City of Milwaukee

Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

MEMORANDUM

Common Council File #240402
Prepared by: Department of City Development, Planning Division
Subject: Updates to the May 1, 2025 Draft Plan
Date: June 9, 2025

This memorandum provides additional information to supplement the May 21, 2025 memorandum, which included an outline of the planning process, an engagement summary, and a summary of changes between the July 29, 2024 Proposed Growing MKE Plan and the May 1, 2025 Housing Element Draft Plan.

On June 2, 2025, City Plan Commission held a public hearing and reviewed the May 1, 2025 Draft of the Housing Element. Based on public feedback, staff recommended a few adjustments to May 1, 2025 Draft Plan before presenting the document to Zoning, Neighborhoods, and Development Committee. City Plan Commission recommended approval of the plan with the recommended adjustments.

On June 9, 2025, staff posted the Updated Final Draft of the Housing Element to be presented at a public hearing before Zoning, Neighborhoods and Development Committee. This memorandum contains a summary of updates made to the May 1, 2025 Draft Plan that resulted in the proposed June 9, 2025 Final Draft plan.

Summary of Updates

This is a summary of updates made to the May 1, 2025 Draft Plan that resulted in the proposed June 9, 2025 Final Draft plan.

Acknowledgements, Chapter 1, & Chapter 3

Updates to acknowledge community groups

- There were a few adjustments and additional text on pages 2, 7, and 32 to acknowledge thanks to the community groups who invested time, provided advocacy and feedback, and distributed information.
    - Page 2 – Updated the Special Thanks category.
    - Page 7 – Paragraph 2 is new and acknowledges the community input.
    - Page 32 – Includes a list that reflects groups and neighborhoods that spent time and invested resources hosting and attending meetings, distributing materials, and providing feedback. Being listed does not signify that a group endorses the plan.

Chapter 1 - Introduction

Explaining connections to other plans and city initiatives

- To better explain the link between the Housing Element and other pieces of the comprehensive plan and city's goals to increase prosperity, the following paragraph was added (page 6):

    The Housing Element is one element of the City's Comprehensive plan. The Comprehensive Plan also includes policies and actions related to improving street safety, creating welcoming public spaces in all city neighborhoods, and fostering job creation and retention strategies to increase prosperity for Milwaukee residents.

Chapter 2 - Overview

Additional information on units lost

- Explained the primary causes of units lost over time between 2002-2024 (page 25)

    -9,800 housing units lost due to…

    1) Raze activity after the foreclosure crisis linked to subprime and predatory lending (82%). The resulting demolition activity was concentrated in the same vulnerable neighborhoods that were historically impacted by redlining, disinvestment, and urban renewal.

    2) Alterations of duplexes and triplexes into single-family homes (18%)

Chapter 5 – Goals & Policies

Policy additions to add clarity

- This new policy clarifies the intent of the City to prioritize homeownership with city-land sales. (Page 39)

    I.D.10 - Continue to prioritize owner-occupants in the sale of City-owned residential properties, and create affordable housing opportunities when selling land for new development while complying with state statutes governing the City's land sales of tax foreclosed properties.

- To clarify the City's support for small and emerging developers, Policy II.A.1 was updated (Page 40):

  II.A.1 - Facilitate access to capital and credit for development activities at a variety of scales that promote the long-term economic and social viability of the community, and ensure that the City's development policies and programs support smaller, local, and community-based developers' access City-owned land and resources.

- To provide greater clarity on the instances when overlays may be appropriate, policy II.A.10 was updated (Page 41).

  II.A.10 - In limited areas, consider establishing customized overlay zones when supported by historically disadvantaged or vulnerable communities to preserve culturally sensitive areas or districts that have been home to those communities. This may be appropriate in communities vulnerable to displacement where existing homes that are accessible to low- and moderate-income households are experiencing demolition for the construction of new higher-cost homes.

Additional Clerical and Clarification Updates

- A couple of typos were fixed, duplicate text was removed, engagement numbers were updated, and formatting was adjusted as needed to accommodate the changes summarized in this memorandum.
- A paragraph of text was added to the end of the plan to touch on tracking housing trends. This is a summarized version of the tracking section in the Benefit and Harm Analysis. (Page 62)

  Tracking Housing Trends: *Development enabled by the Housing Element's proposed Zoning Code updates is anticipated to be experienced over a period of years – not necessarily weeks or months. The City of Milwaukee's Department of City Development will collect data to track the effects of Zoning Code updates and evaluate the need for further adjustments. Data collection will include tracking new development by type. The City already tracks indicators related to housing affordability and neighborhood change over time to identify neighborhoods at risk of displacement, and it will continue to do so.*