

# Growing MKE – Proposed Final Draft Plan

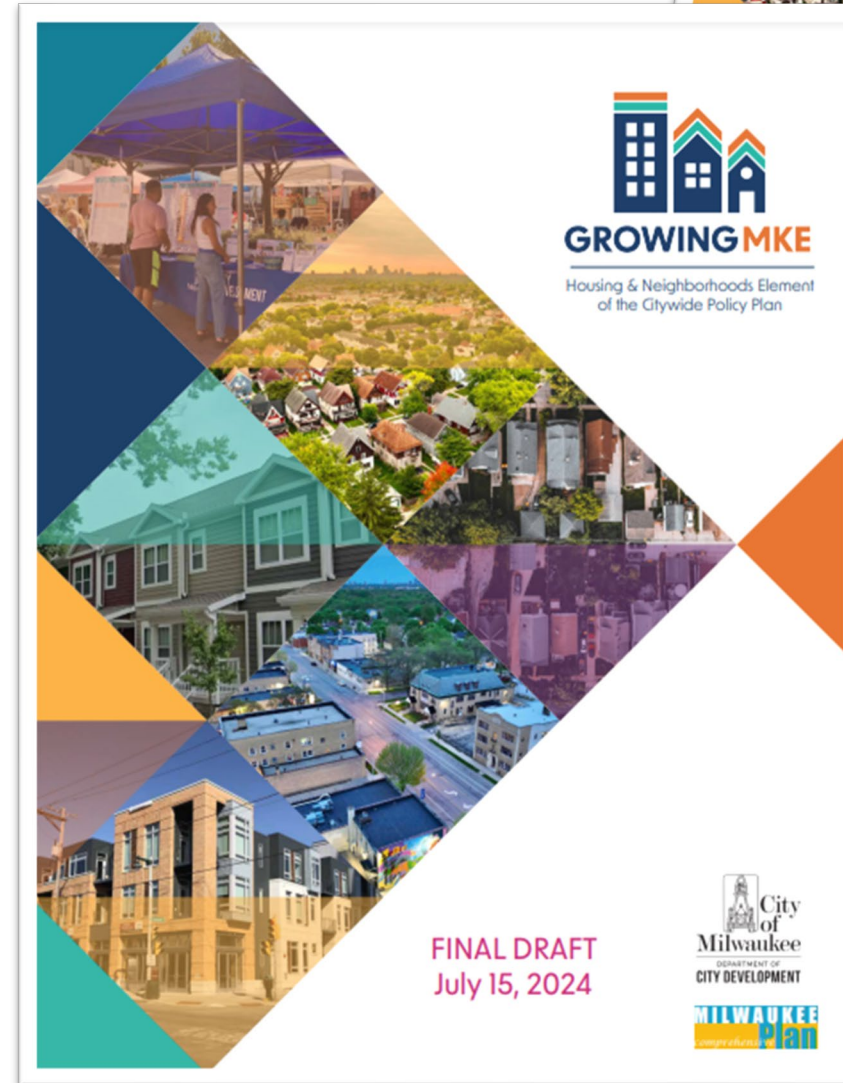
File No. 240402

City Plan Commission, July 29, 2024



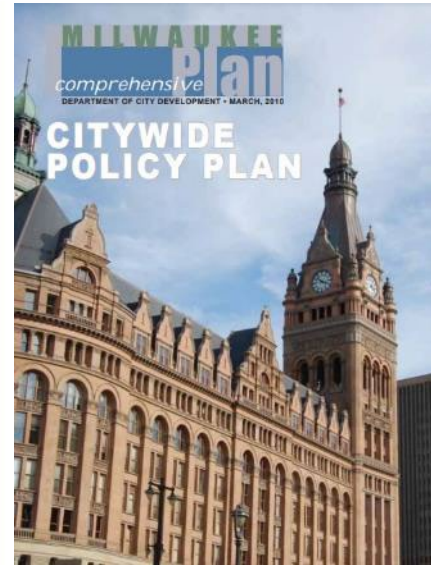
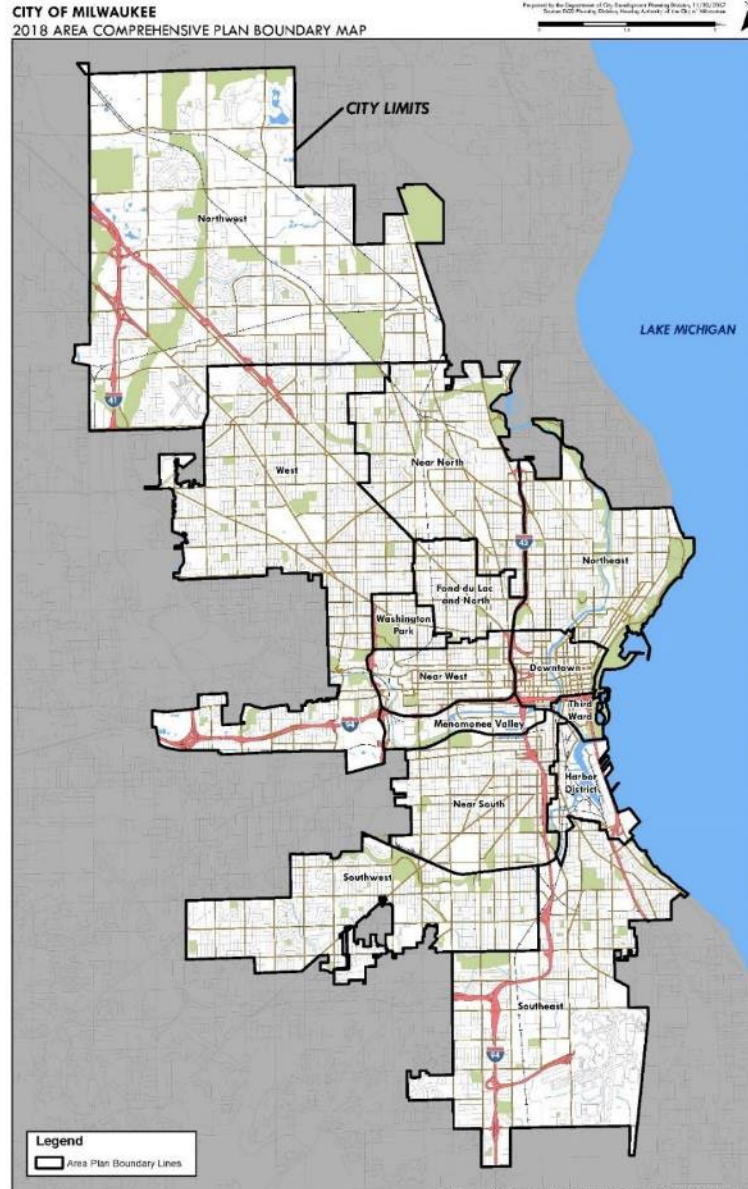
# What is Growing MKE?

- A citywide planning process about housing
- Phase 1 - Proposed amendment to the Citywide Policy Plan
  - Policies & actions related to encouraging housing choice and growth
  - Recommendations to update the City's Zoning Code after adoption of the Plan
- Phase 2 - Implementation





# Comprehensive Planning in Milwaukee



- + Citywide Plan
- + 14 Area Plans
- + Amendments

- Guide future development by setting a collective vision and roadmap for the future.
- Updated based on changing needs in a community.
- For Growing MKE, we looked at how to support evolving housing needs.





# We didn't start from scratch....

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

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







# Advancing Plan Recommendations & City Goals

“In this future I envision we will have one million residents and many more peaks to our skyline...[I will] **evaluate City zoning codes to support higher density development and economic growth.**”

*-Mayor Cavalier Johnson, Economic Prosperity Vision (2022)*



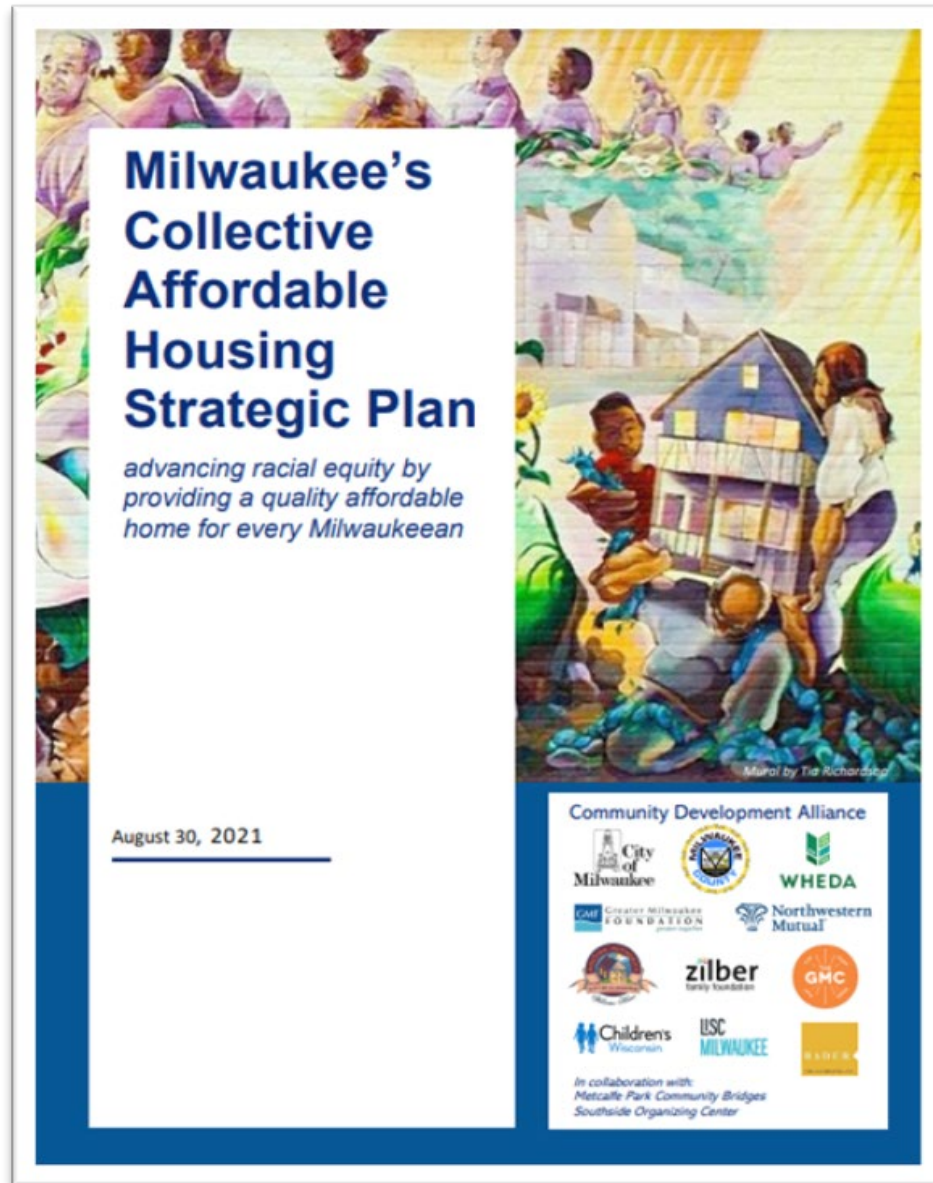


## Advancing Plan Recommendations & City Goals

“Reduce Vehicle Miles Traveled: less parking, **more transit oriented development; update zoning code to increase density** (e.g. allow accessory dwelling units), eliminate parking minimums on development.”

- *Milwaukee's Climate & Equity Plan, (2023)*





# Advancing Plan Recommendations & City Goals

“At the heart of this Plan is the goal of **advancing racial equity by providing a quality affordable home for every Milwaukewan**...Changes to local zoning codes should be pursued that allow additional types of housing options and choices in a wider range of neighborhoods.”

*-Milwaukee's Collective Affordable Housing Strategic Plan (2021)*



# Advancing Plan Recommendations & City Goals

“Cities must plan proactively for how to make it easy for people to move around and **embrace the growing demand for walkable urban neighborhoods**... [Transit Oriented Development] can create a rich mix of walkable places that offer shopping, entertainment, jobs and public spaces, which can all be reached on foot, bike or transit. **Density is an Economic Decision**... Updates to the City of Milwaukee zoning code will help facilitate the type of transit-oriented development envisioned by this Plan... Increase density... allow taller buildings... [and] creative enterprises in some residential districts.”

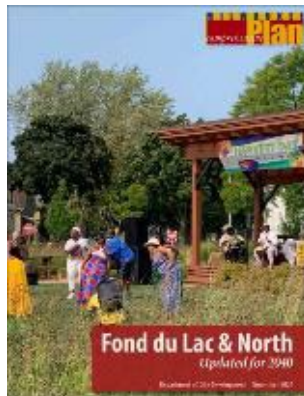
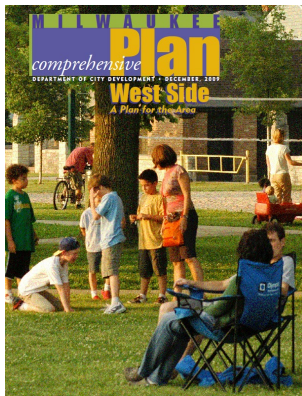
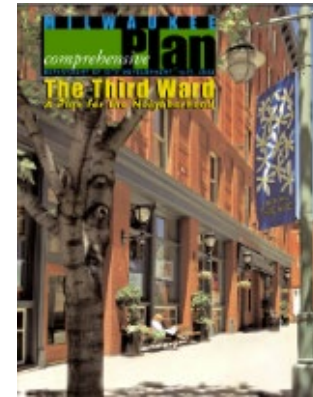
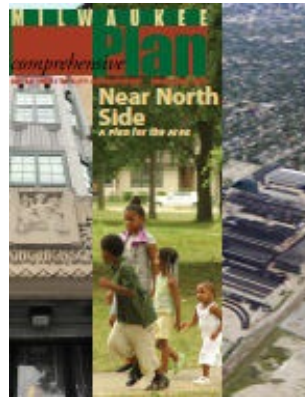
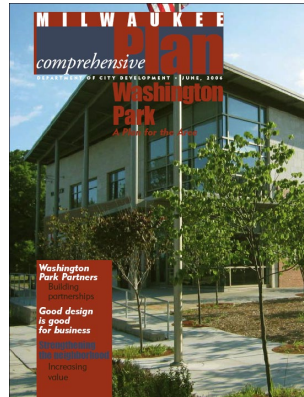
*-Equitable Growth through Transit Oriented Development Plan (2018)*





# Advancing Plan Recommendations & City Goals

Area Plans and Strategic Plans call for greater housing diversity, access and choice.





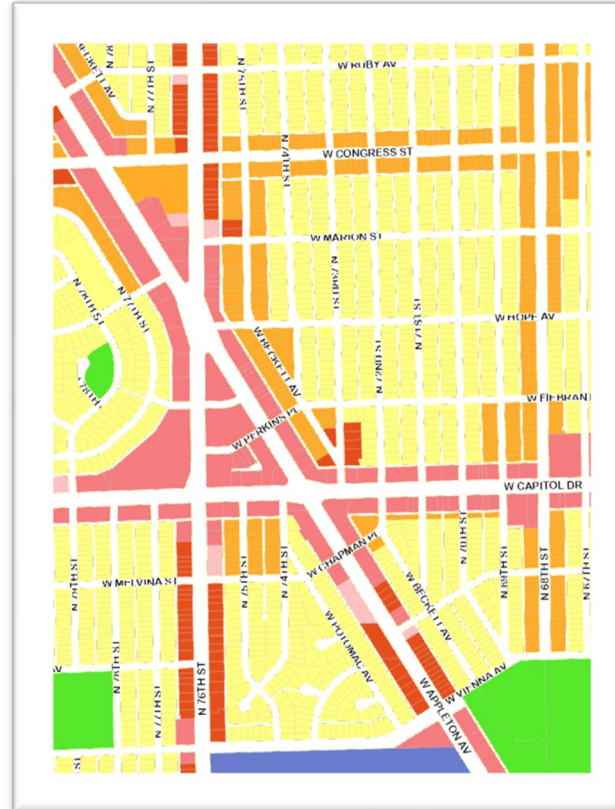
# **What is Zoning?**

## **Why are we talking about it?**

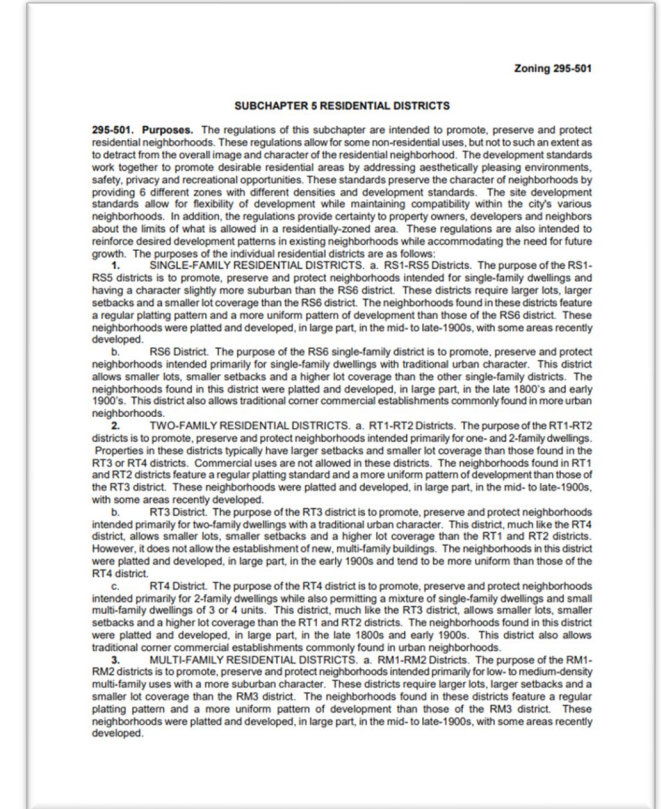


# Zoning Codes & Maps

- Zoning is a written document of rules and a map that shows what zone each piece of land is part of.
- Each zone has a unique set of rules that guide development – uses & sizes/shape of buildings.
- These zoning rules are laws adopted by the City's Common Council.



ZONING MAP

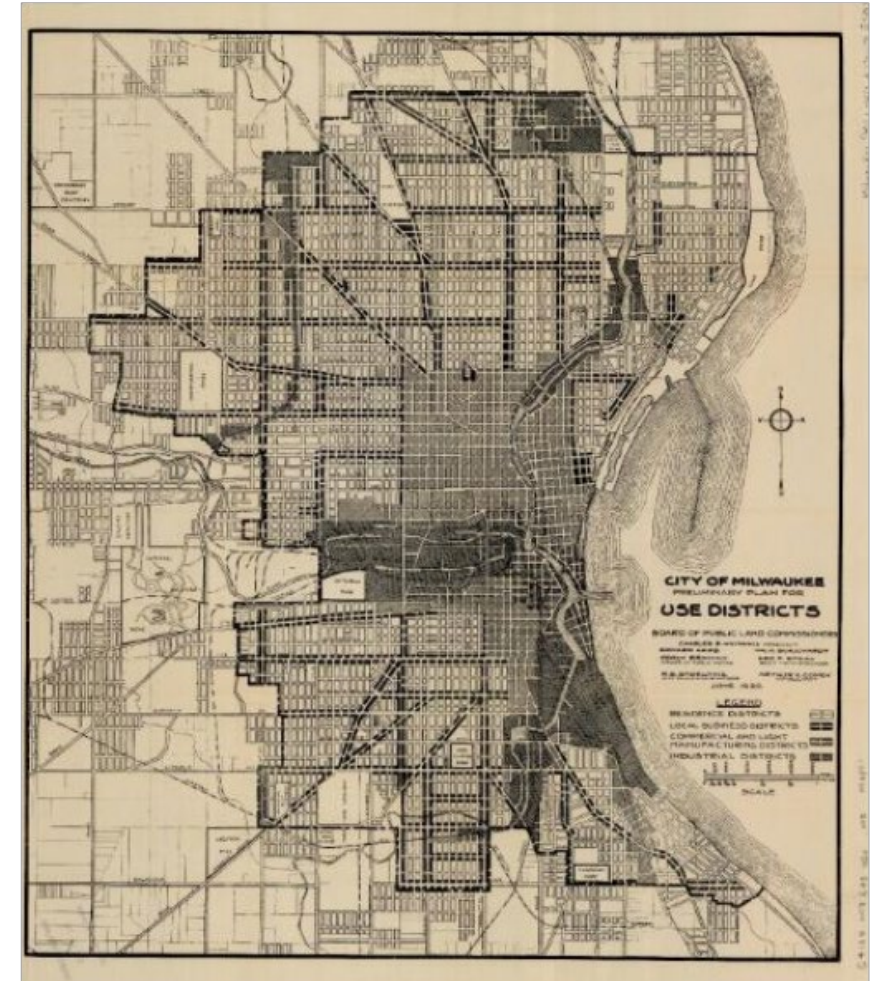


ZONING TEXT



# Milwaukee's zoning over time

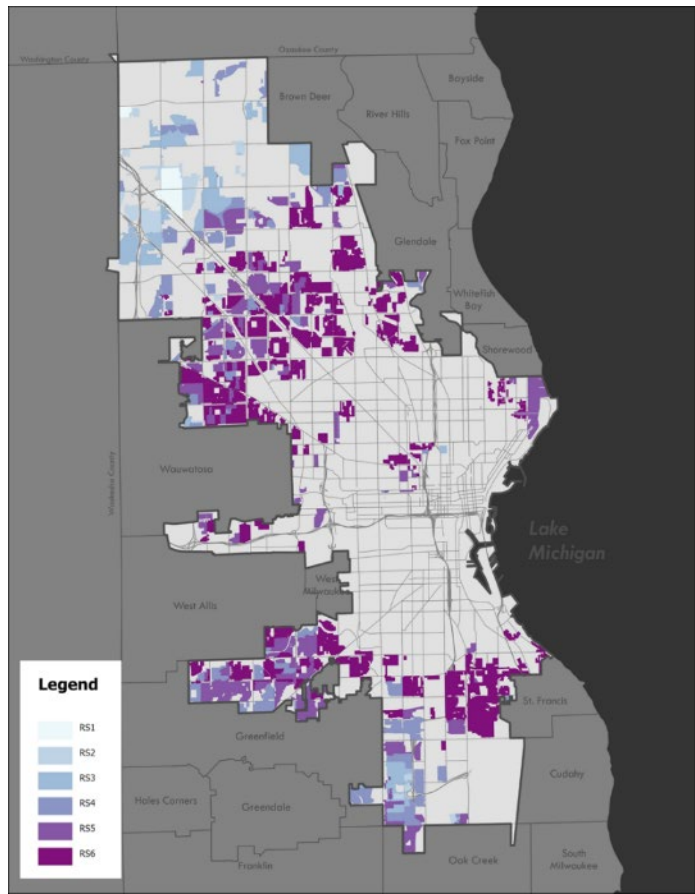
- **1920** – Milwaukee's first Zoning Code
- **1951** – A New Zoning Code was adopted with more regulations
- **1960s** – Newly annexed areas zoned for low densities
- **1985** – Zoning Code updated
- **2002** – A New Zoning Code was adopted
- **2002-2022** – Ongoing technical updates and periodically, more in-depth updates have been made based on plan recommendations
- **2023** – Growing MKE Plan process began, zoning code update process beginning in 2025



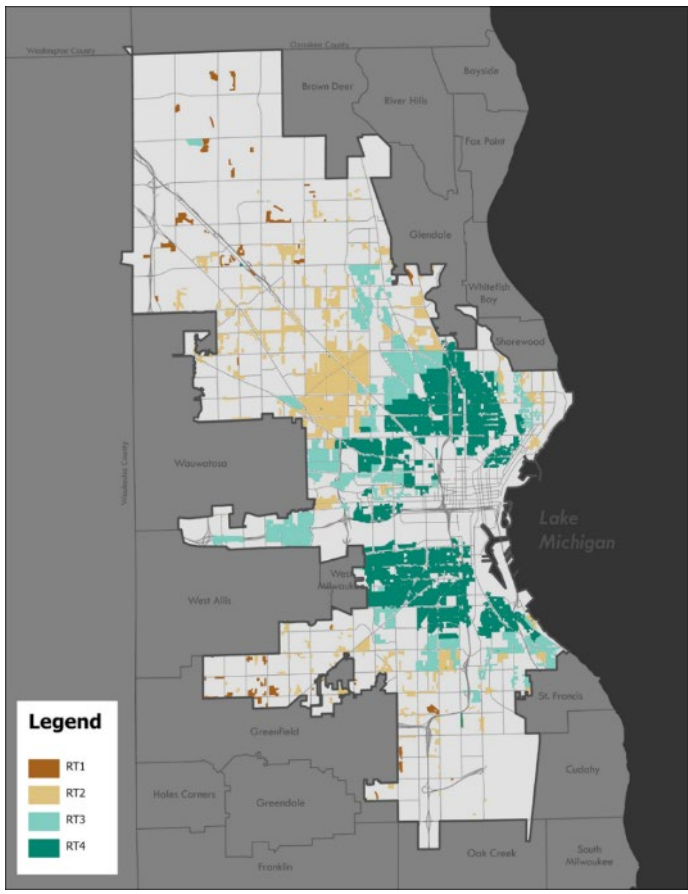
*Milwaukee's first zoning map, 1920*



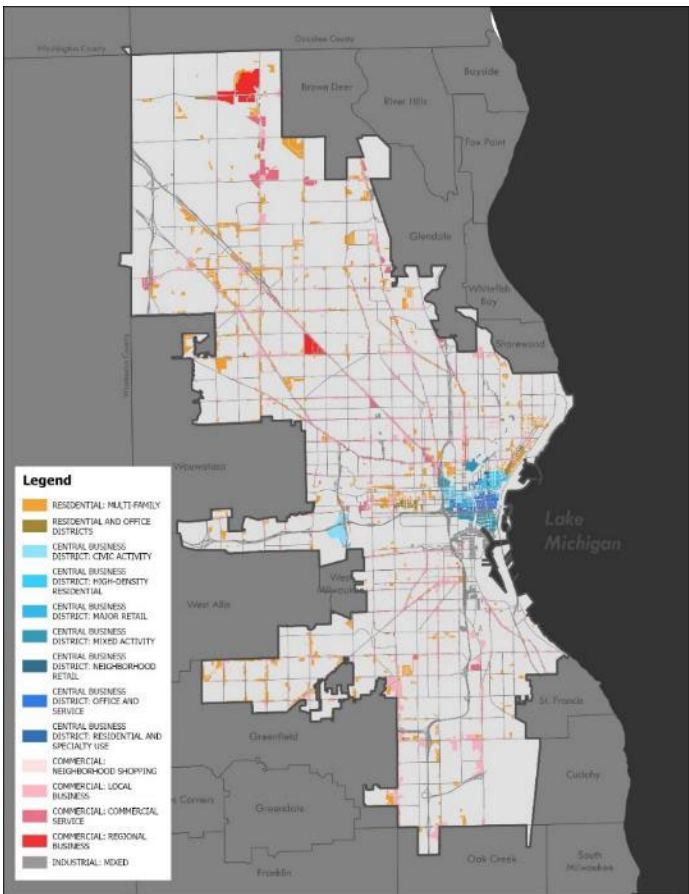
# What does zoning for housing look like in Milwaukee?



40% of residentially zoned parcels allow only one housing unit



More than 1/2 of residentially zoned parcels allow 2+ housing units, including areas of the City with the largest numbers of vacant lots



Multi-family housing is allowed in ALL commercial districts, corridors, and downtown.

**Why did we take on this  
project now?**

**Why Policies + Zoning?**



# Market Trends



HOME ABOUT LEGAL RESOURCES SCHOLARLY RE!

## Despite lots of construction, Milwaukee still needs more 1-bedroom apartments

John Johnson - August 2, 2023 - Lubar Center / Milwaukee Area Project - 0 Comments

A “healthy” vacancy rate for rental housing is about 8%. The rental vacancy rate in Milwaukee is about 6.2%, indicating a fewer available housing units, resulting in higher demand and rent prices



## Rent Increases In Wisconsin Among Top 10 in Nation

Demand outpaces supply in nearly every category, pushing prices higher and higher.



## America's Hottest Rental Markets at the Start of 2024: Miami Holds Leading Spot Amid Rising Competition in the Midwest

By Veronica Grecu - March 12, 2024



- The Midwest's shift from its “Rust Belt” past to tech and manufacturing has heightened its rental competitiveness, particularly in Milwaukee.

# Housing in the Next 20 Years



## Projected Population Growth

**627,400 People  
by 2040**

Source: UW Madison Applied  
Population Laboratory for  
the Wisconsin Department  
of Administration



## Declining Household Size

**2.35 People  
Per Household**

Since 1990, there has been a 10% decline in average household size. This decline is projected to continue, dropping from today's household size of 2.5 to 2.35.



## Projected Housing Need

**35,000 More Housing  
Units Needed by 2040**

Assuming a 10% vacancy rate, declining household size, and projected population of 627,400 in 2040.

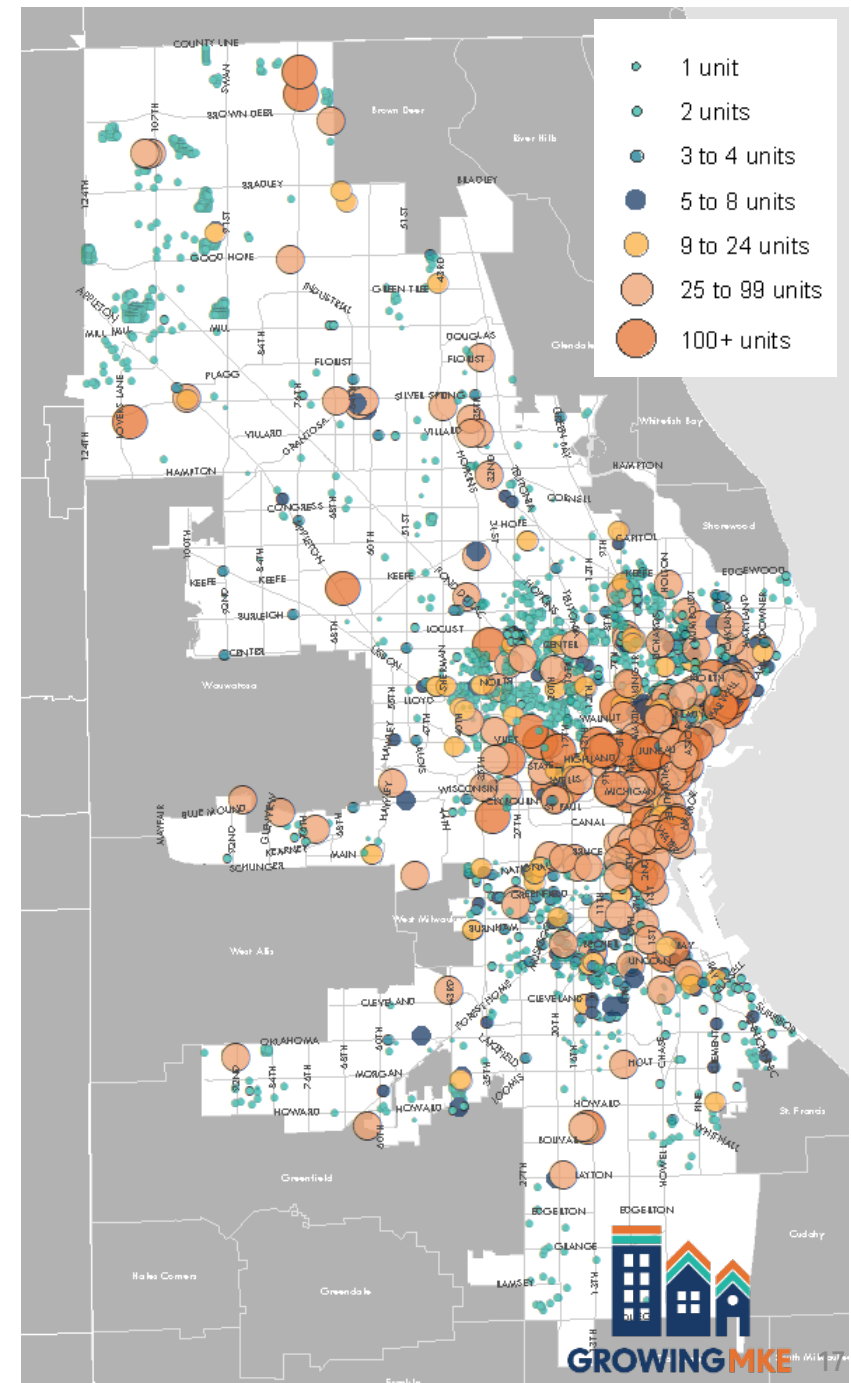
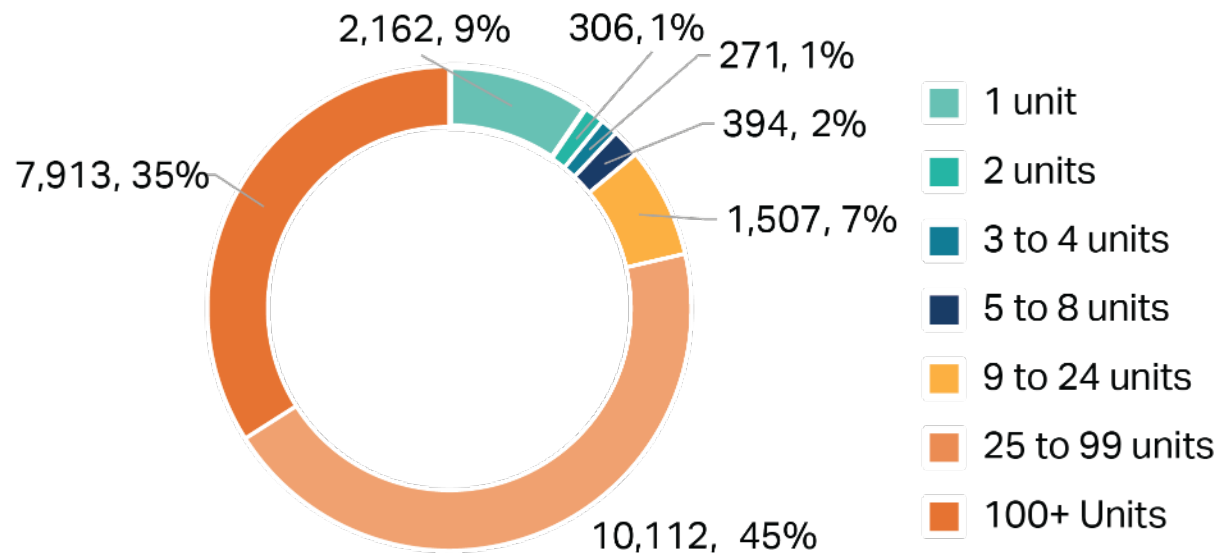
These projections do not consider expanding efforts to further accelerate population growth, which would create an even greater need for housing diversity, choice and growth.



# New Development: Two Decades of Housing Development

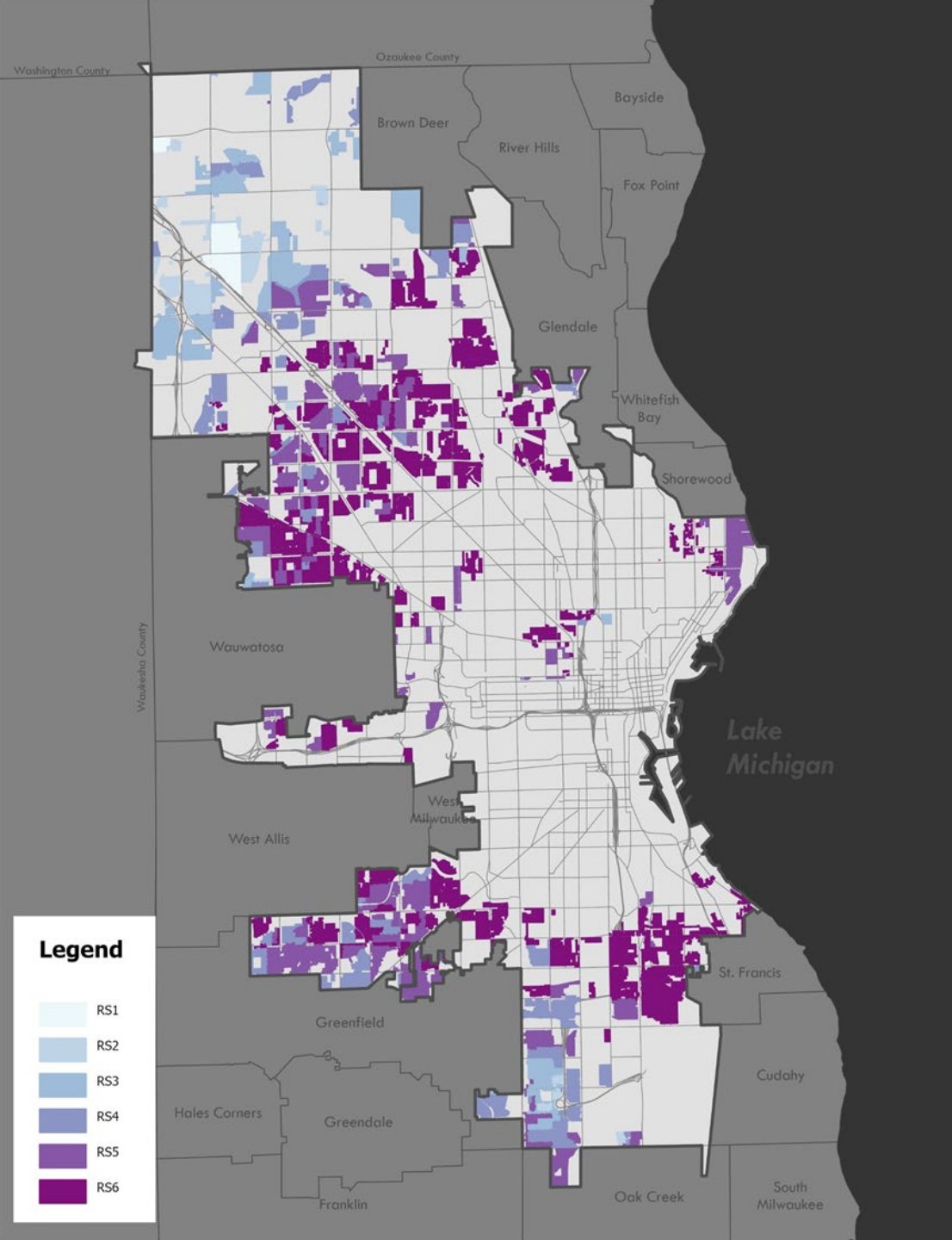
- New development from 2002 to 2023:
  - Includes all housing units built from ground up, alterations, additions, residential units)
  - Roughly 2,950 new developments with 22,670 housing units (and at the same time, about 9,800 housing units were lost)
  - Many single family homes and larger multi-family homes newly constructed

**New Development by Housing Units, 2002 to 2023**



# RS Zoning Districts

- 40% of residentially zoned parcels allow only one housing unit





# Accessory Dwelling Units?

- Coach homes require special approvals or variances in all residential districts.
- “In law suites” prohibited in single family districts



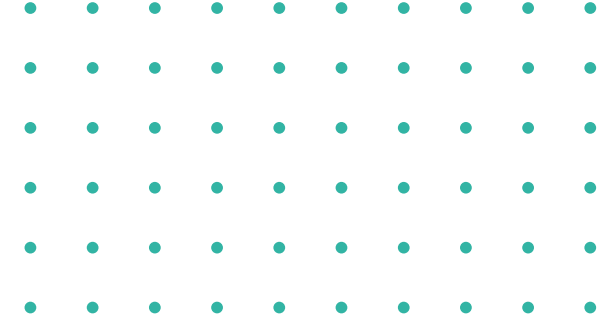
# Limits on Number of New Homes

- Density regulated through “lot area per dwelling unit” and “floor area ratio”
- Do standards in the code align with City goals for housing choice and growth?





# “Missing Middle” Housing



- Styles of housing such as townhomes and other “missing middle” housing options are restricted in many districts



# Heavy Reliance on “Planned Developments”

- ~40% of new housing built within last 20 years has occurred under Planned Development Zoning
- ~100 new Planned Developments created

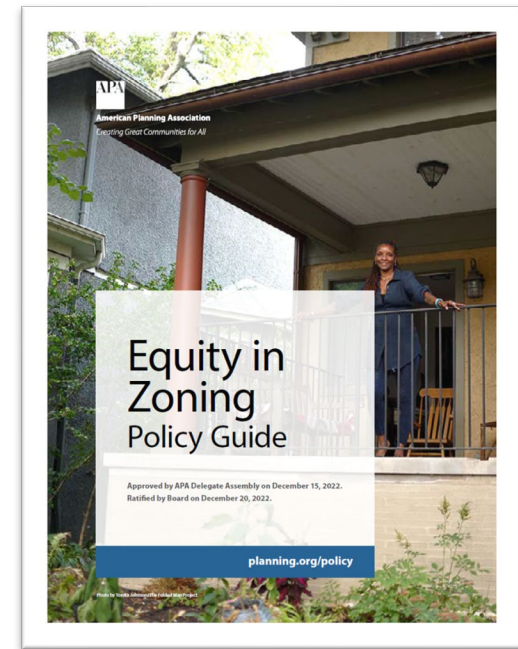




# Advancing Equity in Zoning

**“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.”**

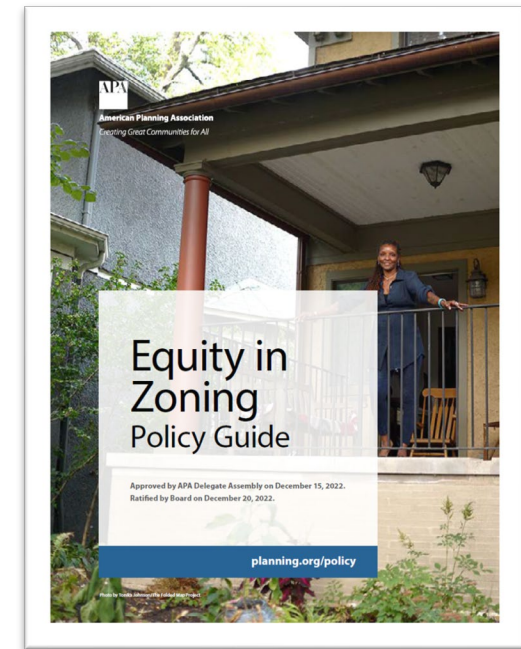
***APA Equity in Zoning  
Policy Guide***



# Best Practices – Equity in Zoning

Growing MKE Plan recommendations incorporate several of the “substantive” recommendations in APA’s Equity in Zoning Policy Guide, including:

- ...amend existing residential districts to allow more types of housing by right.
- ...allow a wider mix of residential and non-residential uses in existing zoning districts.
- Reduce or remove limits on multi-household development density.
- ...expand the list of residential use types permitted ... to include one or more ... forms of non-traditional and “missing middle” housing.
- Allow accessory dwelling units (ADUs) without the need for a public hearing.



“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  
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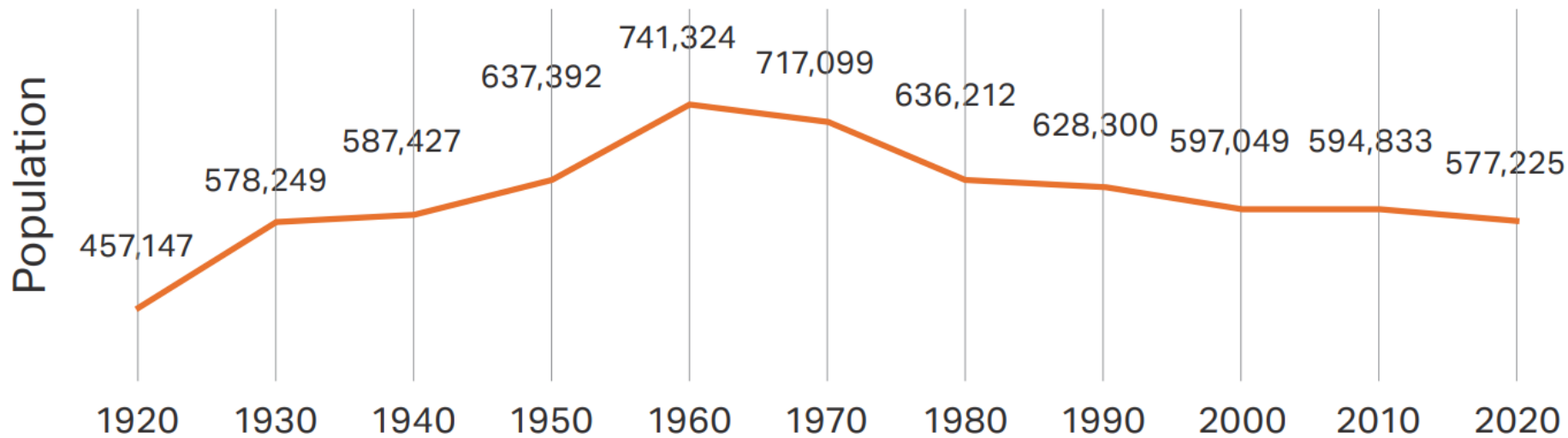
# Growth & Equity

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**.

# Density and Growth are Economic Decisions

## Population Change in the City of Milwaukee, 1920 to 2020



Milwaukee's population reached its peak of about 741,000 residents in 1960.

Since then, the city's population has declined to approximately 577,000 residents.

Source: U.S. Census Bureau Decennial Census, 1920 to 2010



# Density and Growth are Economic Decisions

- Recent developments with higher densities than currently allowed in majority of Milwaukee commercial districts generate **4-5x** more tax revenue than those with densities allowed under current code.



# Density and Growth are Economic Decisions

- Lower density 1-2 family zoning districts require **~2x** the public infrastructure as higher density 1-2 family districts, and generate **~1/2** of tax base per acre

**What does 70 homes look like?**



**Residential Two Family (RT4):**  
3.1 acres  
23.7 units per acre  
2,850' right of way (includes 870' of alleys)  
\$1.99M assessed value per acre

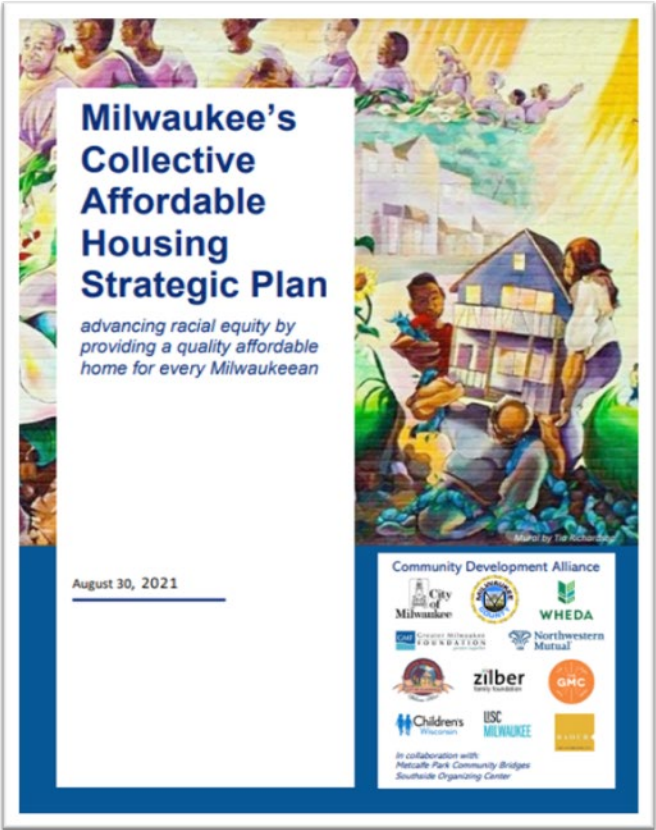
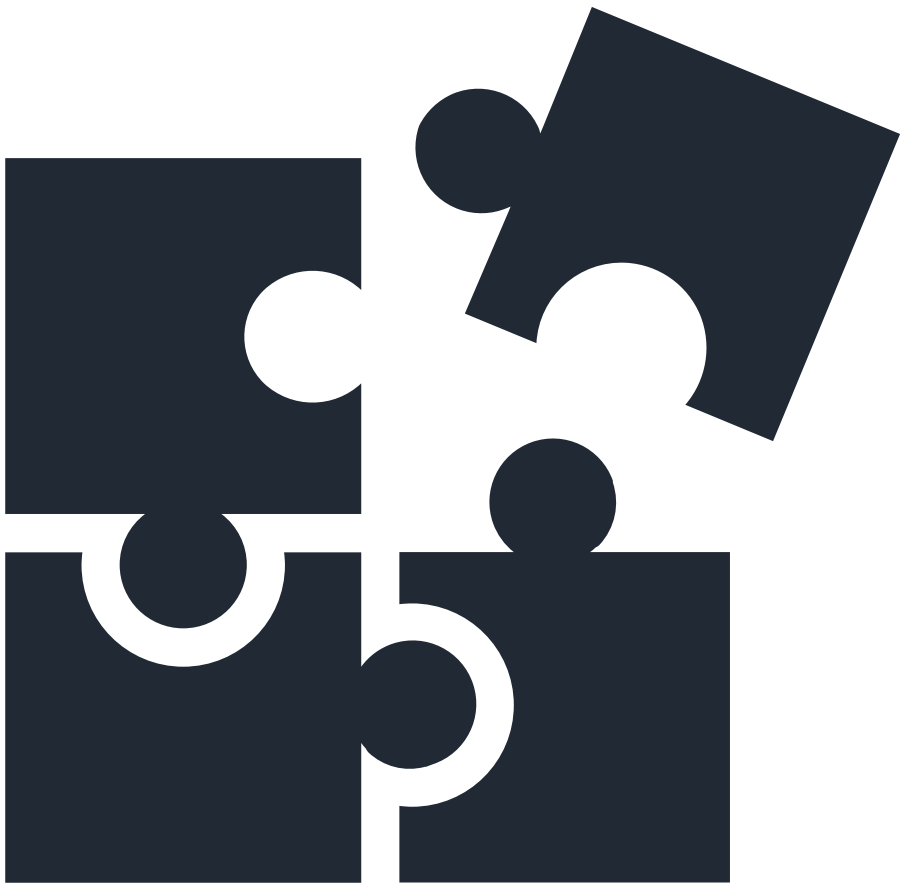


**Residential Single Family (RS1):**  
58 acres  
1.25 units per acre  
10,160' right of way  
\$364K assessed value per acre

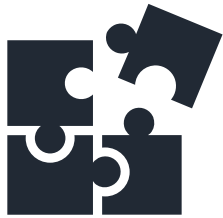
Images are at same scale (1:5000)



# This is just one piece of the puzzle



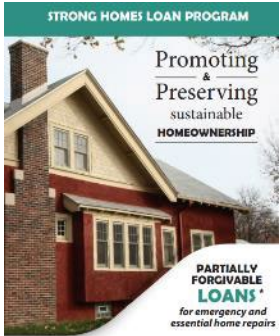
# Increasing and Preserving Black & Latino Homeownership



## Creating & Preserving Affordable Rental Housing

More than 15 new **Tax Incremental Districts** to support affordable housing developments.

**Anti-Displacement Preference Policy** for new City-assisted developments in neighborhoods at risk of displacement.





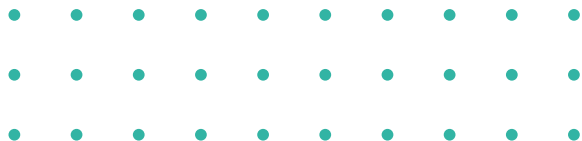
# Planning Process



# Collaborative Process

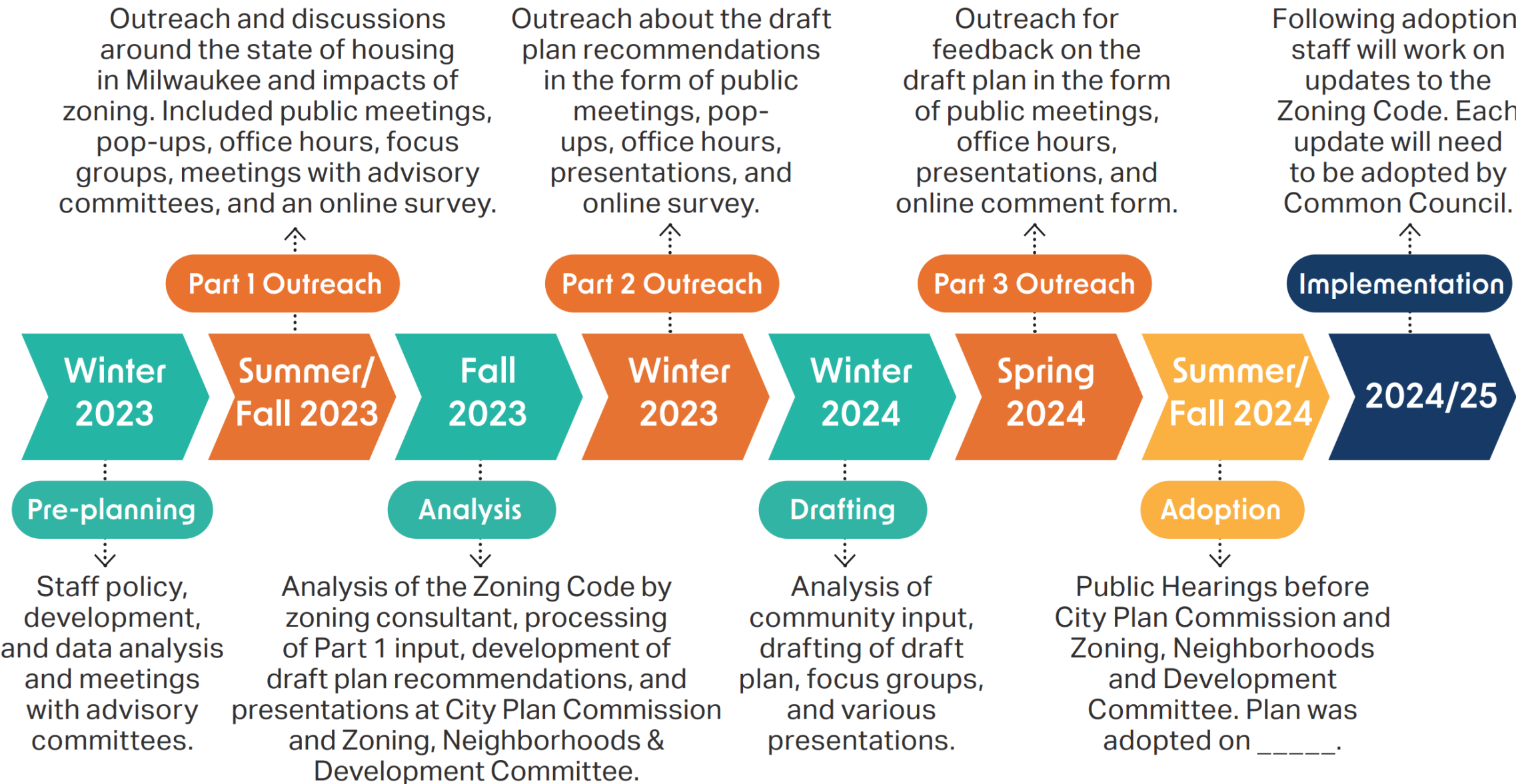


- Lead: City of Milwaukee, Department of City Development
- Support: Zoning Analysis Consultant
- Support: Engagement Consultant
- Community Advisory Committee (19 residents)
- Technical Advisory Committee
- City of Milwaukee Technical Staff Advisors (DCD, DNS, MHD, ECO, & OEI)





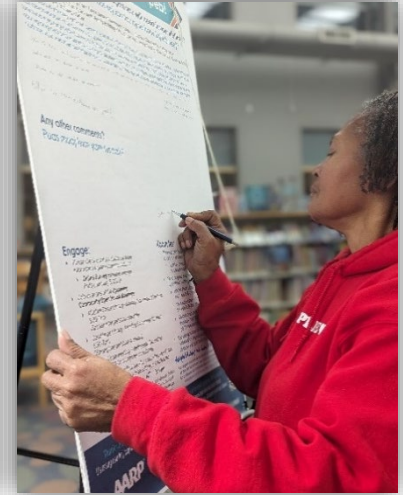
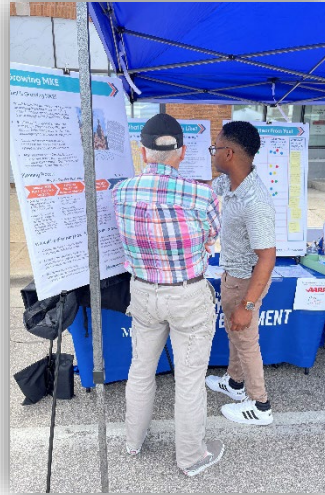
# Overview of the Planning Process





# Engagement Across Multiple Platforms

Asked the same questions across multiple platforms for each round of engagement. Online surveys were a virtual version of the Open Houses.





# Engagement

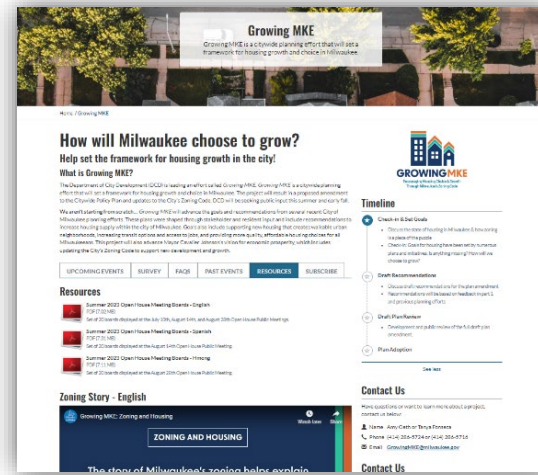
Directly engaged with over 1,750+ people through...

- 7 Open Houses + 2 online webinars
- 33 “Office Hours” at libraries
- 20 Pop-Up Engagement Events at senior centers, farmers’ markets, & other community events
- 14 Focus Groups and Community Meetings – residents, developers, designers
- 3 Community Advisory Committee meetings with resident leaders
- 3 Technical Advisory Committee meetings

## Online

- 5,800+ community members engaging on [engage.Milwaukee.gov/GrowingMKE](https://engage.Milwaukee.gov/GrowingMKE) (as of 6/30/24)
- 2 community-wide surveys
- 800+ online views of meeting recordings

**Multi-lingual outreach materials** throughout along with Open House meetings in English, Spanish & Hmong



~ 80% of in-person engagement occurred in QCTs/NRSAs

Support from AARP & Community Development Alliance helped hire the Engagement Consultant and an Engagement Specialist.



# What We've Heard





## Themes from Public Comments throughout the process

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



# Themes from Public Comments on the Draft Plan

## Support for

- Housing Choice throughout the city
- Recognition of the need for more housing units
- Broad support for low-density middle housing
- Making it easier to build denser housing near transit, mixed-use
- Streamlining the development approval process

## Concerns

- Real estate speculation
- Allowing small multi-family (5-8 unit buildings) by right and allowing triplexes will lead to more renters (esp. near UWM)
- Fear over the loss of homeownership comes from 1) a fear of rentals with absentee landlords and 2) fear that it will reduce the supply of single-family homes

**Other:** mixed views on short-term rentals and parking

# 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, and a strong tax base to support City services and thriving businesses.

## Walkable & Connected



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

## Sustainable & Resilient



Housing stock is resilient and new development helps reduce our carbon footprint through building design and location.

## Healthy & Thriving



Housing stock is healthy, and neighborhoods are safe with jobs and resources within a close distance.



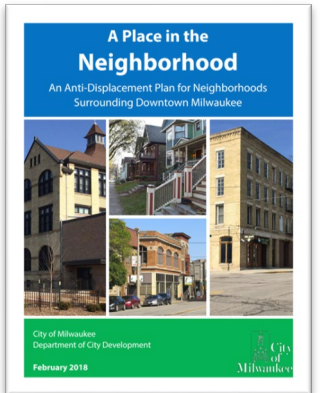
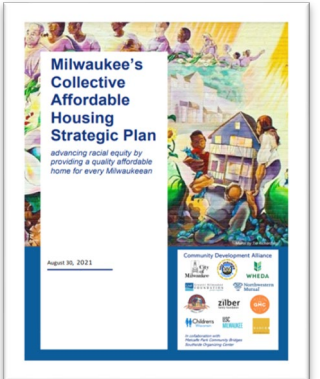
# Plan Amendment Policies

**Increase Housing Choice & Access**

**Social Connections & Health**

**Neighborhood Development & Urban Design**

**Walkable Neighborhoods & Transit-Oriented Development**



## I. Housing Choice & Access

Neighborhoods with a diversity of housing types and a variety of price points are more likely to provide housing choices that meet the needs of all households across the income spectrum. All neighborhoods should allow for a variety of housing choices, and increasing housing diversity and supply will help create a more equitable city for all Milwaukeeans. Policies and programs should be designed to remove barriers that perpetuate racial and socioeconomic segregation and should expand homeownership as a tool for building wealth, while welcoming rental housing in all neighborhoods.

### A. Diversify housing types and increase the amount of housing available for people of all incomes, ages, abilities, and household types throughout the city.

1. Update the zoning code to permit a variety of housing types throughout city neighborhoods including single-family homes, accessory dwelling units, duplexes, triplexes, fourplexes, townhomes, and cottage courts. *Details on specific proposed zoning code updates can be found beginning on page 44.*
2. Explore opportunities to allow new small multi-family dwellings in appropriate locations within residential neighborhoods. This could include corner lots, major streets, uniquely configured lots, and other locations near transit and walkable commercial corridors where they may align with neighborhood housing goals and will not conflict with the City's Anti-Displacement Plan. Small multi-family dwellings already exist in many one and two-family residential zoning districts and can promote housing diversity and affordability in city neighborhoods, and they may also provide new opportunities for homeownership.
3. Update the zoning code to reduce barriers for live-work and home-based businesses.
4. Permit accessory dwelling units (ADUs) throughout the city as well as other housing types that can facilitate intergenerational households, aging in place, or rental income for homeowners.
5. Encourage housing that accommodates diverse types of living arrangements and needs, including multi-generational housing, intentional communities, group housing, and supportive housing.
6. Encourage the development of accessible housing for individuals with disabilities. This includes promoting universal design principles and accessibility standards in new construction.
7. Continue to monitor market trends and ensure that the mix of available housing includes options that appeal to a diverse population including students, young professionals, single adults, couples, households with children, seniors, people with disabilities, and people in need of supportive services.
8. Support programs and standards that allow residents to age in place in their homes, as well create new housing opportunities to age in their neighborhoods.
9. Support the location of transitional housing and group residential uses – including adult family homes, foster homes, shelter care facilities, and community living arrangements in neighborhoods throughout the city, especially neighborhoods that currently lack these options. When reviewing proposals for these uses, ensure that proposed plans of operation and building and site design will not generate negative neighborhood impacts. If a proposal may cause a concentration of similar uses within a neighborhood, analyze whether the additional concentration will have an adverse impact on neighborhood health and safety.
10. Advocate for changes to applicable building codes that could safely allow for more affordable residential design, more affordable construction types, and universal design standards.

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## II. Social Connections & Health

Safe, clean, and socially supportive neighborhoods are stronger and more attractive to residents and businesses. The quality of housing and neighborhoods plays a pivotal role as a social determinant of health and can have profound effects on individual physical and mental well-being. Gradual or incremental improvements can significantly enhance the quality and stability of neighborhoods, and reinvestment and development can catalyze large-scale neighborhood transformation. Attractive and well-maintained neighborhoods also foster a sense of pride and ownership among residents, business owners, and neighborhood organizations.

### A. Coordinate resources to support and enhance neighborhood development, reinvestment, and stabilization efforts.

1. Facilitate equitable access to capital and credit for development activities that promote the long-term economic and social viability of the community.
2. Focus on high-impact residential, commercial, civic, and infrastructure projects that represent a significant and visible investment in the neighborhood and have the potential to leverage additional investment.
3. Continue and expand current programs to improve existing housing stock, with a focus on removing health hazards.
4. Geographically cluster investments in housing renovations, infill, and redevelopment to encourage additional neighborhood development and investment.
5. Work within neighborhoods to build capacity and strengthen the ability of Community Development Corporations and nonprofit organizations to perform effectively as vehicles for neighborhood renewal stability and quality of life improvements.
6. Continue to encourage formation of community organizations,

- neighborhood associations, block clubs, etc., and continue to support neighborhood and business improvement programs.
7. Support neighborhood placemaking efforts, such as the development of signage and art and community gardens, to facilitate the development of unique neighborhood identities.
8. Continue to advocate for tenants' rights to safe and well-maintained housing and fair rental practices and expand resources available for landlords and tenants, such as training, eviction prevention services, referral services and a single point of contact to assist tenants access programs and services.
9. Continue to monitor the impact of short-term rentals (tourist "rooming houses") on local neighborhoods and housing markets and explore potential regulations to address negative impacts.

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# I. Housing Choice & Access

- Diversifying housing types for all people and income levels and stages of life
- Increasing access to housing development by improving zoning processes
- Supporting homeownership efforts and programs for existing homeowners
- Assistance for homeless
- Public housing and community service programs

# II. Social Connections & Health

- Supporting neighborhoods through investment and placemaking
- Monitoring short-term rentals
- Tenant support – eviction prevention, advocating for fair rental practices



### III. Walkable Neighborhoods & Transit-Oriented Development

Neighborhoods that foster walkability and connectivity can promote healthier, more sustainable and more equitable communities. Central to walkability is housing density in close proximity to a range of amenities, enabling residents to conveniently meet their daily needs. This development pattern benefits a broad spectrum of individuals, including seniors, children, individuals with disabilities, and non-drivers. Furthermore, walkable neighborhoods are increasingly sought after, bolstering market appeal and property values.

A connected neighborhood is well served by public transit, and efforts to grow the housing supply should be coordinated with existing and planned transit service. Transit Oriented Development (TOD) is an approach that promotes compact, mixed-use development within walking distance of public transit. TOD provides more homes in places where residents can have easy access to jobs, services, and amenities without needing a car, supporting walkability and climate goals.

#### A. Foster walkable, accessible, and healthy neighborhoods by encouraging a range of uses.

1. Identify and promote opportunities to integrate new housing, mixed use, and a variety of housing options into existing neighborhoods.
2. Encourage smaller neighborhood-serving businesses with compatible hours of service such as cafes, small retail, personal services, and personal instruction schools at the corners of neighborhoods and blocks to provide amenities near residential neighborhoods.
3. Increase the housing diversity and residential density of neighborhoods citywide, and prioritize higher density mixed-use and multi-family development, at a variety of scales, along commercial and transit corridors.
4. Support the rezoning of properties at commercial nodes to districts that allow for the development of higher density residential and mixed-use destinations, especially in locations where the current zoning is based on a previous use, there is transit access, adjoining or nearby parcels are zoned for commercial or higher-density residential, and/or the Area Plan recommends another type of development.
5. Support housing development that provides access to green space and recreational opportunities.
6. Explore zoning code updates for lower-density commercial districts to encourage walkable environments and more housing and mixed-use development.
7. Encourage development where there is existing transportation and utility infrastructure and ensure that new development plans support the City's goals for walkable neighborhoods and reduced greenhouse emissions.
8. Increase the amount of land zoned for mixed-use residential and commercial development along transit corridors to encourage the development of walkable neighborhoods.
9. Utilize the Area Planning and corridor planning process to identify where zoning map changes may be appropriate along current and planned transit corridors.

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## GOALS &amp; POLICES

### IV. Neighborhood Development & Urban Design

Milwaukee's distinct neighborhoods are cherished places that foster a strong sense of community pride and identity among residents. Promoting new housing development that advances housing choice and growth must also honor the historic fabric of these places in ways that preserve Milwaukee's unique charm. In some cases, zoning regulations that seek to preserve neighborhood character have had intentional and unintended consequences of reducing housing supply, diversity, and affordability. These rules must be carefully assessed and amended to promote housing diversity while maintaining high quality design, encouraging walkability, and fostering climate resilience.

#### A. Encourage the rehabilitation of existing housing stock and adaptive reuse.

1. Encourage the rehabilitation or preservation of existing residential structures along with infill housing.
2. Support the adaptive reuse of former institutional sites, such as former schools and hospitals, within neighborhoods into multi-family housing and limited neighborhood services.
3. Continue to encourage the conversion of commercial and office buildings no longer utilized for the original purpose to residential and mixed uses.
4. Support the adaptive reuse and residential conversions of former warehouse and industrial buildings that are no longer viable other than those in areas that have been identified in Area Plans or the City's Industrial Land Analysis for preservation of industrial and job-creating uses. Ensure uses in the surrounding area and the building's prior uses do not pose health or environmental risks for future tenants.

#### Former Institutional Buildings Provide Opportunity

Institutional uses, such as schools and places of worship, are woven into many residential neighborhoods and have provided key neighborhood services to nearby residents. When these uses leave a neighborhood, the non-residential buildings are often left vacant. These sites have the potential to provide new services and/or more diverse housing opportunities with minimal impact on existing uses.

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## III. Walkable Neighborhoods & Transit-Oriented Development

- Policies supporting development near transit and mixed use development
- Encouraging neighborhood-scale businesses in neighborhoods

## IV. Neighborhood Development & Urban Design

- Adaptive reuse and rehabilitation of existing housing stock
- Zoning-related actions for reviewing and updating design and form standards
- Sustainability best practices



# Zoning Recommendations





An aerial photograph of a suburban neighborhood. The left side shows a mix of house styles, including a large two-story brick house with a dark roof, several smaller houses with red and grey roofs, and a large green lawn. A road runs along the left edge. The right side of the image is a semi-transparent blue overlay containing white text. In the bottom right corner, there is a logo with three stylized house icons and the text 'GROWINGMKE 44'.

**How do we  
encourage  
more housing  
diversity  
in more  
neighborhoods?**

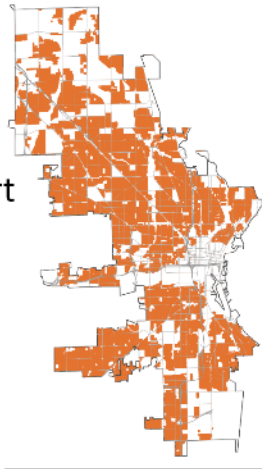


# Recommendation #1: Update the zoning code to allow more types of neighborhood-scale housing in more neighborhoods



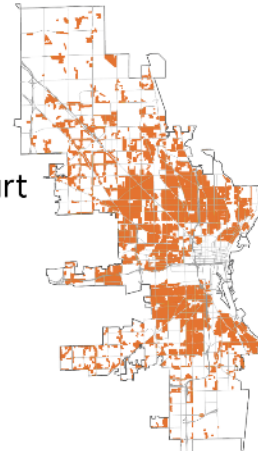
## In all residentially zoned areas, allow:

- ▶ 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



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**



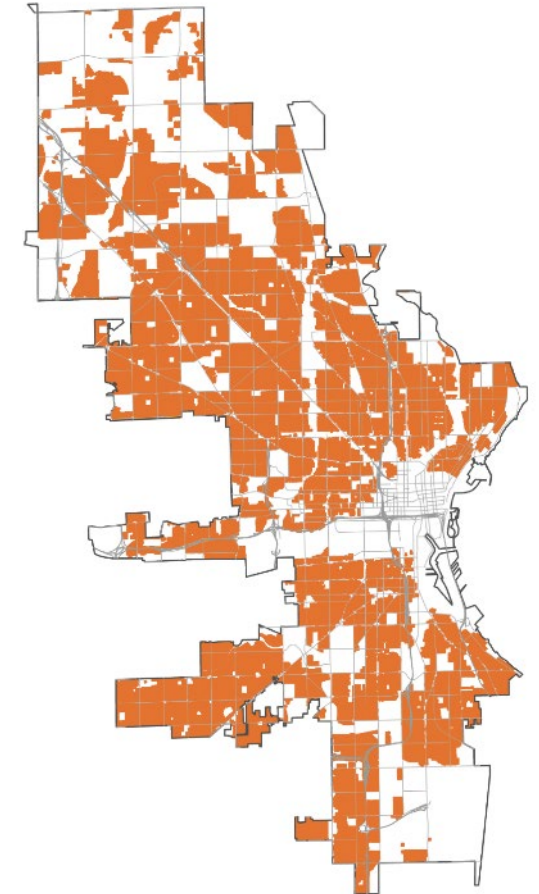
**Duplex**



**Triplex**



**Cottage Court**



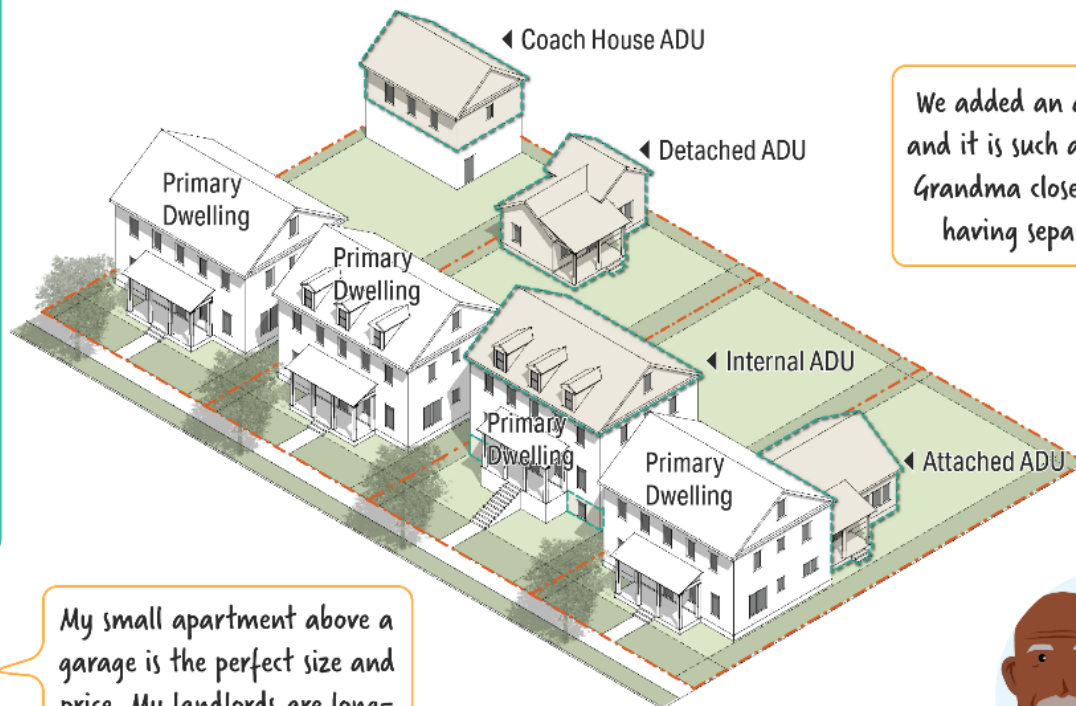
▲ This map includes the RS1-6, RT1-4, RM1-6, and RO1-2 zoning districts

# 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.



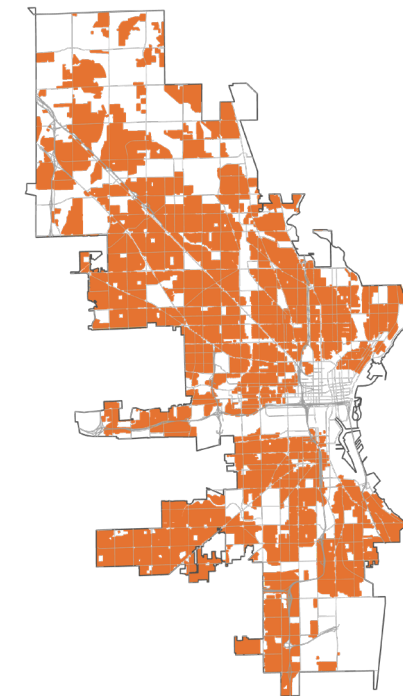
We added an attached ADU, and it is such a relief to have Grandma close by while also having separate spaces.



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.

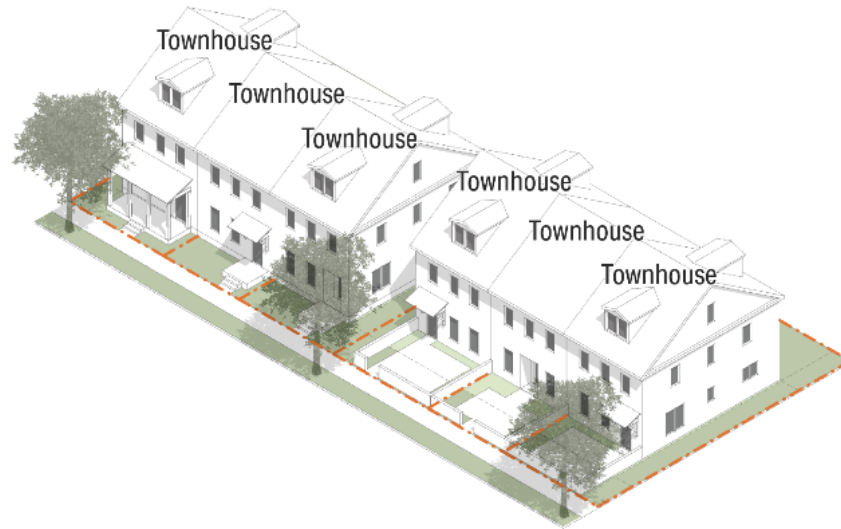




# Recommendation #1-A continued

## Townhouses

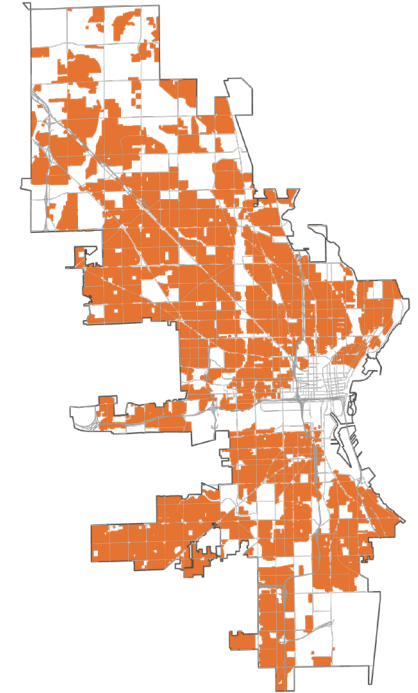
**Townhouses work for most types of households.** They can be owned or rented. They are more affordable due to reduced land, utility, and maintenance costs.



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



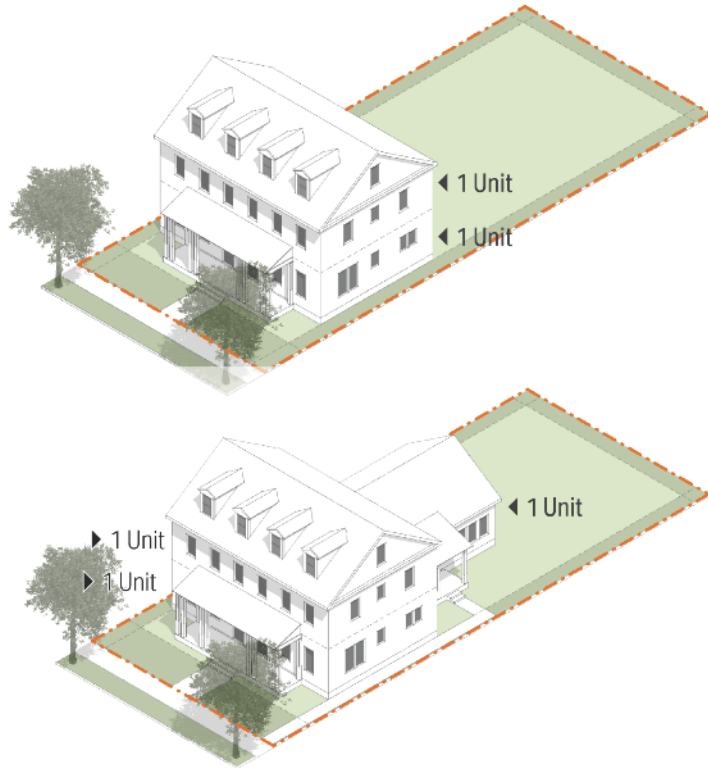
We thought this townhouse  
would be our starter home,  
but it's turned into our  
forever home. We love being  
close to transit and spending  
time in our front garden.





# 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.

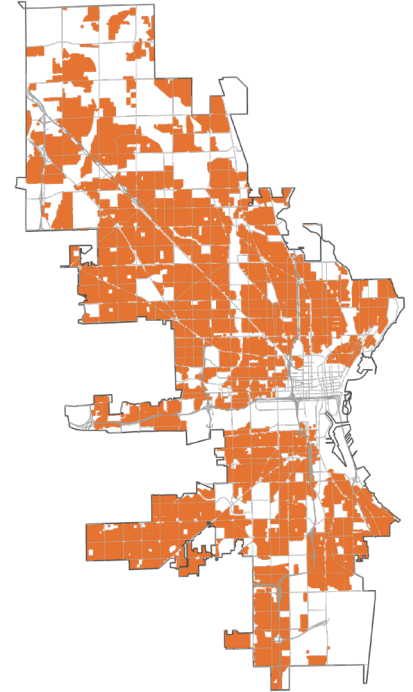
When we retired, we made our duplex rental property our primary home. We've reduced our housing expenses by renting out the upstairs unit for a little extra income.



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.



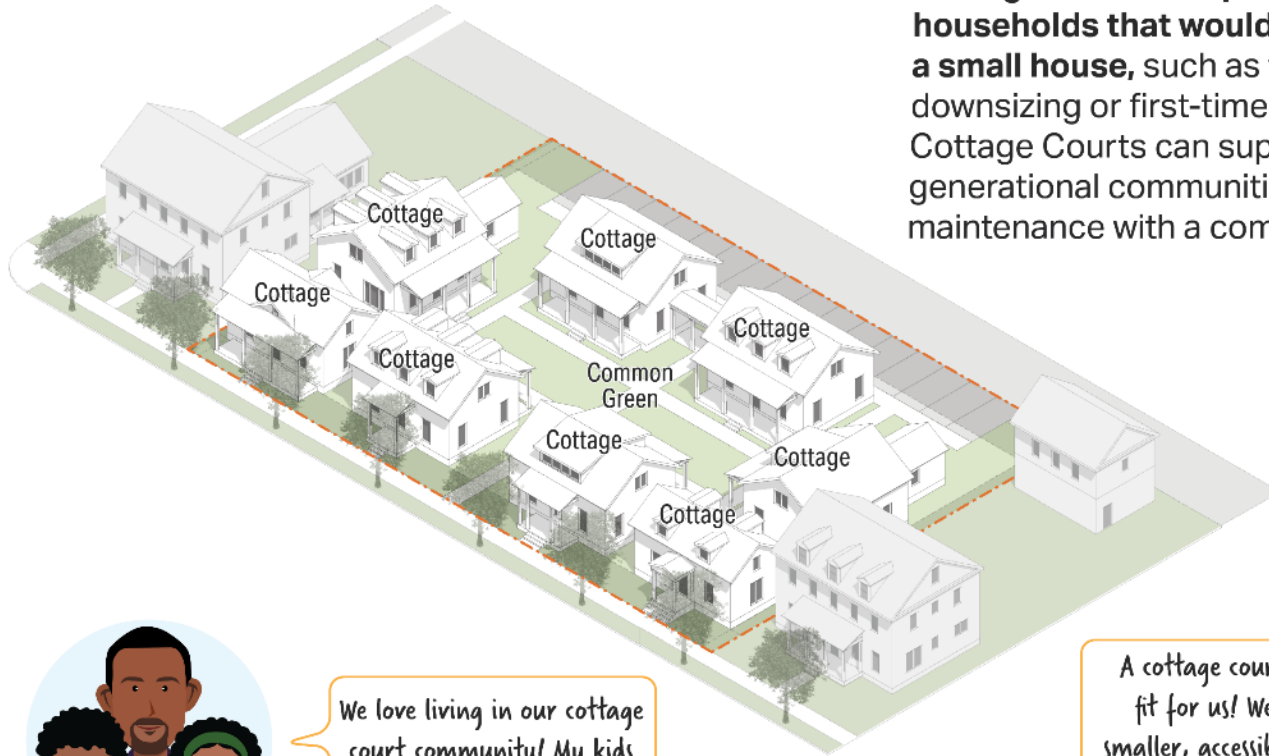
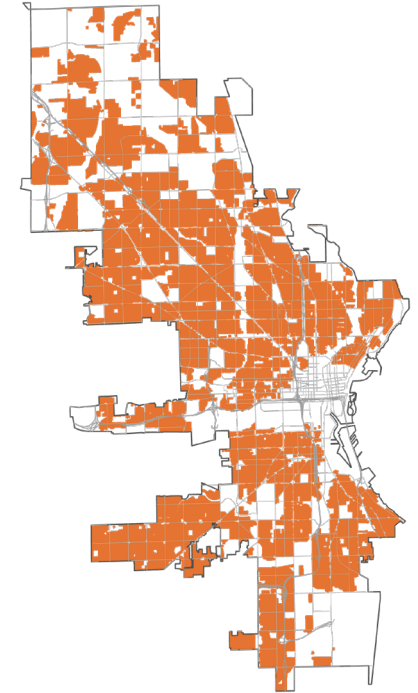
Our duplex was more affordable than a single-family home because the rental income helped us afford the mortgage. Later on, we could also use the other unit for extended family.



# 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.

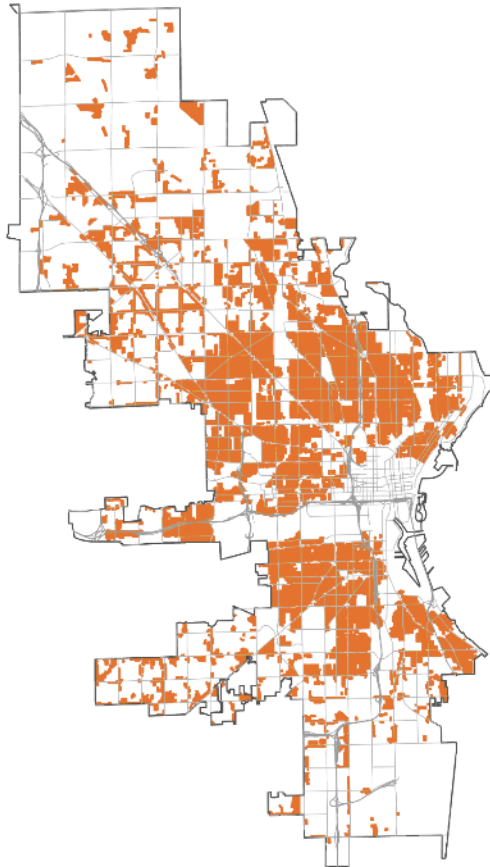
My new cottage is perfect! I didn't need much space, but I wanted my own front porch. I am excited to work in the community garden this summer!

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



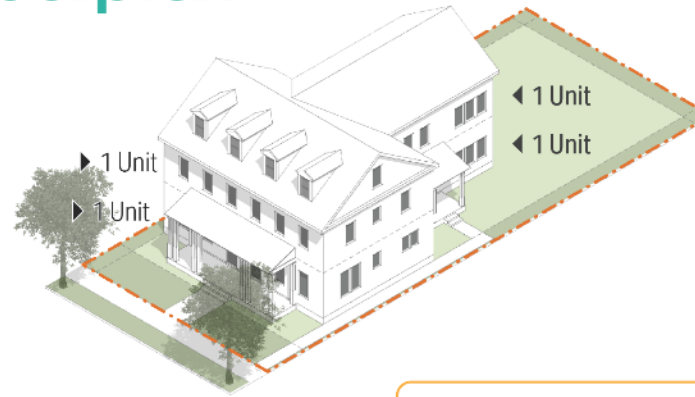
# Recommendation #1-B

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.

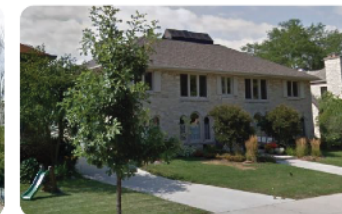
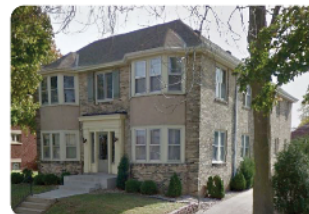
I love living by myself, and my unit is the perfect size for me. Plus, my church and workplace are just a quick walk away.



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.





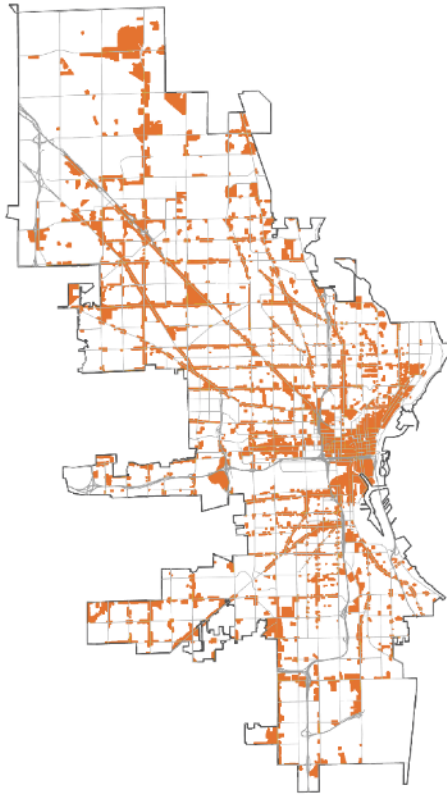


**How else do we  
encourage  
housing  
diversity  
in more areas  
of the city?**



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

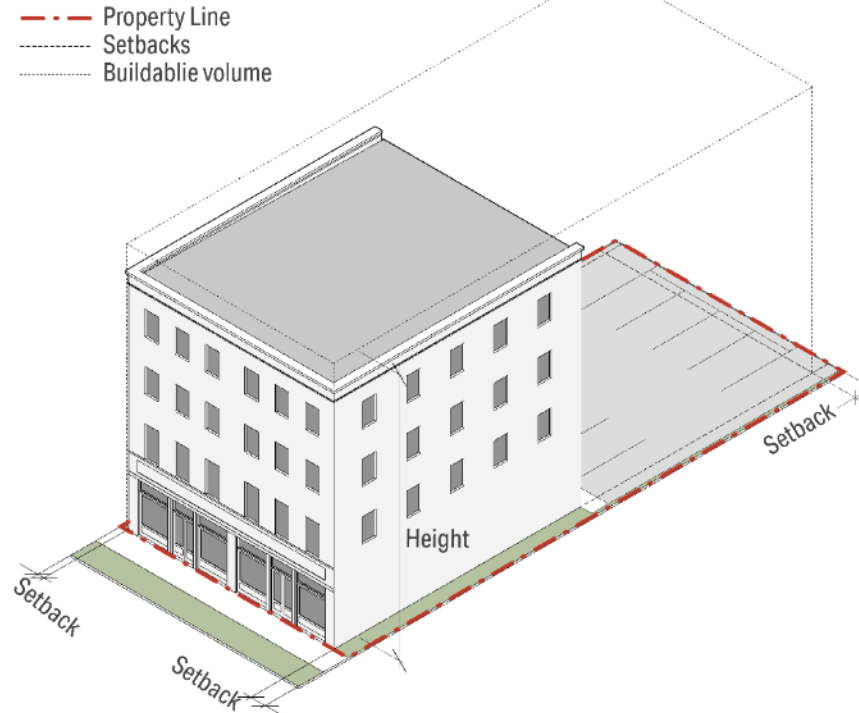
**How?** Adjust the zoning code to remove barriers to new housing on business corridors and multi-family zoning districts. **Rely on height limits, setback requirements, and design standards instead of mathematical equations** to control the number of housing units.



▲ 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.





**How do we  
make sure new  
development  
supports  
walkable  
neighborhoods?**



# 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**

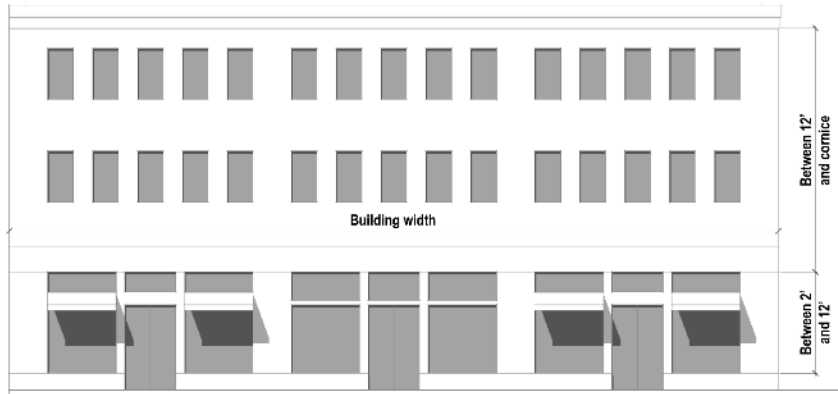
**Building Widths**

**Parking Structures**

# Recommendation #3 continued

## Building Facades

**Enhance walkability:** Make sure buildings face the sidewalks in a way that encourages pedestrian activity.

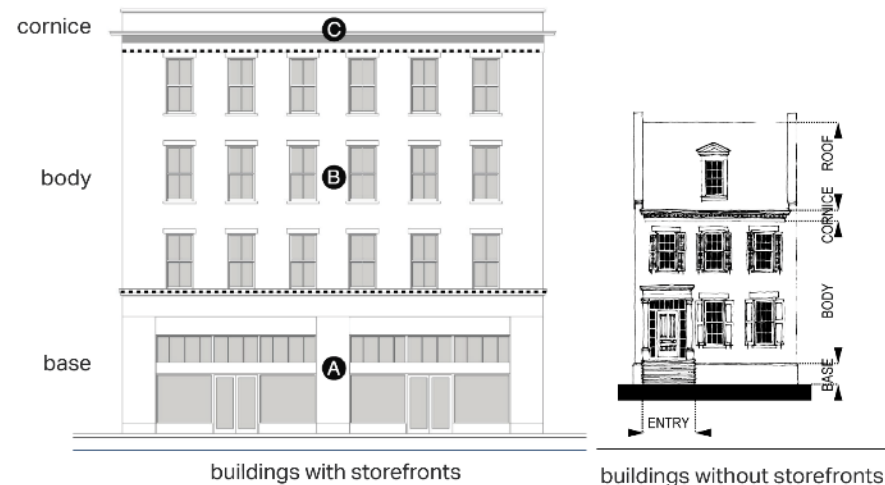


## Windows

**Enhance walkability & environmental benefits:** Update existing design standards to clarify measurements and add standards for upper level windows.

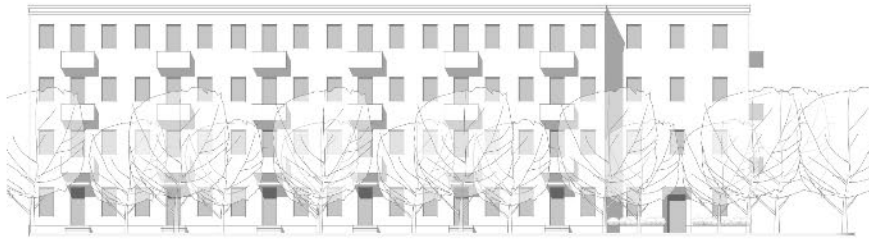
## Composition

**Improve pedestrian scale:** Make sure buildings facades are composed of base, middle, and cap to help improve scale.



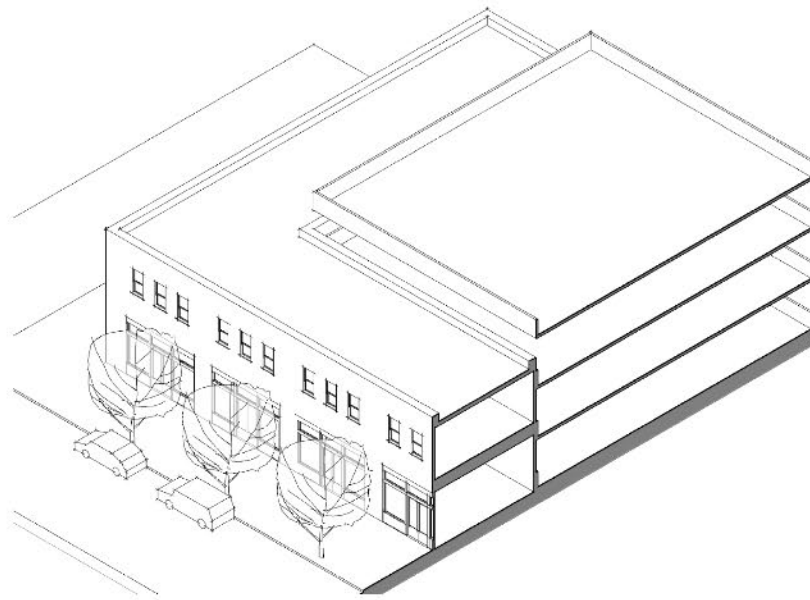


# Recommendation #3 continued



## Building Widths

**Reduce scale:** Very large buildings need regulations to reduce the scale and to create a walkable environment along the street front. Examples: varying heights, courtyards, and corner plazas.



## Parking Structures

**Assure walkability:** Update regulations for parking structures to improve design and hide parking on upper levels.



## Recommendation #4: Continue to evaluate parking requirements to align with development goals & discourage excess parking.

### Current Requirements

Milwaukee's zoning code requires parking for multi-family developments outside of Downtown. Requirements are among the lowest in the nation, and include a reduction for locations near transit and providing shared parking. Developers generally provide more parking than is required by the parking minimum requirements in the Zoning Code.

### Potential Future Updates

The City should explore further reducing or eliminating parking minimums for housing development.

### How does this support Housing Choice?

Requiring more parking than is needed for a residents within a development increases housing costs and does not align with Climate and Equity Plan goals. Future adjustments to parking requirements can support greater flexibility in urban design and housing types, allows for more green spaces, and encourages walkable neighborhoods and alternative transportation methods.



## USER-FRIENDLY PROCESS

**Enhance customer service:** Process is efficient, fair, and responsive to current needs and goals for housing growth, choice, and predictability.

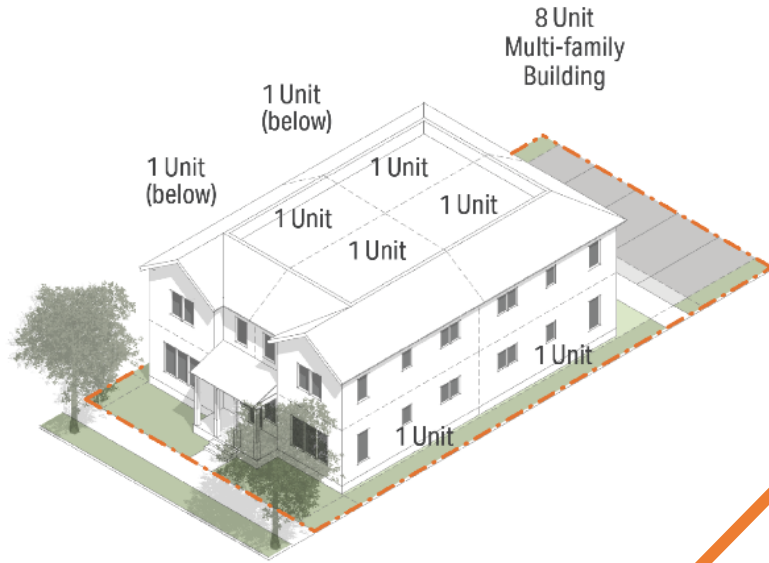
- Streamline review for certain types of approvals (e.g. DPD Minor Modifications)
- Increase accessible tools for applicants (graphical flow charts, etc.)
- Establish dedicated Zoning Section

Process Improvements		
	Action	Policies
<b>Visual Materials</b>		
40	Improve the usability of the zoning document through visuals and the development of user-friendly supporting materials to ensure that all applicants have equitable access.	I.B.1
<b>Minor Modifications &amp; Overlays</b>		
41	Update ordinances to streamline processes for minor modifications to Detailed Planned Developments and proposals in overlay zones that are compliant with applicable standards.	I.B.2.
<b>Efficiency</b>		
42	Explore process changes that may increase efficiencies during the development review process such as setting up a dedicated Zoning Section in the Department of Neighborhood Services.	I.B.3.
<b>Renaming &amp; Grouping Districts</b>		
43	Consider renaming or grouping zoning districts as appropriate to provide greater clarity on the uses and housing types allowed.	I.A.1.

# Changes to the Plan based on feedback



# 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!



**April 30<sup>th</sup> Draft** – Included a zoning code update recommendation to permit small multi-family buildings (5-8 units) in the RT3 & RT4 districts by-right.

**The zoning code recommendation has been removed from the plan.**

**July 15<sup>th</sup> Final Draft** – Includes a policy statement about small multi-family buildings to provide guidance on where and when a small multi-family building could be appropriate and in a manner that allows for additional alderperson and neighborhood review.

# Thank you!



[growingmke@milwaukee.gov](mailto:growingmke@milwaukee.gov)

[engage.milwaukee.gov/GrowingMKE](https://engage.milwaukee.gov/GrowingMKE)

