

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.

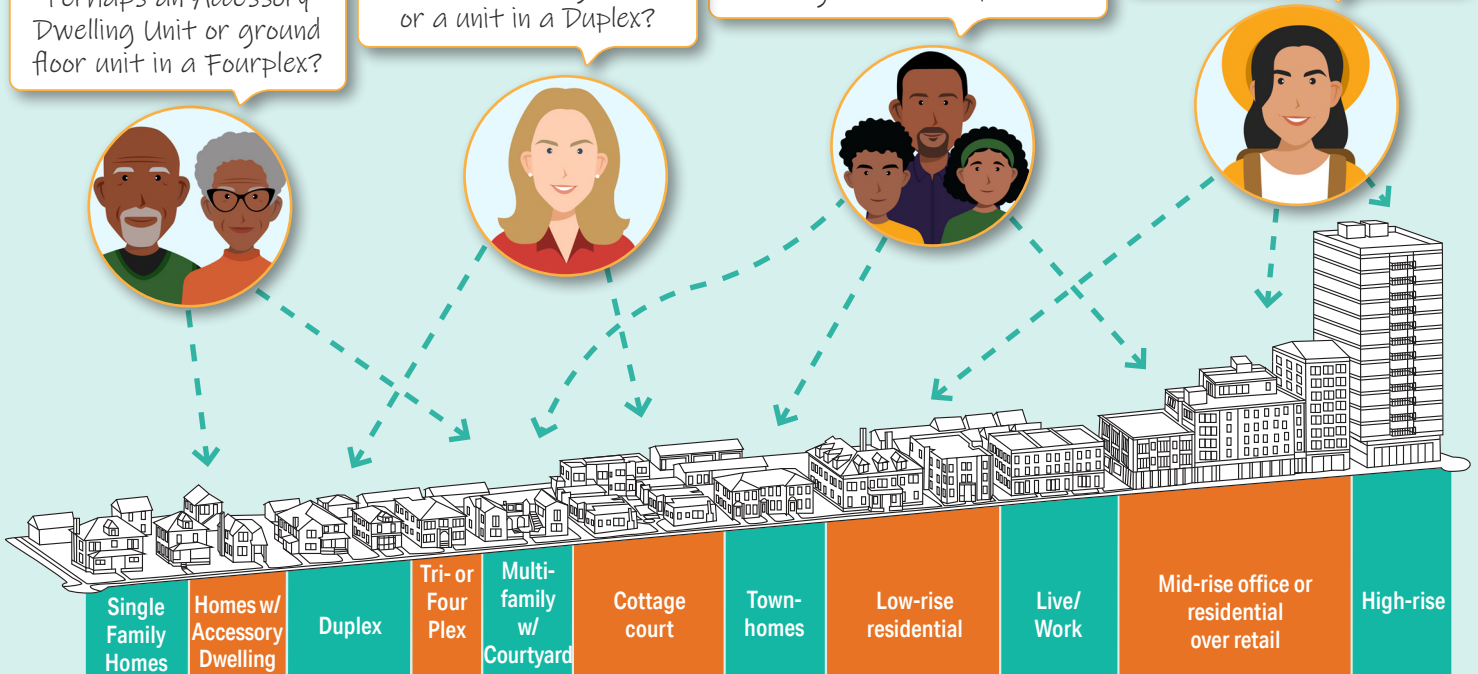
What type of housing would you like to live in now? In 10 years? 20 years?

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 & engage at:

engage.milwaukee.gov/GrowingMKE

 @MilwaukeeDCD

 City of Milwaukee | DEPARTMENT OF CITY DEVELOPMENT

GrowingMKE@milwaukee.gov
(414) 286-5724

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.

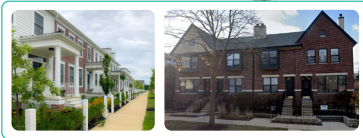
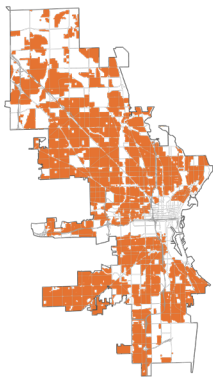
How does this project impact me & my neighborhood?

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

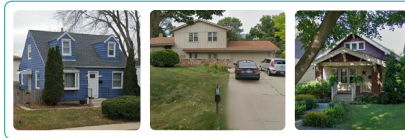
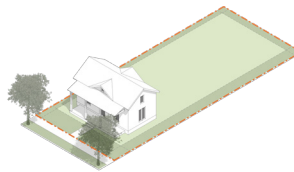
Recommendation 1: Update the Zoning Code to allow more types of neighborhood-scale housing in more neighborhoods.

In all residentially zoned areas, allow:

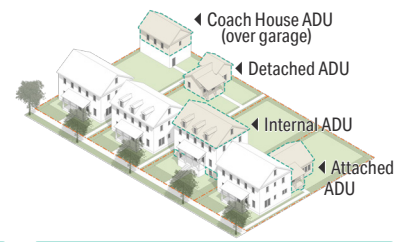
Townhouses



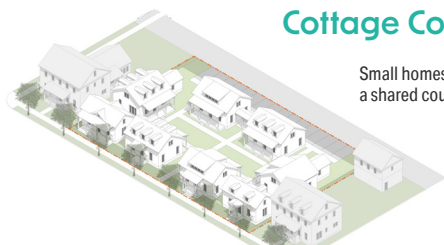
Detached House



Accessory Dwelling Units



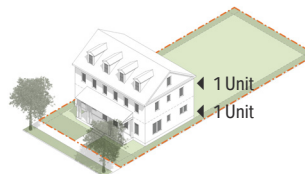
Cottage Courts



Small homes around a shared courtyard



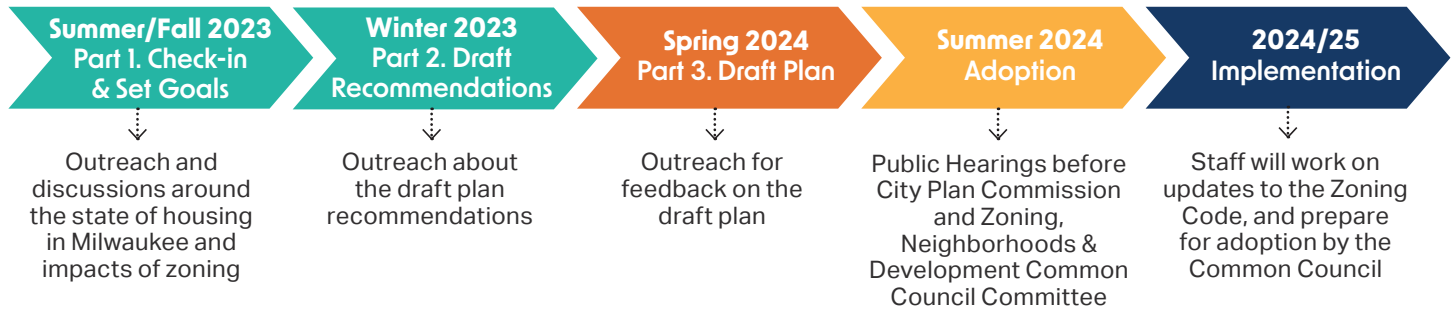
Duplexes



Triplexes



Project Timeline



Recommendation 1 continued

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

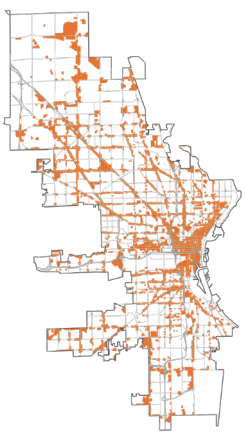


In denser residential areas where a wider mix of styles already exists and near transit, allow all types to the left + **Fourplexes & Small Multi-family Buildings**

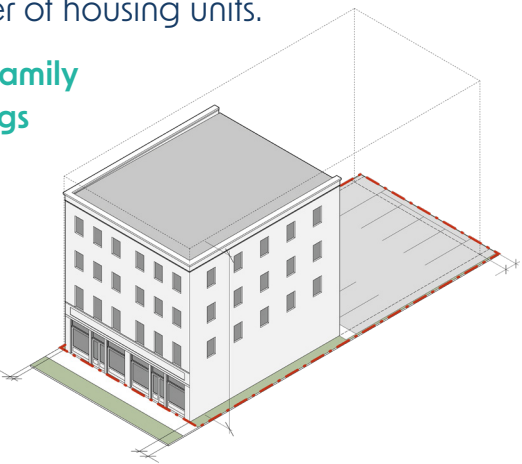


Recommendation 2:

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 Draft Plan on the Growing MKE website 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

Engagement Highlights To-Date

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 Draft Plan. So far there have been:

- ▶ 5 Open House Public Meetings
- ▶ 22 "Office Hours" events at Libraries
- ▶ 10 Focus Groups & community meetings
- ▶ 16 pop-ups at community events and senior centers
- ▶ 800+ online views of meetings and recordings
- ▶ 3,500+ visitors engaging online engage.milwaukee.gov/GrowingMKE
- ▶ Outreach materials & meetings in English, Spanish & Hmong

Draft Plan Available on April 30th

Read More & Share Your Feedback in May!

engage.milwaukee.gov/GrowingMKE

What's in the Draft Plan?

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



Reasonable accommodations, of an auxiliary aid or service required due to a disability, for a City of Milwaukee event will be provided upon request. Contact the City of Milwaukee ADA Coordinator, 414-286-3475 or adacoordinator@milwaukee.gov as soon as possible but no later than 72 hours before the scheduled event.

Ways to Engage & Learn More:

- ▶ **Wednesday, May 15: Zoom Webinar (12-1 pm)**
Register: engage.milwaukee.gov/GrowingMKE
ASL, Spanish, & Hmong interpretation available
- ▶ **May 8 – May 24: Drop-in "Office Hours" Pop-ups at Libraries and Senior Centers**
Schedule: engage.milwaukee.gov/GrowingMKE
- ▶ **Public Meetings - Open House Style**
 - Tuesday, May 21 – 5-7 pm**
Mitchell Street Library
906 W. Historic Mitchell Street
Spanish interpretation available
 - Thursday, May 23 – 5-7 pm**
Washington Park Senior Center
4400 W. Vliet Street
Hmong interpretation available

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