park & grocery store. We love entertaining our family and friends here.



I live in a studio unit on my own – I love the neighborhood, building amenities, and the ability to travel without worry.





## Zoning Recommendation 3: Code updates for walkable neighborhoods & design



# Update current design standards to enhance livability.

**Recommendation #3: Update the Zoning Code to make sure that building design standards support walkable urban neighborhoods and quality design.**

Facades

Windows

Composition

Building Widths

Parking Structures

# Next Steps

- Draft Plan release and outreach – Late Spring
- Finalize Plan
- Plan Adoption
- Phase 2, Implementation, begins

# Thank you!



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