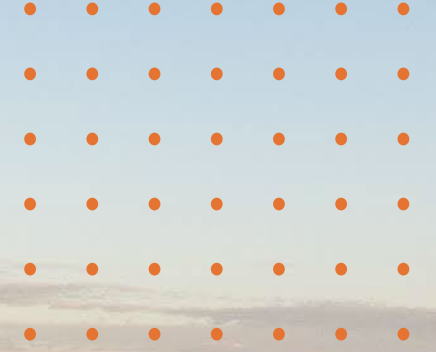




Overview & Draft Plan Recommendations

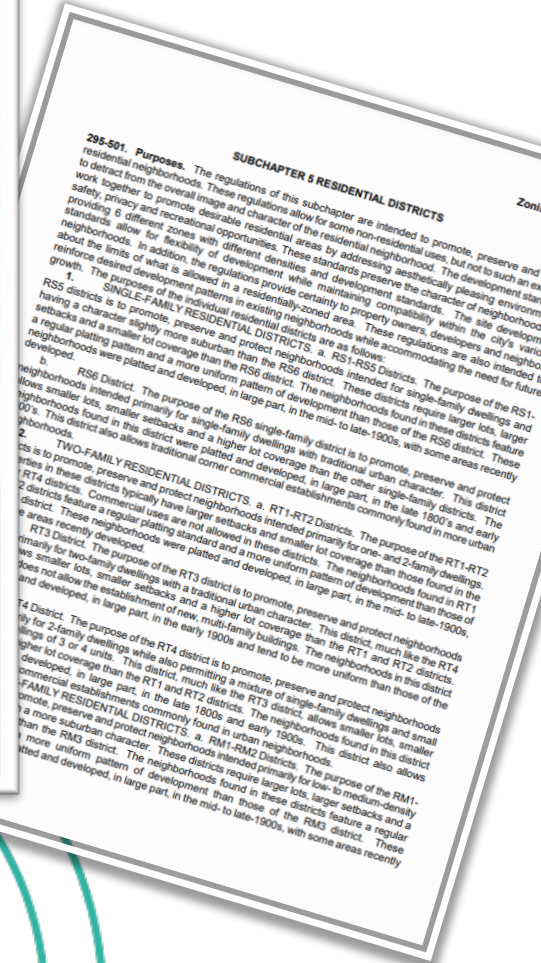
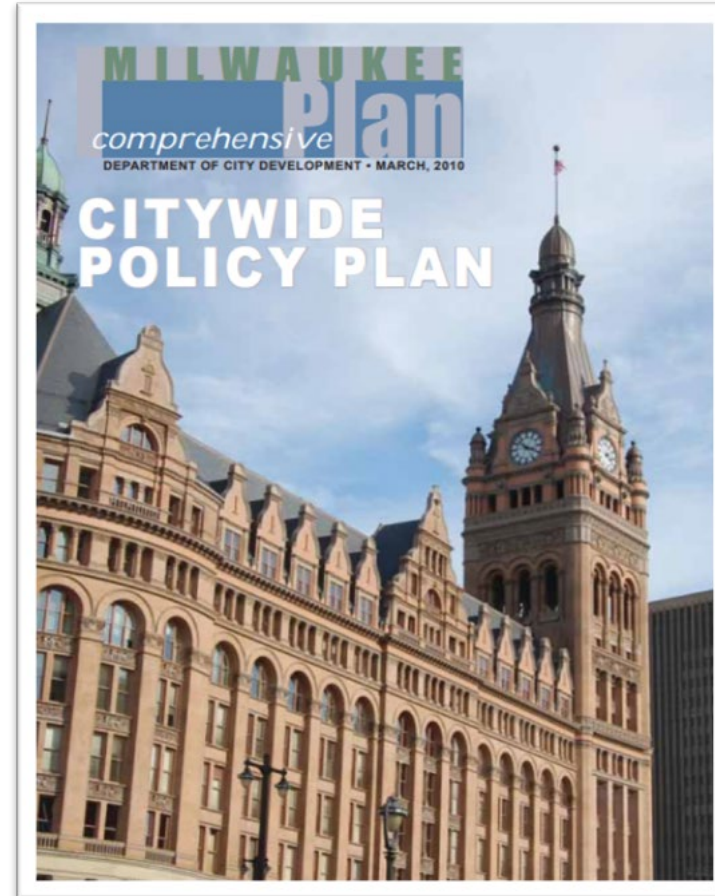
Milwaukee County Commission on Aging

March 22, 2024

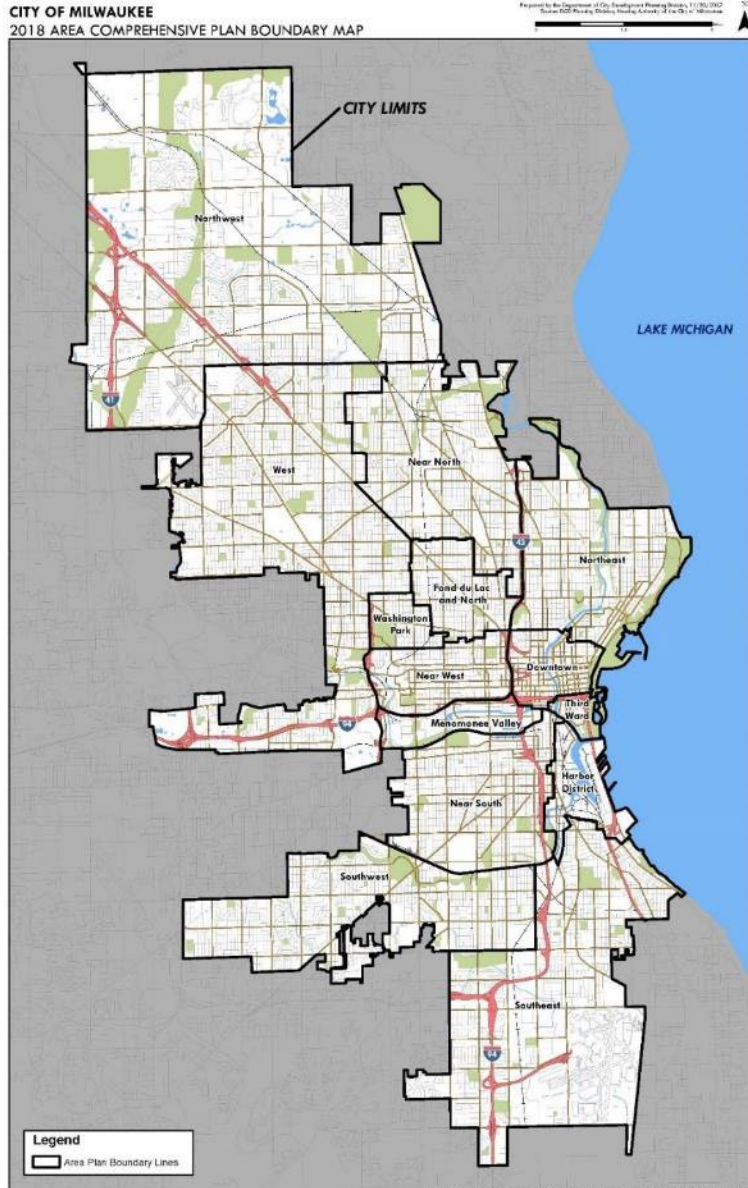


What is Growing MKE?

- 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



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 are looking at how to support evolving housing needs.



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.

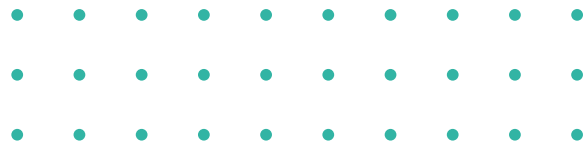
2024/25 Implementation

- ▶ 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.

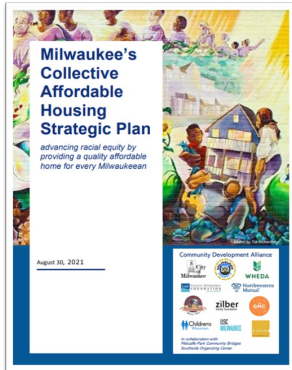
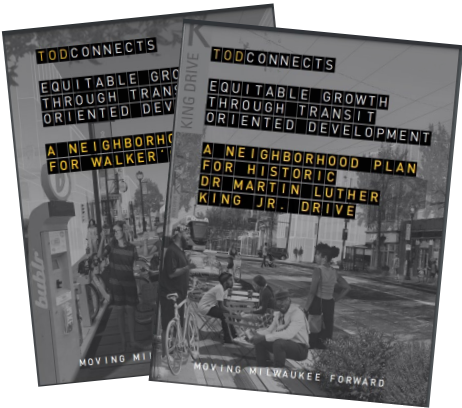
Collaborative Process



- 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....



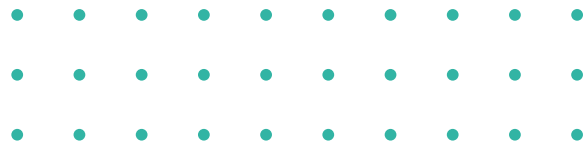
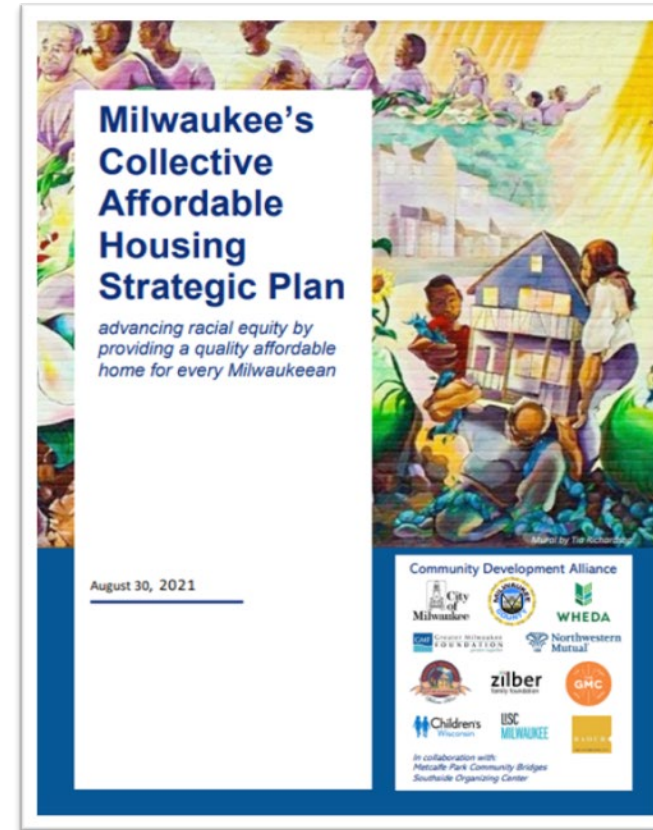
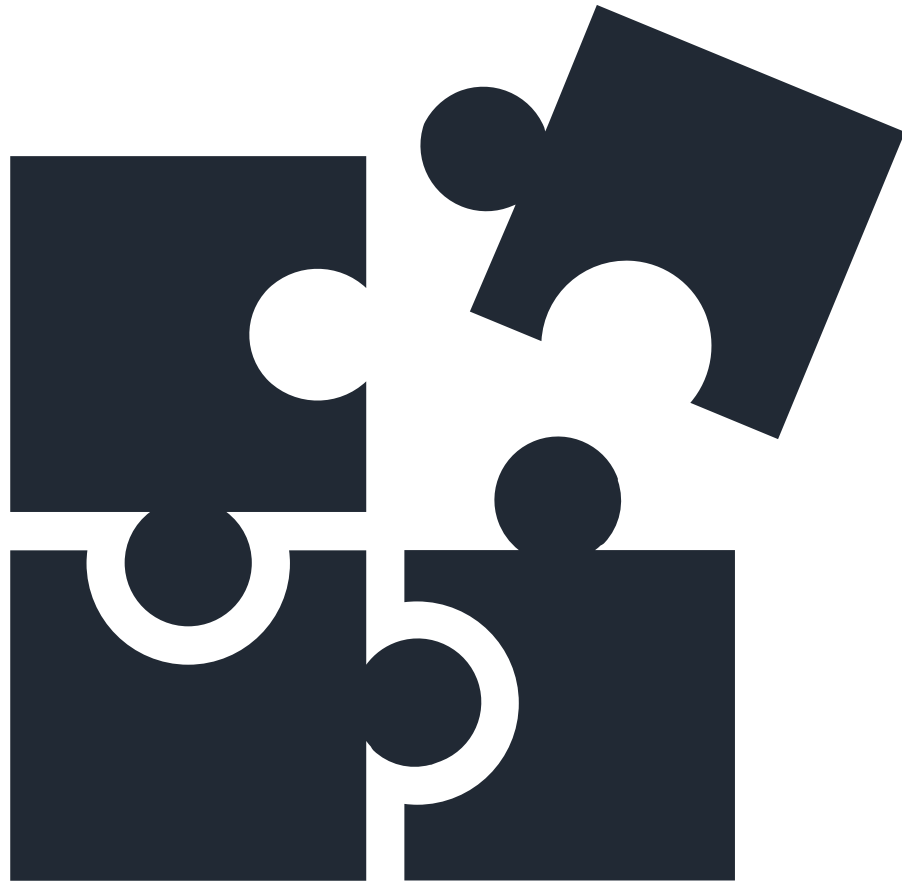
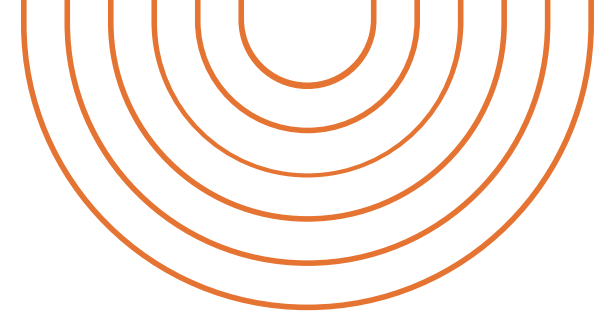
Milwaukee's Zoning Code & Comprehensive Plan are tailored to support:

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

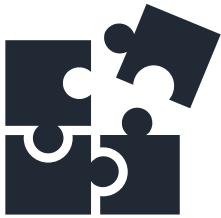
Advancing Plan Recommendations and City Goals from several recent planning processes along with the Mayor's vision for economic prosperity.

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

This is just one piece of the puzzle

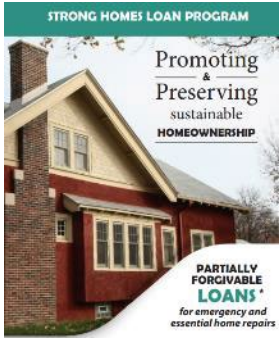


Increasing and Preserving Black & Latino Homeownership



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.

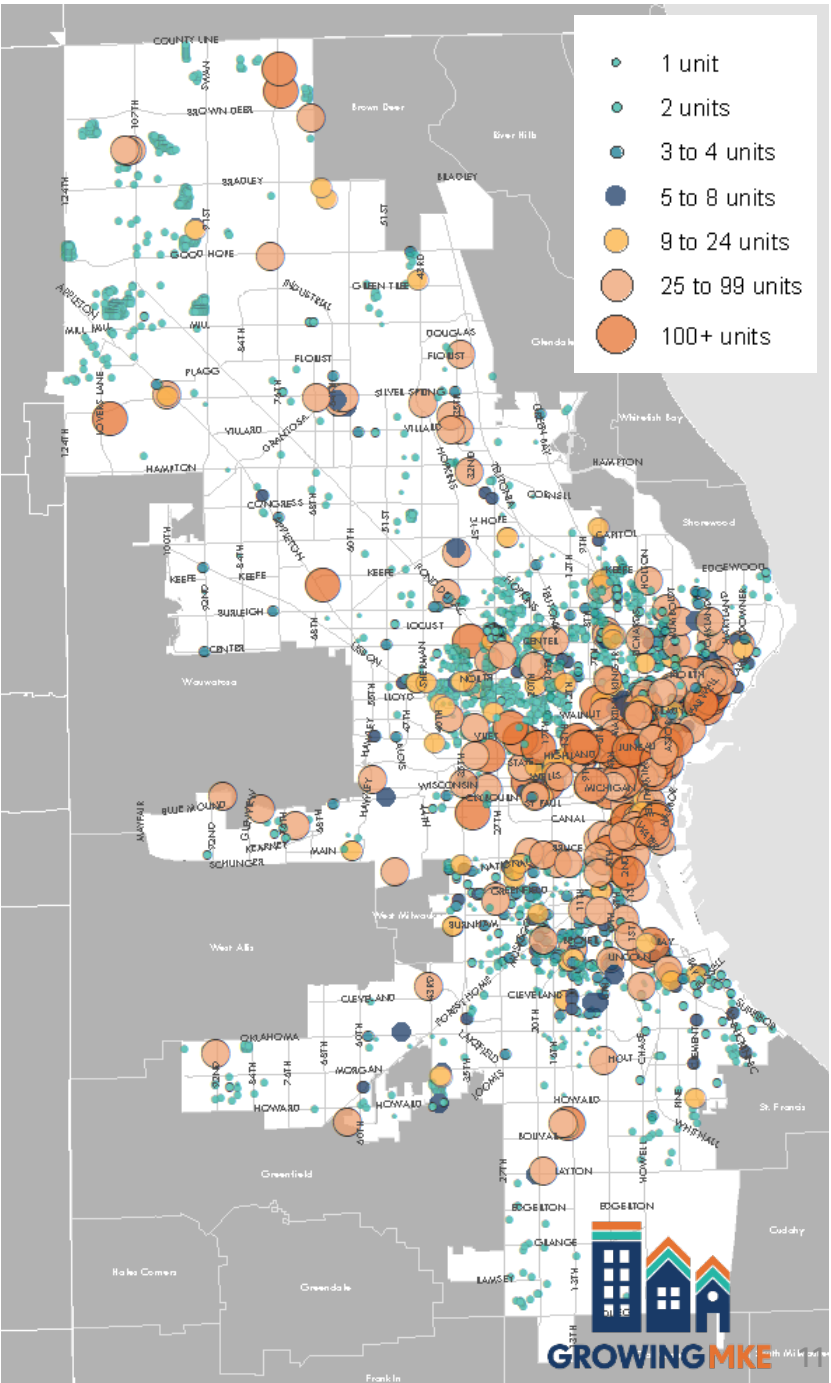
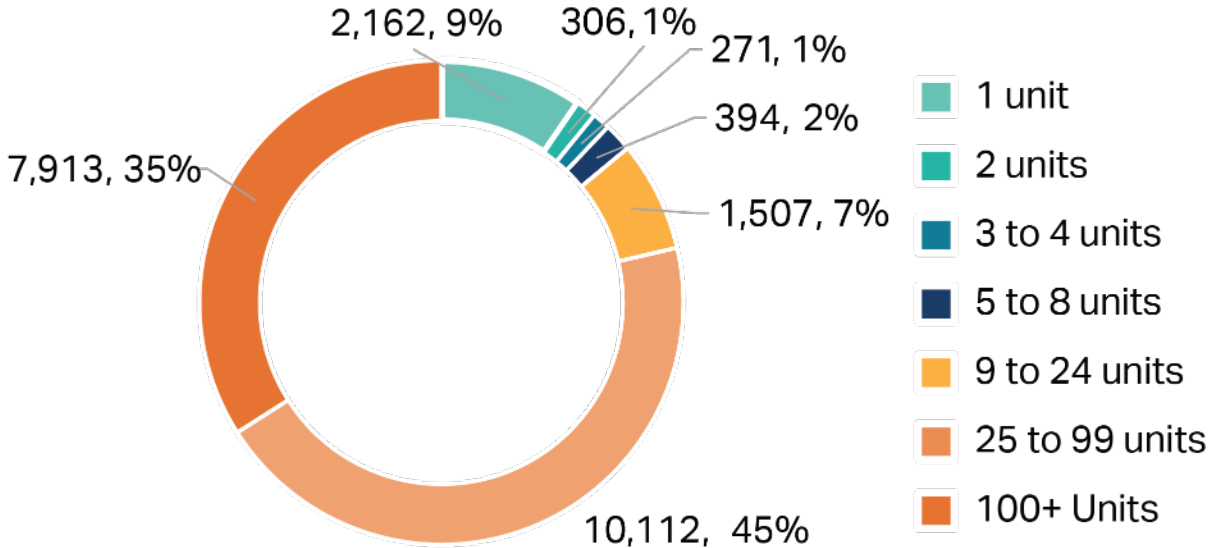


Existing Conditions

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



What is Zoning?

Why are we talking about it?

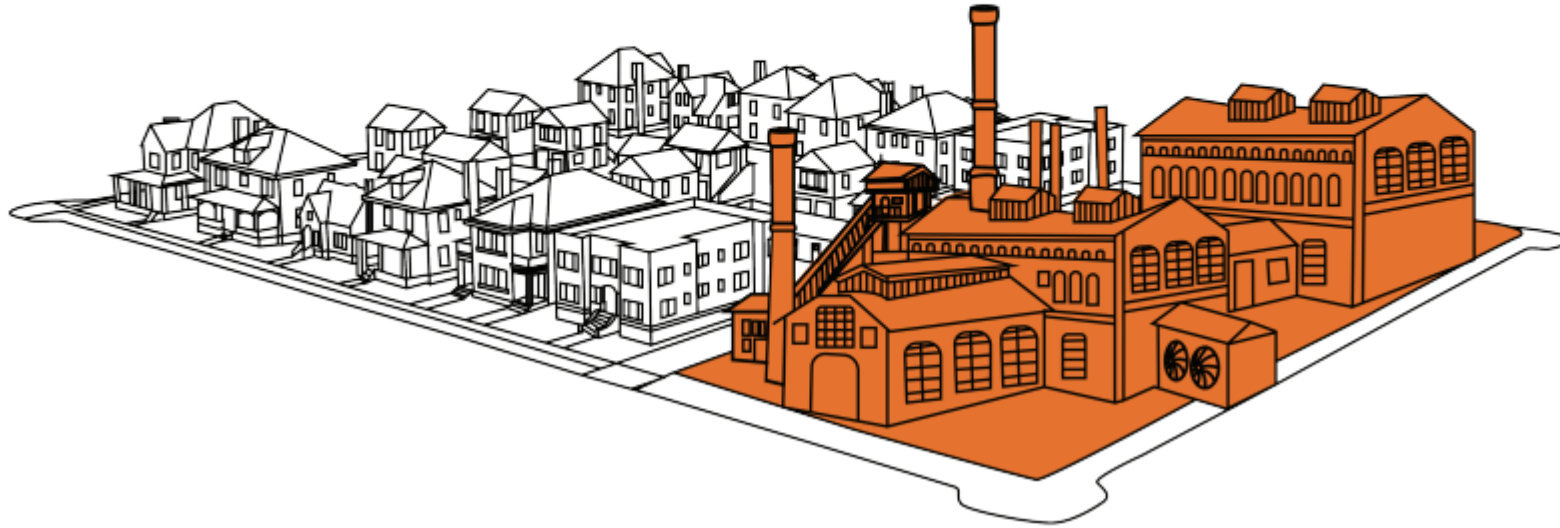
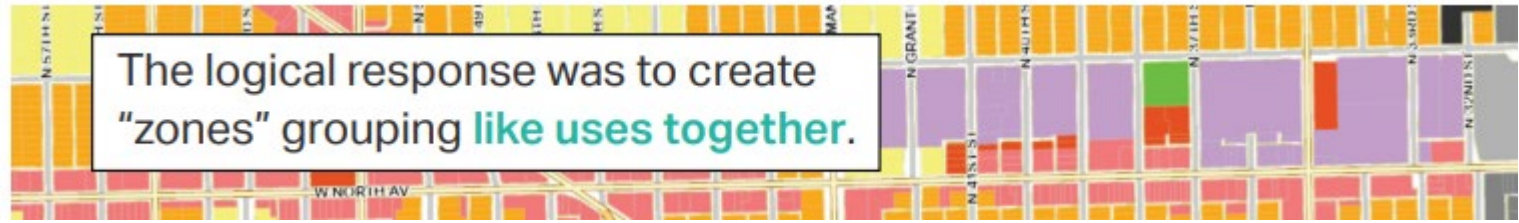
Zoning is a **relatively new concept**. Prior to the 1920s and 1930s, cities, towns and villages were built in similar ways **without it**. Patterns evolved organically to **meet basic needs**.



This compatibility allowed for a **diverse mix of housing types** that encouraged a **diverse mix of neighbors**.



But then the growth of industry brought **factories and other noxious uses** to the urban landscape.

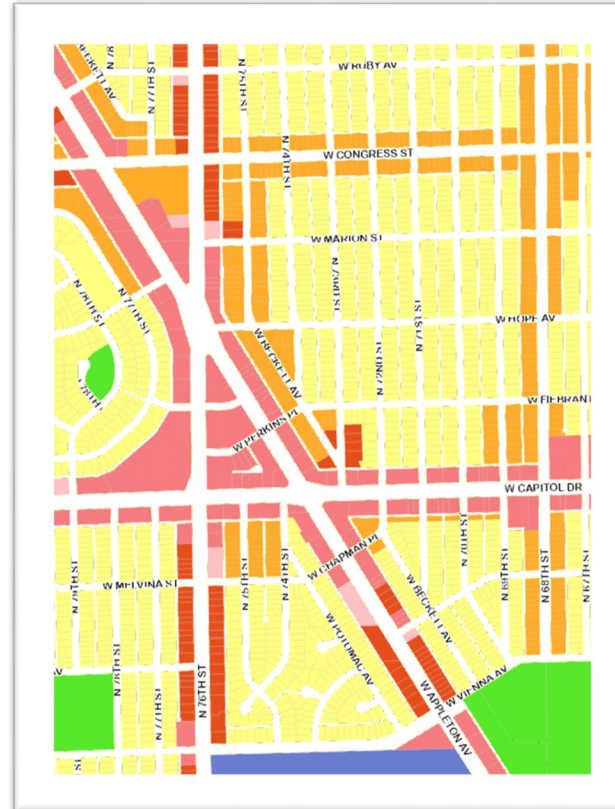


Historic housing types serving a diverse population are **no longer allowed** in most areas.

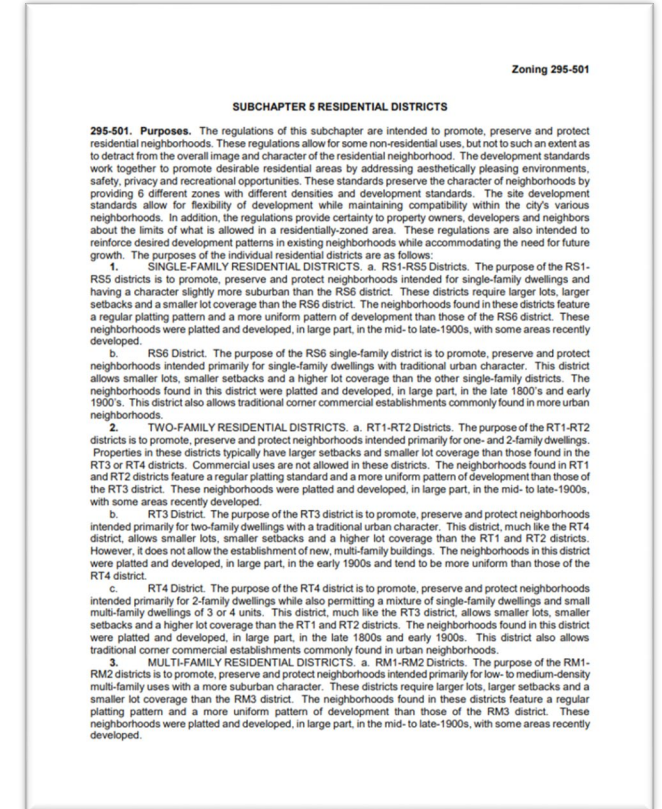


Zoning Codes & Maps

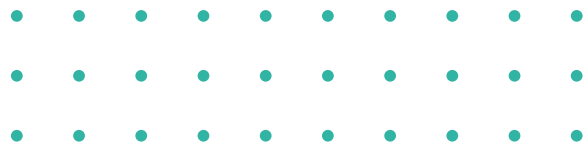
- Zoning is a written document of rules and a map that shows what zone each piece of land is part of.
- Each zone has a unique set of rules that guide development – uses & sizes/shape of buildings.
- These zoning rules are laws adopted by the City's Common Council.



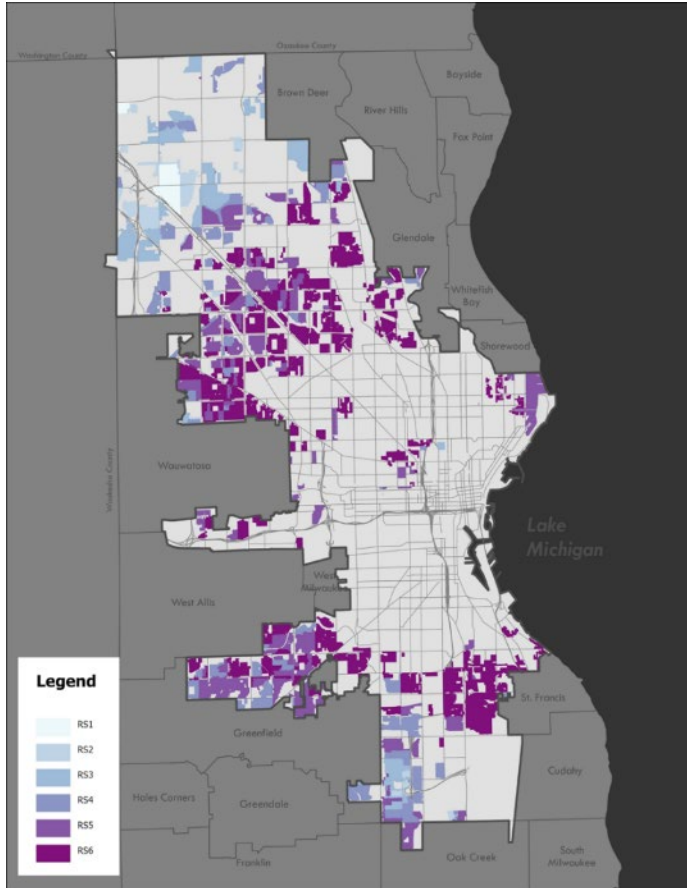
ZONING MAP



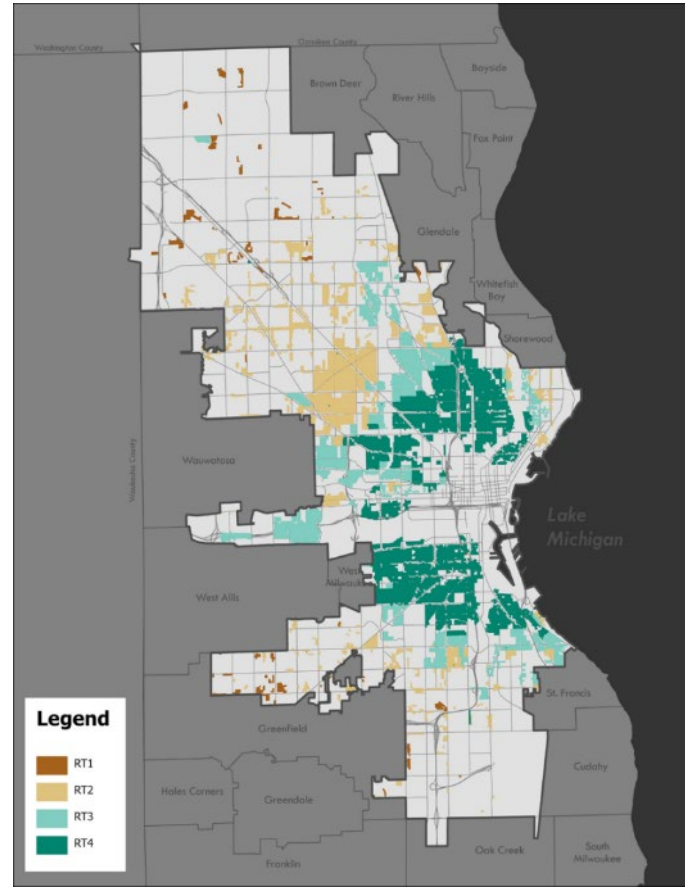
ZONING TEXT



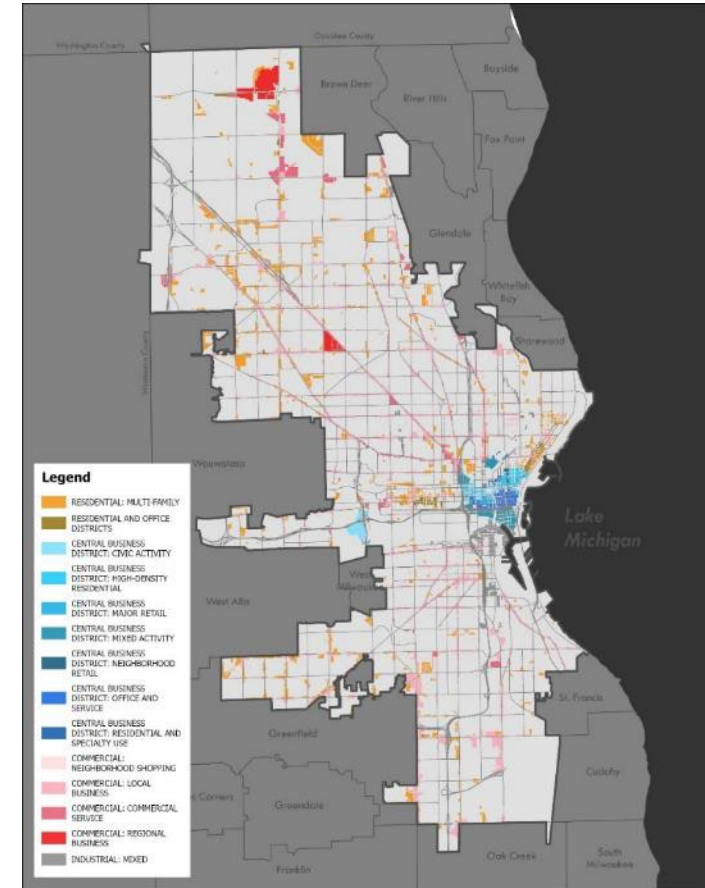
What does zoning for housing look like in Milwaukee?



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.

What We've Heard So Far

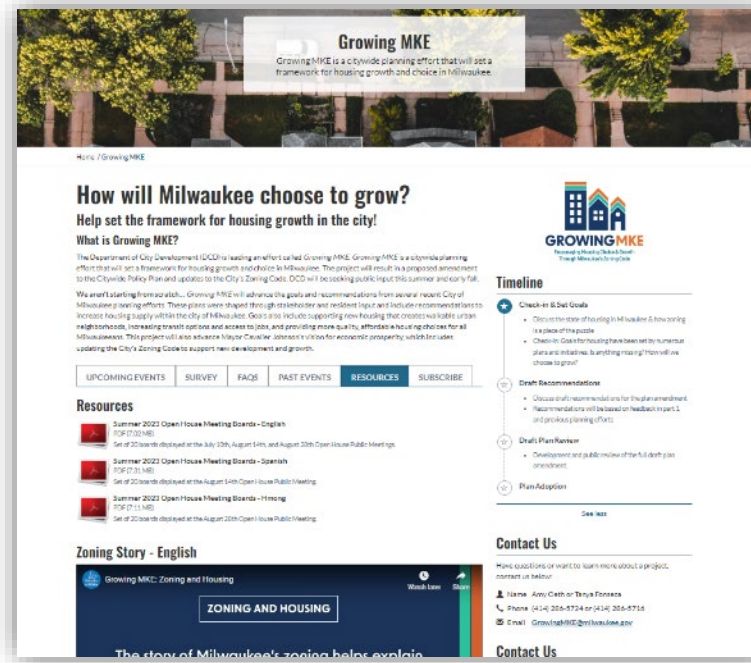
2023 Engagement

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

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

Online

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



Engagement support and partnership from AARP and Community Development Alliance!

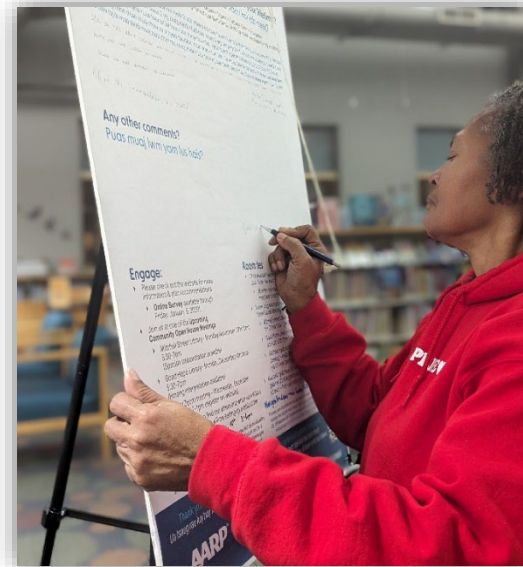


Outreach to Older Adults

Across all in-person engagement – connected with ~440 50+ community members.

We heard...

- Excitement about more opportunities to age in place within their neighborhoods
- Excitement about intergenerational living opportunities
- Appreciation for visiting senior centers and being included in the conversation



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.

Recommendations

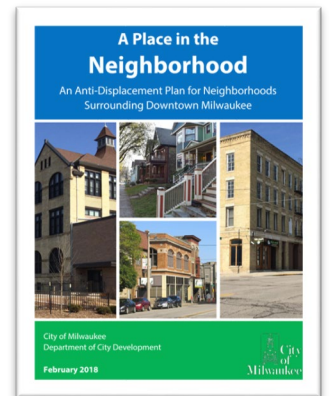
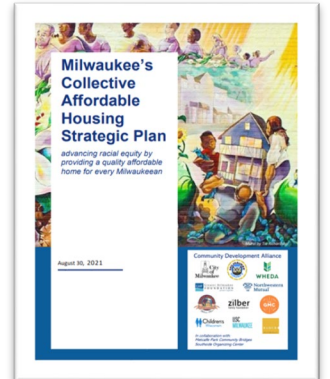
Plan Amendment Policies

Increase Housing Choice & Access

Social Connections & Health

Neighborhood Development & Urban Design

Walkable Neighborhoods & Transit-Oriented Development





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

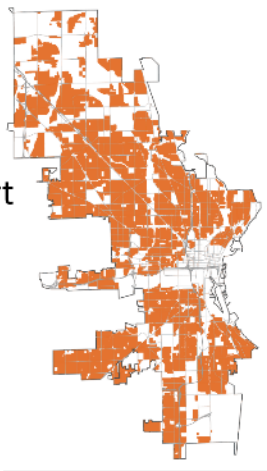
Recommendation #1: Update the zoning code to allow more types of neighborhood-scale housing in more neighborhoods.

In summary, that means...



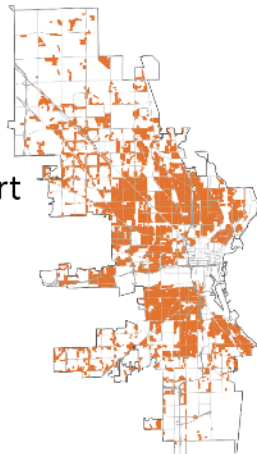
In all residentially zoned areas, allow:

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



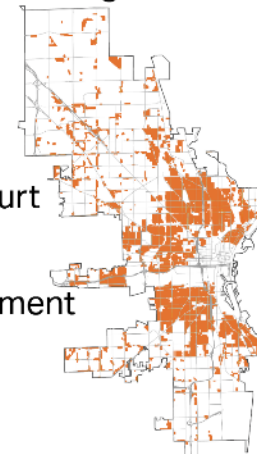
In residential areas where duplex or other multi-unit housing was permitted historically, allow:

- ▶ 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



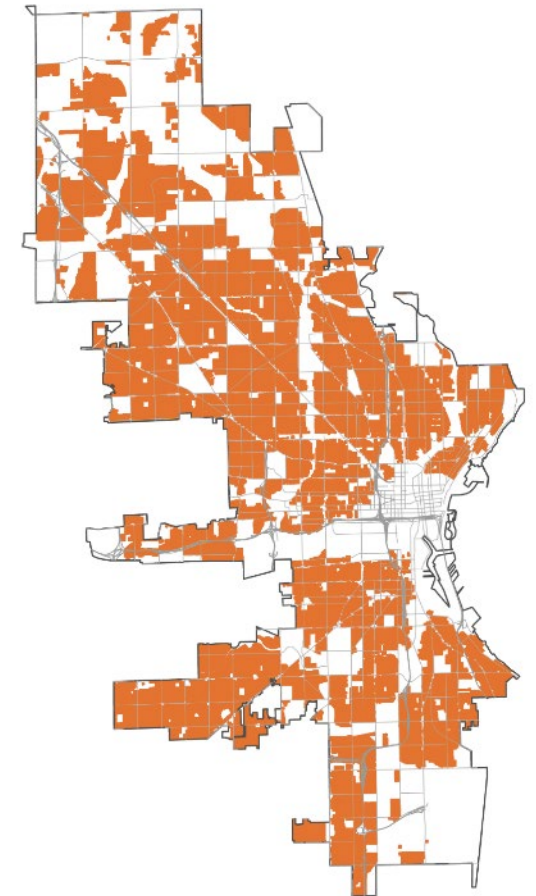
Duplex



Triplex



Cottage Court



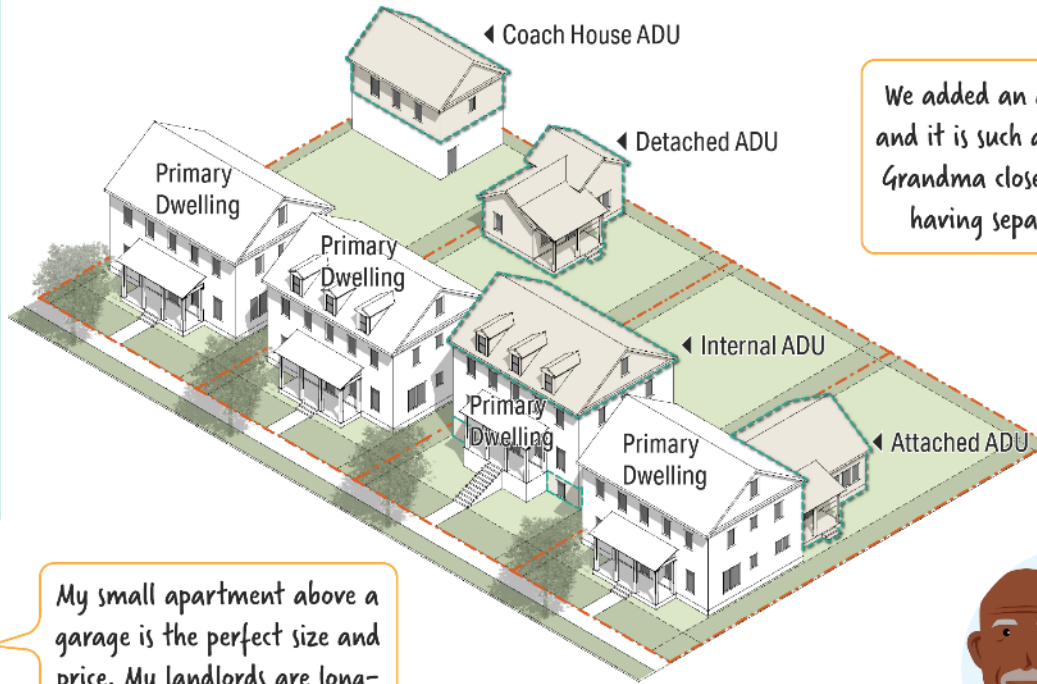
▲ This map includes the RS1-6, RT1-4, RM1-6, and RO1-2 zoning districts

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.



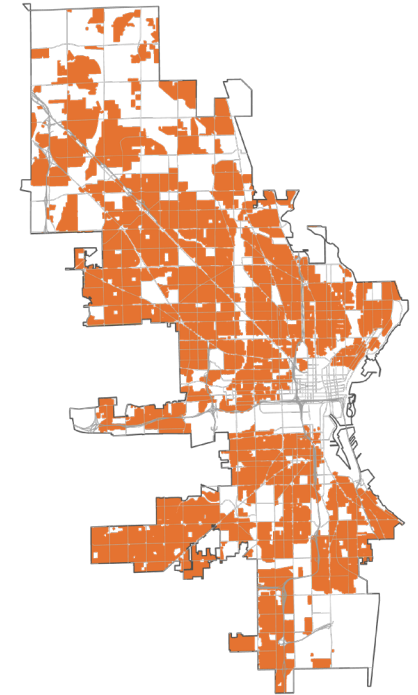
We added an attached ADU, and it is such a relief to have Grandma close by while also having separate spaces.



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.



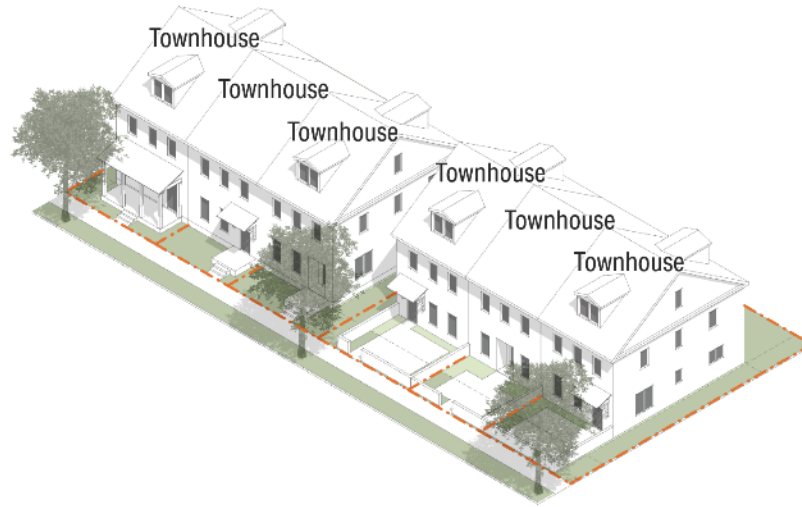
My small apartment above a garage is the perfect size and price. My landlords are long-time Milwaukee residents and have welcomed me to the city.



Recommendation #1-A continued

Townhouses

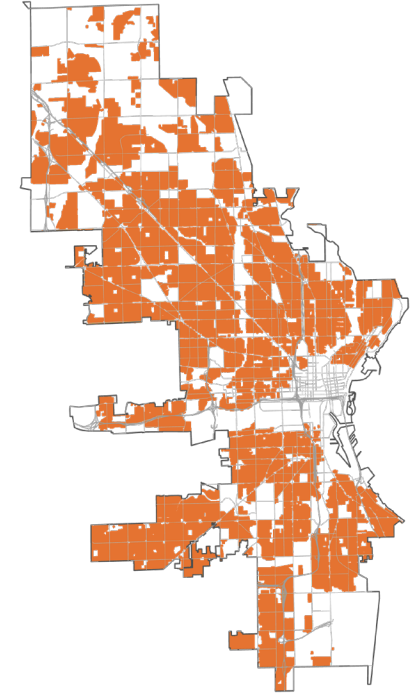
Townhouses work for most types of households. They can be owned or rented. They are more affordable due to reduced land, utility, and maintenance costs.



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

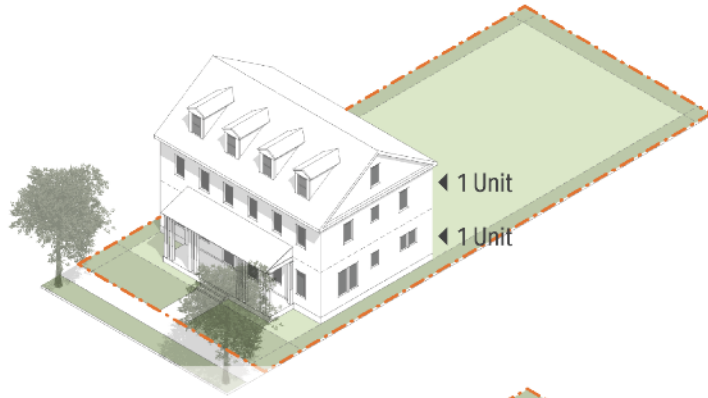


We thought this townhouse
would be our starter home,
but it's turned into our
forever home. We love being
close to transit and spending
time in our front garden.



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.

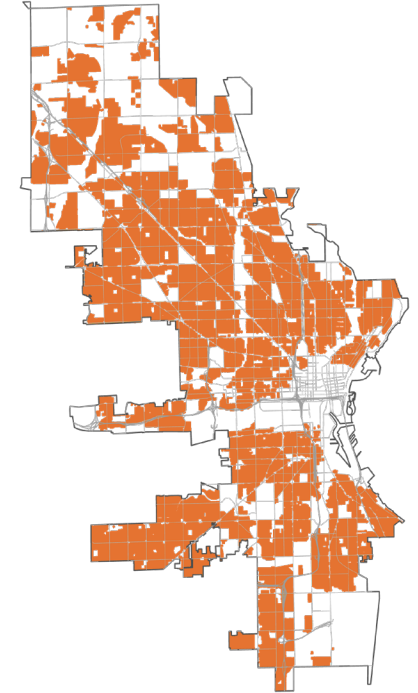
When we retired, we made our duplex rental property our primary home. We've reduced our housing expenses by renting out the upstairs unit for a little extra income.



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.



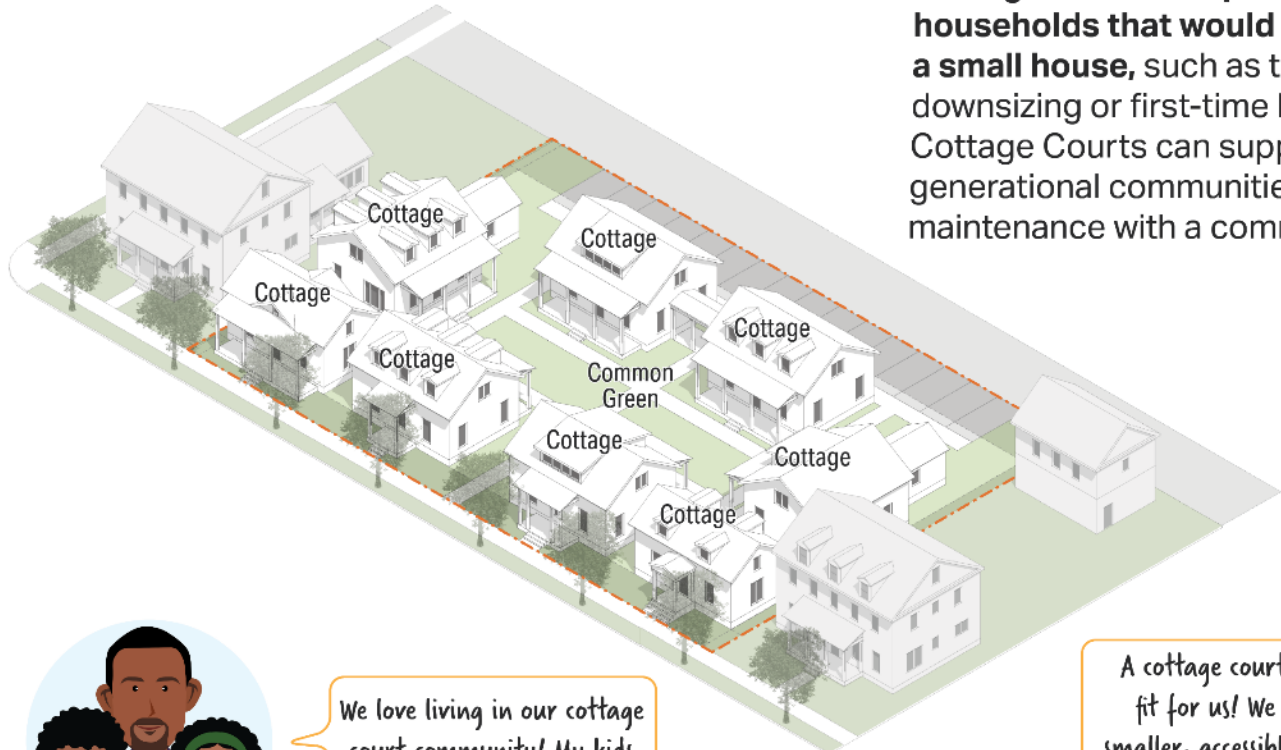
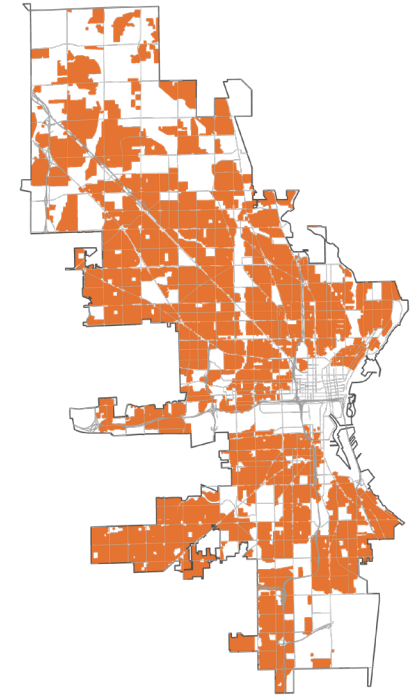
Our duplex was more affordable than a single-family home because the rental income helped us afford the mortgage. Later on, we could also use the other unit for extended family.



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.

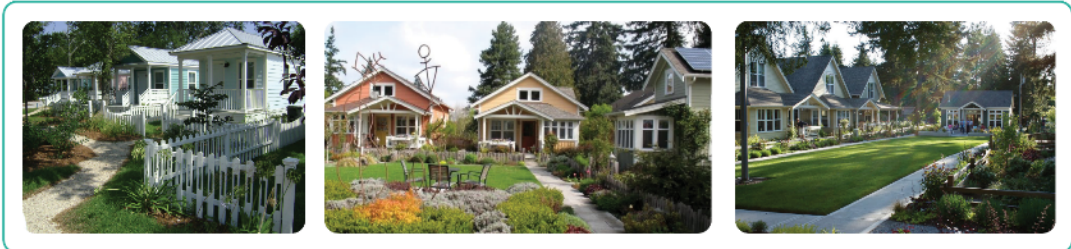


My new cottage is perfect! didn't need much space, but I wanted my own front porch. I am excited to work in the community garden this summer!



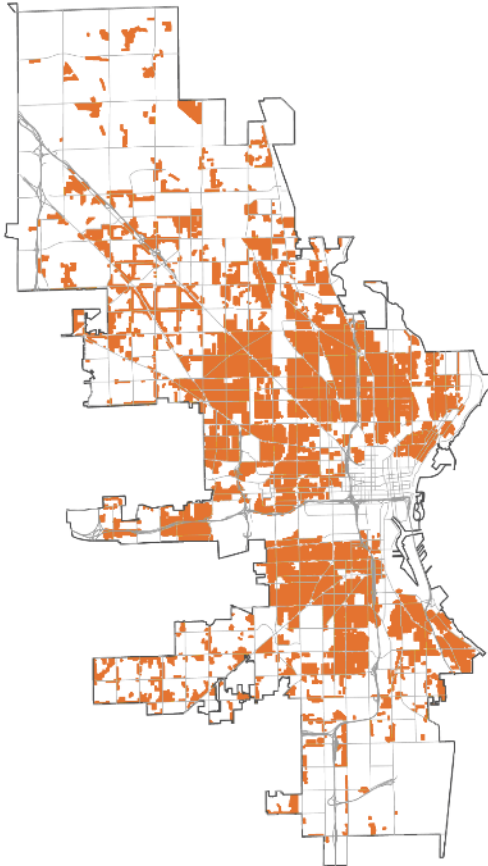
We love living in our cottage court community! My kids have a safe place to play with the neighbor kids.

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



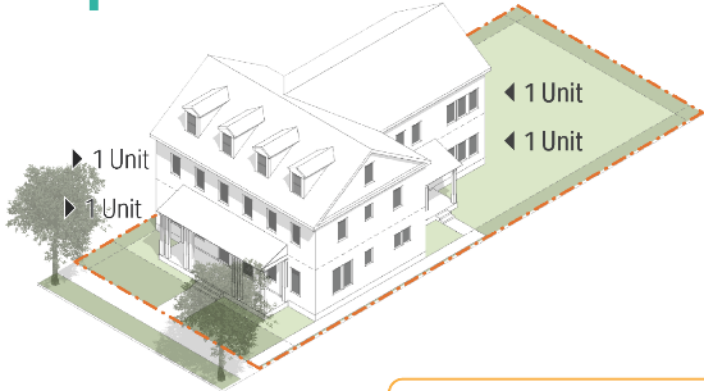
Recommendation #1-B

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.

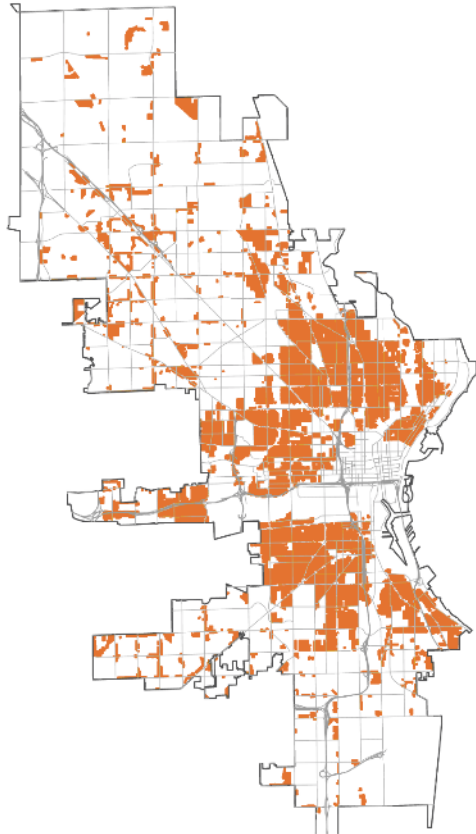


This fourplex is perfect! It's a good affordable size as I start my career, and it's easy to take the bus to work.



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

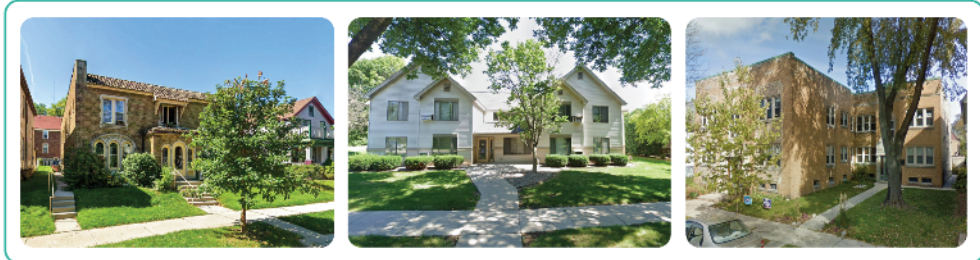
Small Multi-family Buildings



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!

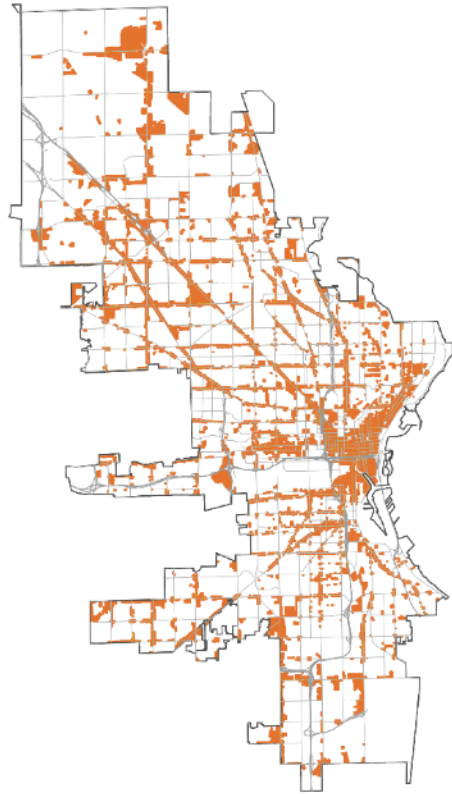




How else do we encourage housing diversity in more areas of the city?

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.

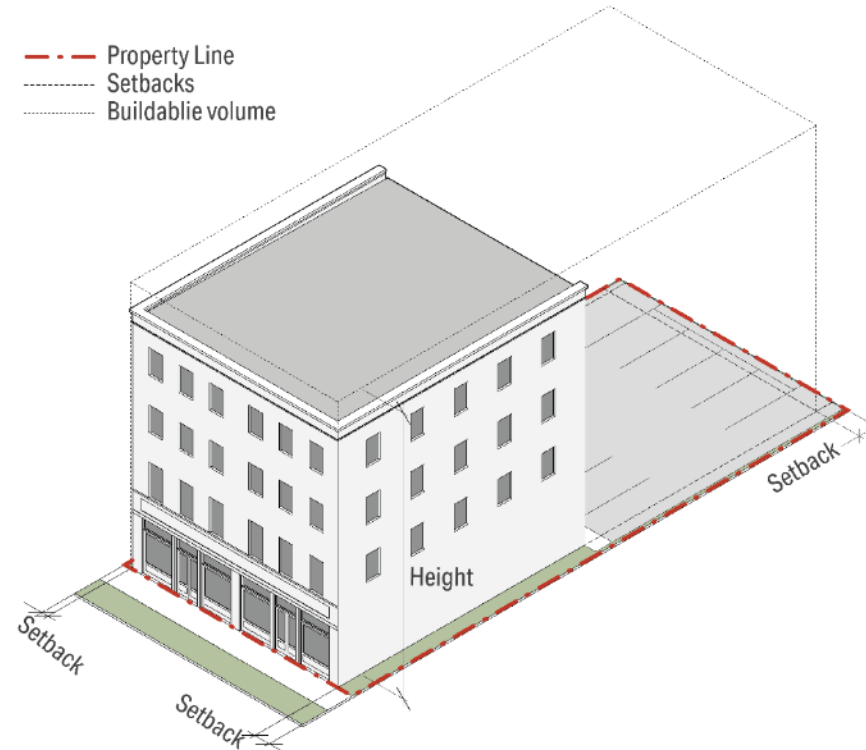


▲ This map includes the zoning districts that currently allow multi-family buildings - RM, RO, Commercial Districts, Downtown, and IM

Multi-Family Buildings

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

- Property Line
- Setbacks
- Buildable volume



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?

Brady Street, image credit: visitmilwaukee.org

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

How to stay engaged and give input

- Sign up for the email list at:

engage.milwaukee.gov/GrowingMKE

- Follow us on social media - @MilwaukeeDCD   

- Stay tuned for opportunities to provide feedback on the Draft Plan this Spring

- Talk to your friends and neighbors about this project and encourage them to participate.



Thank you!



growingmke@milwaukee.gov

engage.milwaukee.gov/GrowingMKE



@MilwaukeeDCD