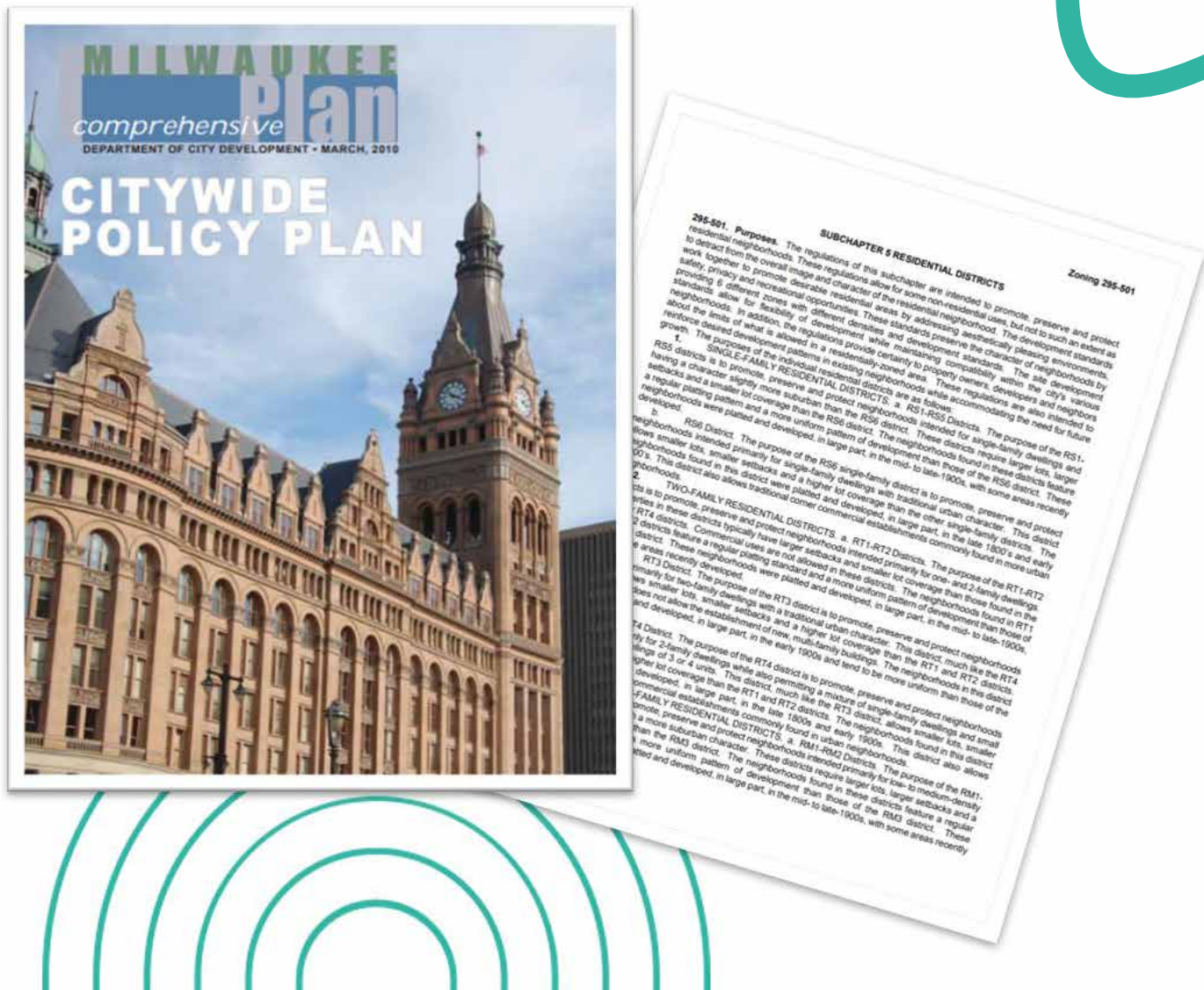


## What is Growing MKE?

- ▶ **What?** A citywide planning process focused on housing. In particular, we are looking at how to encourage housing choice and growth through Milwaukee’s Zoning Code.
- ▶ **End Result?** A proposed amendment to the City’s Citywide Policy Plan that includes policies and actions for updating Milwaukee’s Zoning Code.



- ### Wait, what is the Citywide Policy Plan?
- ▶ The Citywide Policy Plan is part of the City’s comprehensive plan. Milwaukee’s comprehensive plan includes a Citywide Policy Plan and 14 Area Plans.
  - ▶ A comprehensive plan guides future development by setting a collective vision and roadmap for the future.
  - ▶ Comprehensive plans are updated and amended based on changing needs in a community. For Growing MKE, we are looking at how to support evolving housing needs.

## Planning Process



# Why is the City of Milwaukee taking on this project?

In 2002, the Milwaukee's entire zoning code was updated. Since then, there have been strategic updates throughout the code. Over that last 20 years, there have also been a lot of changes within our city, and many discussions and housing policies set through planning projects throughout the city.

Now, is the time to look citywide and make sure that the zoning code supports opportunity, prosperity and equity for all Milwaukeeans.

We have been discussing how changes to the code...

- ▶ Can impact housing choice for all Milwaukeeans.
- ▶ Make it more feasible to build many desirable housing types such as townhomes and in-law cottages.
- ▶ Set clearer expectations for development and to allow for greater diversity in the development sector.
- ▶ Make more housing types feasible within neighborhoods so that people can age in place and not be forcibly displaced due to economic and zoning barriers.
- ▶ Allow for additional housing development on high frequency transit corridors.
- ▶ Help us meet our climate goals.



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

The vision and policies in our comprehensive plan are still relevant today. Plus, recent planning efforts like the Strategic Affordable Housing Plan, Equitable Growth through Transit-Oriented Development and Climate and Equity Plan include recommendations to increase housing diversity in Milwaukee.

# Housing by the Numbers

In the last 20 years:

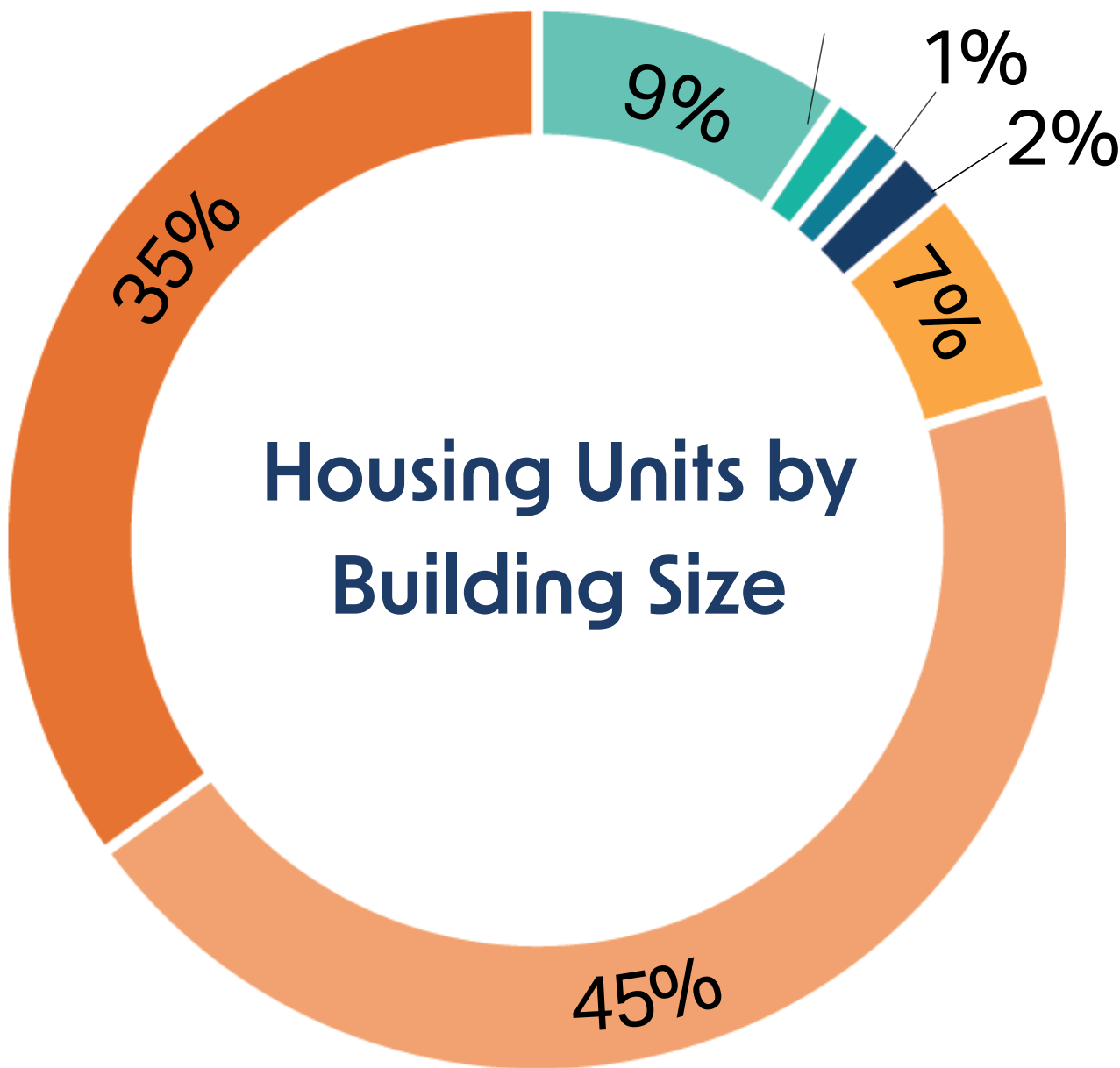


**+22,000**  
new housing  
units gained



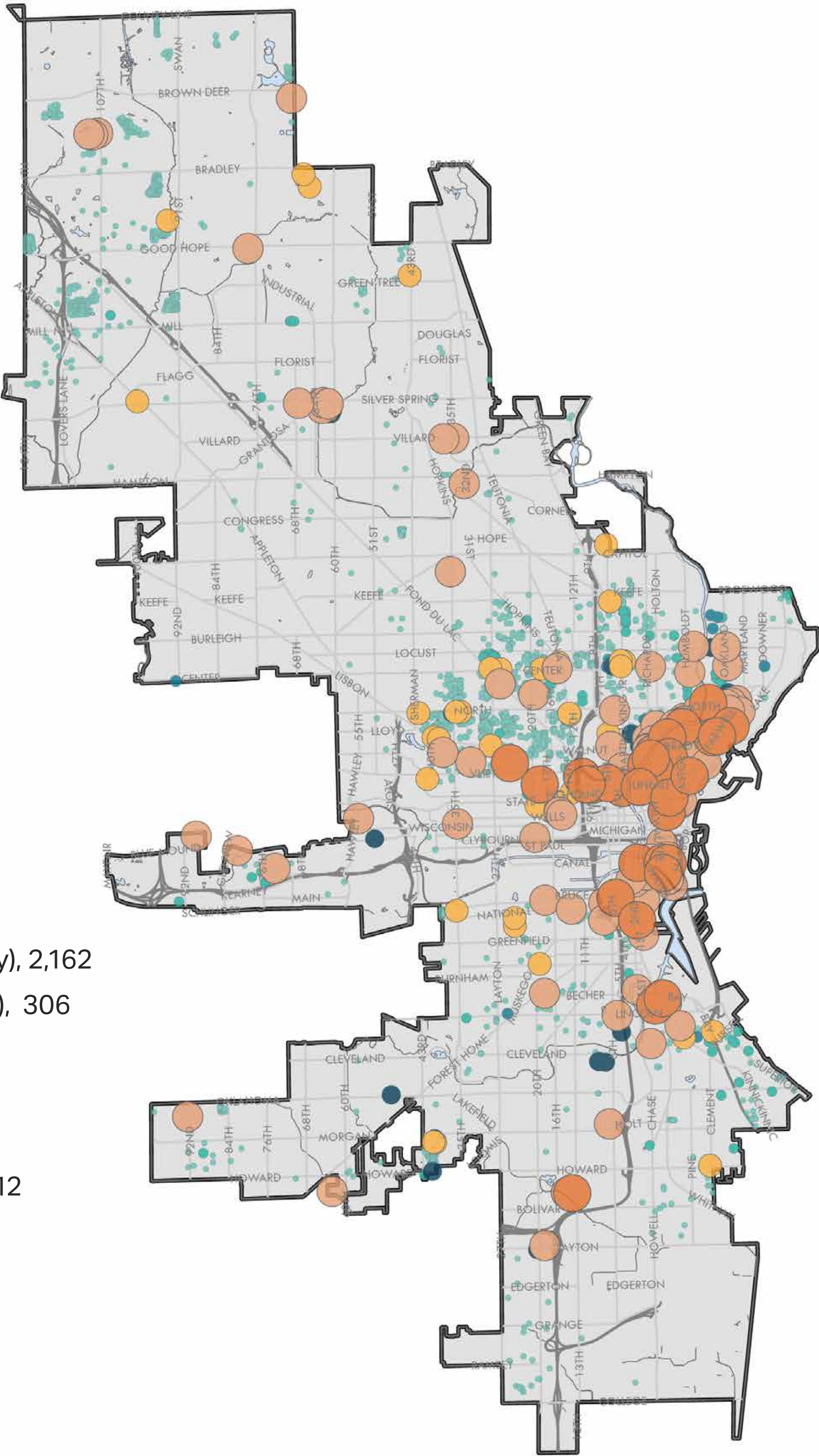
**-9,800**  
housing  
units lost

**New Housing Units by Building Size**  
Total number & percent (%), 2002-2022

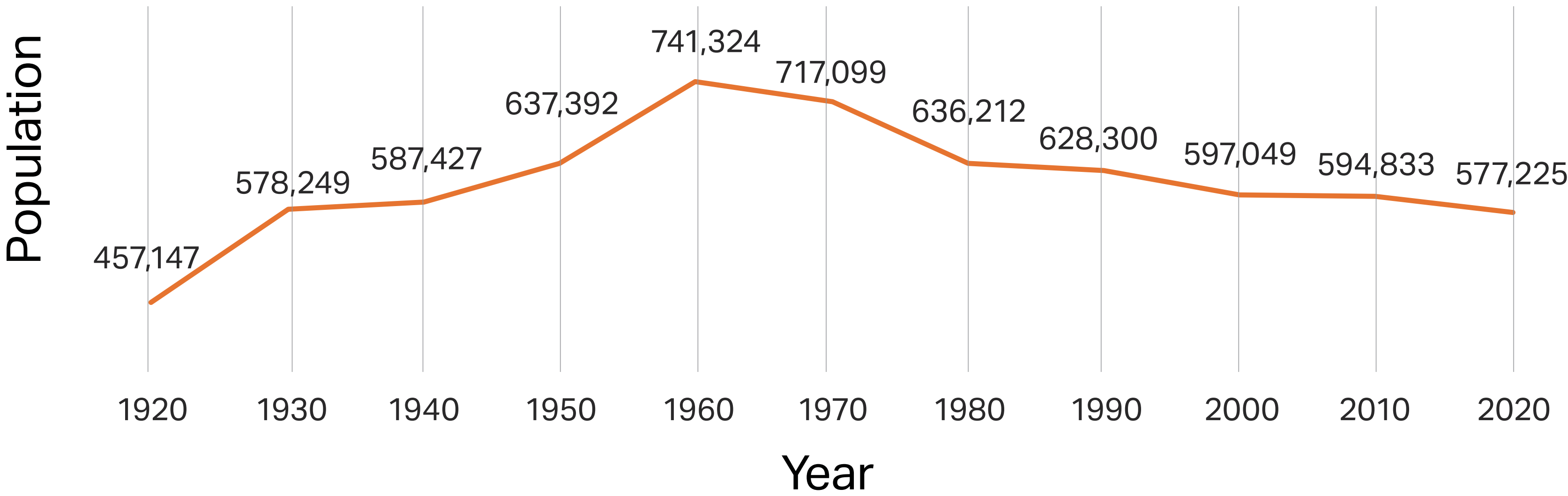


- 1 Unit (Single Family), 2,162
- 2 Units (Two Family), 306
- 3 to 4 Units, 271
- 5 to 8 Units, 394
- 9 to 24 Units, 1,493
- 25 to 99 Units, 10,112
- 100+ Units, 7,913

This is where new housing has been built in Milwaukee, 2002-2022:



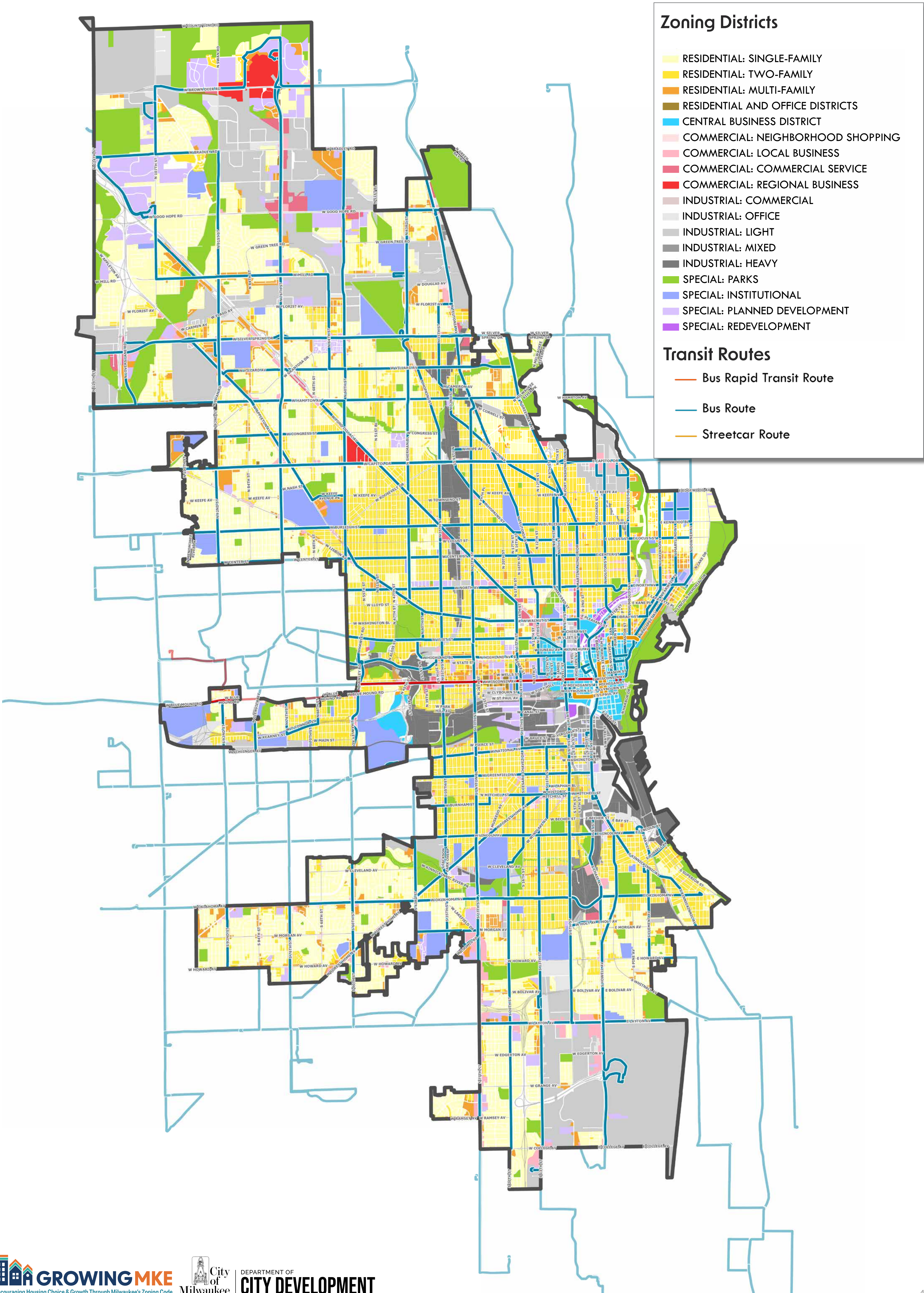
**Population Change in the City of Milwaukee, 1920 to 2020**



Milwaukee's population reached its peak of approximately 741,000 residents in 1960. Since then, the city's population has declined to approximately 577,000 residents.

Source: US Census Bureau Decennial Census (1920 to 2010) & American Community Survey 5 Year Estimates, 2020

# Zoning & Transit in Milwaukee

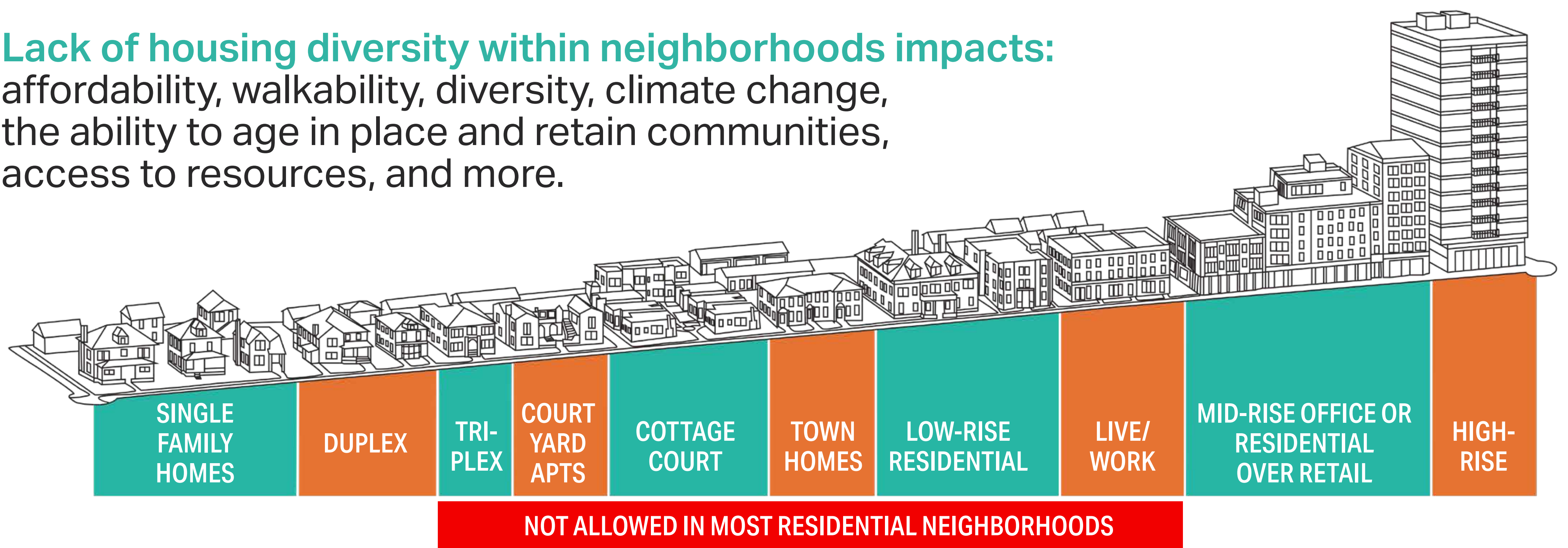


# We created our zoning & we can change it if we choose

The areas of the City of Milwaukee with the greatest housing type diversity developed organically before the City adopted its first zoning code in 1920. Different types of housing served different budgets and stages of life, neighborhoods were walkable, and resources were nearby. As Milwaukee continued to expand geographically, emphasis was placed on single-unit development and preventing the mix of uses.

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

**Lack of housing diversity within neighborhoods impacts:** affordability, walkability, diversity, climate change, the ability to age in place and retain communities, access to resources, and more.



## A Brief History of Zoning in Milwaukee

- ▶ **1920:** Zoning was introduced in Milwaukee. Height, setback and lot coverage standards were created for existing neighborhoods surrounding downtown. There was also a limit on the number of families that could have a housing unit on a given property. Commercial uses were banned in residential areas.
- ▶ **1951:** The amount of land required each housing unit was increased, so more land was needed for each housing unit. The same requirements exist today. This limited the types of housing that could be built outside of downtown.
- ▶ **1965:** Single-family zoning districts were established and used for newly developing areas on the far edges of the city. Minimum parking requirements were added to the code for most uses.
- ▶ **1985:** The current downtown zoning districts were created.
- ▶ **2001:** Large portions of the city were rezoned from multi-family to single-family or two-family. This prohibited small multi-family buildings from most of the city for the first time. Setback and lot coverage requirements were updated to match existing development and support walkable neighborhoods. Parking requirements were eliminated in most downtown zoning districts and for single-family and two-family dwellings.
- ▶ **Today:** Growing MKE initiative

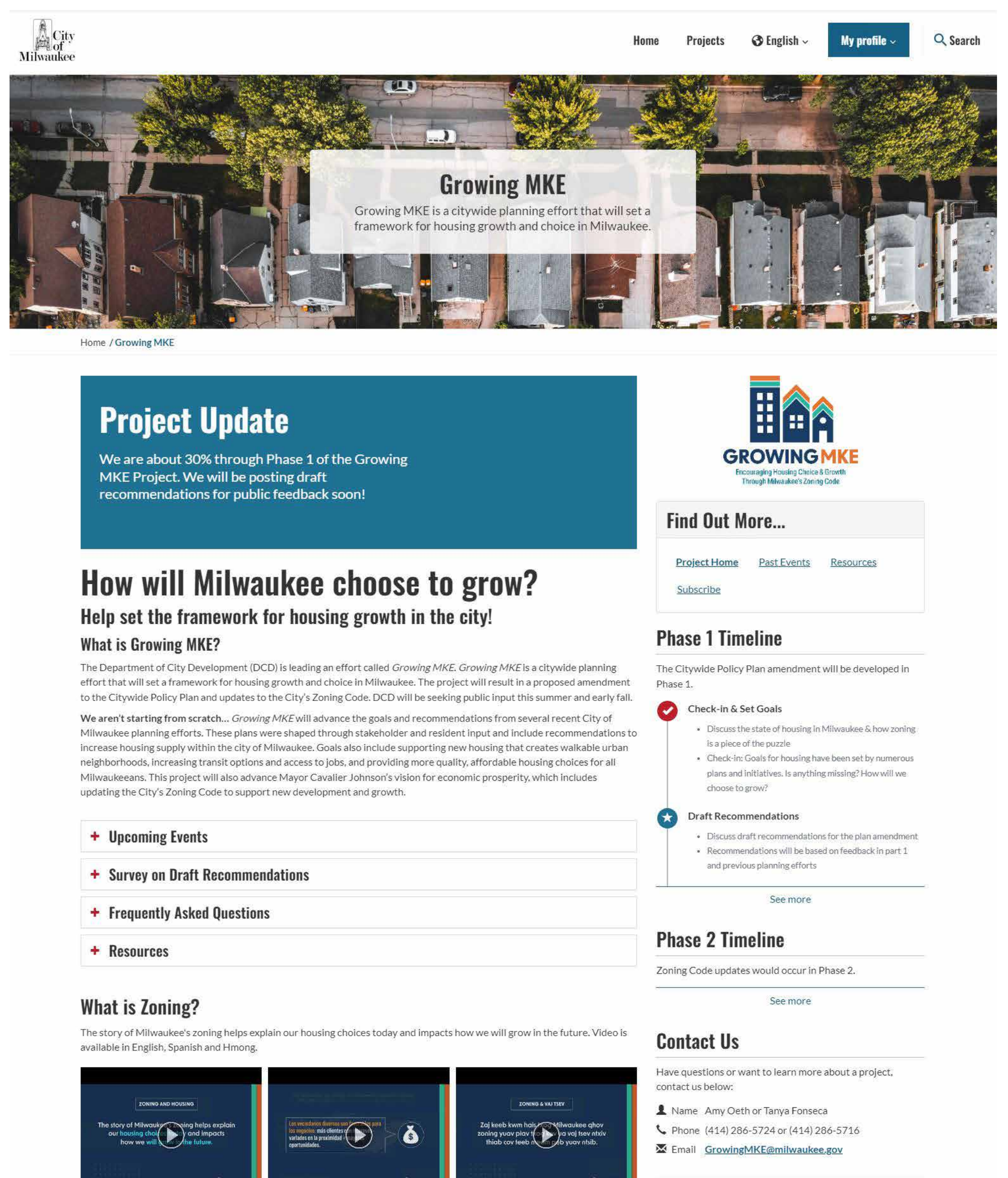
# What Have We Heard?

In person - we engaged directly with over 1100 people through:

- ▶ 22+ Library "Office Hours" Pop-ups
- ▶ 5 Open House Meetings
- ▶ 13 Pop-ups at events – Farmers' Markets & Community Festivals, etc.
- ▶ 6 Senior Center Pop-ups
- ▶ Focus Groups with residents, developers, and designers

## Online Engagement:

- ▶ 3,600+ website visitors (as of 3/31/24)
- ▶ Over 750 online survey respondents
- ▶ Zoning Story Video - in 3 languages



## Key Engagement Questions

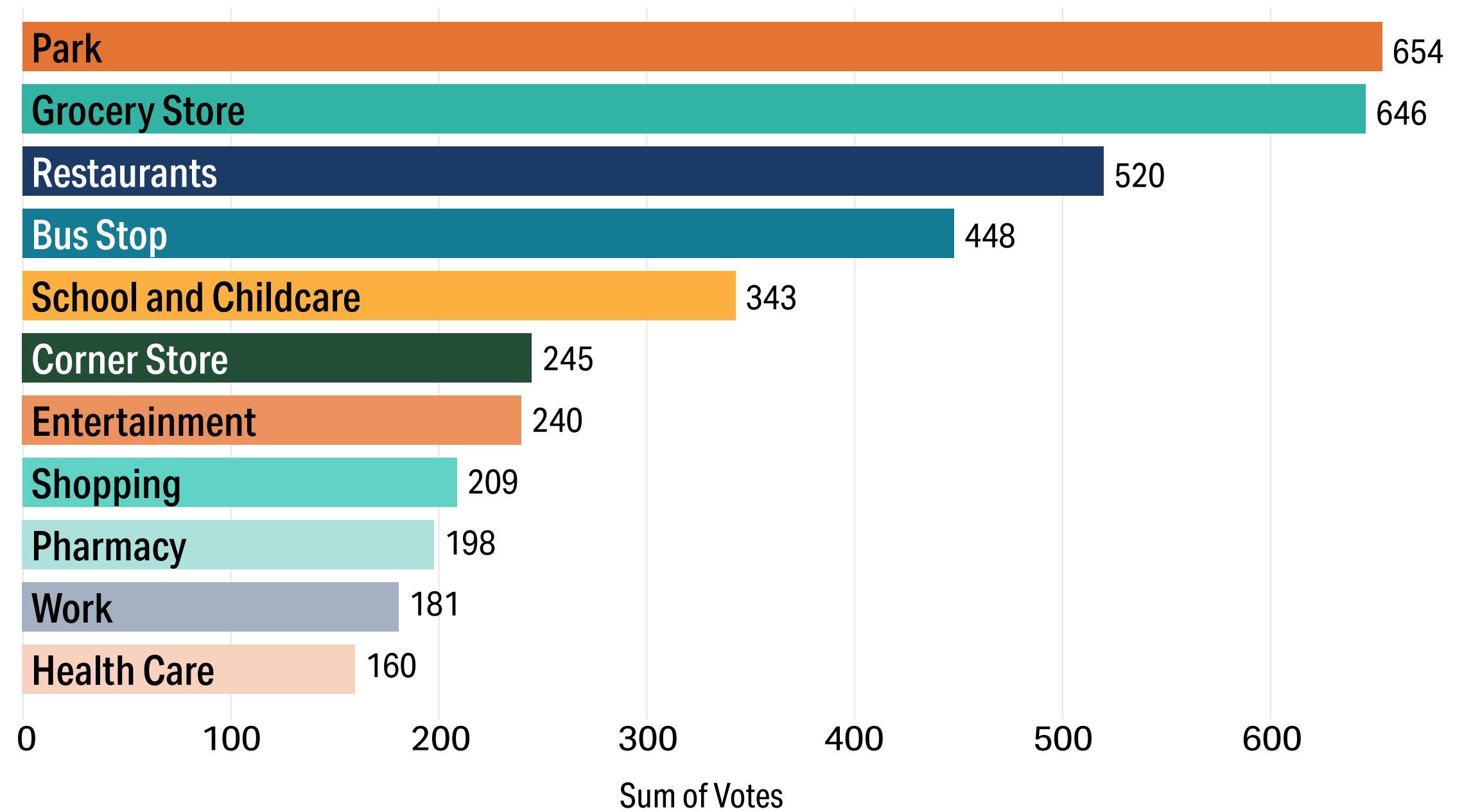
# What types of housing would you like to see more of in YOUR NEIGHBORHOOD?

- ▶ Across all neighborhoods, there is desire for a greater diversity of housing types.
- ▶ Residents support creating new affordable single family homes and duplexes, and maintaining existing ones.
- ▶ There is interest in encouraging development of “middle housing” types like cottage courts, accessory dwelling units, townhomes, and small apartment buildings.
- ▶ Many encouraged reducing barriers to home occupations or live-work spaces within neighborhoods.

# What types of housing would you like to see more of in the CITY?

- ▶ Citywide, there is also desire for greater housing diversity with support for every housing type ranging from high-rise multi-family to single-family homes.
- ▶ Comments include wanting to see mixed-use development and mid-rise multi-family buildings along business and transit corridors.

# When thinking about your IDEAL NEIGHBORHOOD, what is important for you to be able to walk to?



# What excites you about this project?



# Themes from Public Comments

## Growth

- ▶ **Revitalization & economic development:**  
Population growth and economic growth go hand in hand. Growth means reinvestment in under-invested neighborhoods.
- ▶ **Equity & resilience:**  
Economic growth and development should be distributed equitably throughout the city and contributes to a healthy planet.
- ▶ **Density:**  
Population density supports public transportation and shopping, encourages housing diversity, and creates walkable neighborhoods.
- ▶ **Livability:**  
Population growth shows that Milwaukee is an attractive place to live and work for people of all ages.

## Affordability

- ▶ **Ownership:**  
First-time and low-income homebuyers should have more affordable housing options.
- ▶ **Neighborhood choice:**  
Every neighborhood needs affordable housing options.

## Neighborhoods & Quality of Life

- ▶ **Quality neighborhoods:**  
Vibrant, walkable cities make it easier to walk to bus stops, grocery stores, restaurants, shopping, and health care.
- ▶ **Neighborhood revitalization:**  
New and restored housing can make neighborhoods safer and more enjoyable places to live.

## Housing Diversity

- ▶ **Housing variety:**  
New housing types such as tiny homes and container homes should be encouraged. Development of townhomes, accessory dwelling units, and mixed-use multi-family developments were greatly supported.
- ▶ **Equity & resilience:**  
There is a need for more affordable, senior, multi-generational, accessible, and mixed-income housing.

## Building Design

- ▶ **Quality design:**  
New construction should be quality design that fits in with the community character.

## Sustainability & Resilience

- ▶ **Healthy environments:**  
New housing should be energy efficient and eco-friendly.
- ▶ **Parks:**  
New housing should not sacrifice existing parks and trees.

## Transportation

- ▶ **Transportation Options:**  
Be considerate of how walking, transportation options and parking policy impact neighborhoods and housing choice.
- ▶ **Safe Streets:**  
Milwaukee has the opportunity to make a streets safer places to walk, bike, and drive.

## Additional

- ▶ **Fair & Quality Housing Conditions:**  
Officials must hold bad landlords accountable to provide fair and quality housing for all residents.

# Growing MKE Goals

Encouraging housing growth and choice can help make Milwaukee a stronger and more resilient city. Growing MKE recommendations will advance citywide goals for economic development and fiscal sustainability, connectivity, housing choice & equity, health, and climate resilience.



## Growing MKE will increase housing choice & equity

- ▶ Policies and regulations that restrict housing diversity increase the cost of building new housing and limit the types of housing available within individual neighborhoods. This can increase housing costs for everyone.
- ▶ Recent studies have found that housing growth can help slow rent within a region while not contributing to the displacement of existing residents.<sup>1</sup>
- ▶ When a housing market has limited supply, it is harder for everyone to find rental and homeownership opportunities.
- ▶ The updates to Milwaukee's Zoning Code recommended by Growing MKE are designed to remove barriers that perpetuate racial and economic segregation and will allow for a wider mix of housing types in ALL city neighborhoods.
- ▶ The recommendations aim to improve equity by increasing the amount of affordable and attainable housing for all.



## Growing MKE supports fiscal sustainability & economic development

- ▶ Housing development helps grow the tax base which provides needed resources to support public services, parks, transit, and schools. And, there is room to grow – Milwaukee used to have 150,000 more people than it does today. This means that the costs of maintaining the city's existing infrastructure are being spread across a smaller number of residents.
- ▶ New growth and development where there is existing infrastructure will allow the City to invest in new neighborhood gathering spaces, safer streets, and other core services such as libraries.
- ▶ There is a direct correlation between housing density and tax base. The zoning districts that allow for more housing options generate significantly more tax base per acre.
- ▶ Additionally, the cost to build and maintain infrastructure (roads and utilities) and services (police and fire) are much more expensive when homes and businesses are spread apart.
- ▶ Housing growth and development also lets more people live in neighborhoods with access to jobs, neighborhood shopping, and other amenities. Businesses thrive when they have access to employees and customers, and increasing housing diversity in neighborhoods can bring in those employees and customers.

<sup>1</sup> Been, Vicki and Ellen, Ingrid Gould and O'Regan, Katherine M., Supply Skepticism Revisited (November 10, 2023). NYU Law and Economics Research Paper Forthcoming. Available at SSRN: [https://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=4629628](https://papers.ssrn.com/sol3/papers.cfm?abstract_id=4629628) or <http://dx.doi.org/10.2139/ssrn.4629628>



## Growing MKE will foster walkable neighborhoods & connectivity

- ▶ Encouraging more housing development near commercial districts and transit corridors creates vibrant walkable environments – increasing quality of life.
- ▶ Transit-oriented development has been shown to help lower household transportation costs, increase access to jobs, and allow neighborhood residents to meet more of their day-to-day needs such as shopping, worship, and recreation, without relying on an automobile.<sup>1</sup>
- ▶ Additionally, building design regulations can ensure new and renovated buildings support walkability, bikeability, and safety.



## Growing MKE supports a healthy & thriving community

- ▶ A stable, affordable, attainable, and safe home is essential for health and well-being.
- ▶ Every Milwaukee resident should have the right to live in housing that is healthy, dry, clean, maintained, adequately ventilated, and free from pests, contaminants, and other hazards.
- ▶ By ensuring our neighborhoods are walkable and bikeable, and have easy access to public transportation, parks and recreation, quality schools, family-sustaining jobs, healthy foods, and medical care – we reduce chronic disease, injury, respiratory disease, mortality, and mental health challenges.
- ▶ Creating dense, walkable, and affordable neighborhoods also presents the opportunity to reduce health inequities by addressing environmental injustice, promoting food security, increasing access to stable housing, and improving access to healthcare in historically disinvested communities in Milwaukee.



## Growing MKE will make Milwaukee a more sustainable & resilient city

- ▶ As we face climate change, opportunities to make it easier for people to walk, use transit, and bike are critical to reduce the amount and impact of driving. Milwaukee's Climate & Equity Plan recognizes that land use and transportation planning are directly linked to climate resilience.
- ▶ There is increasing consensus that compact urban neighborhoods with a mix of uses and housing choices are the most effective at reducing carbon emissions.<sup>2,3</sup>
- ▶ Milwaukee is home to many highly walkable and vibrant neighborhoods and the Growing MKE recommendations will provide more options for residents to live in neighborhoods that are well-served by transit and near walkable business corridors.
- ▶ Our environmental impact can also be reduced through housing materials, building design, and encouraging housing where there is existing infrastructure.

<sup>1</sup> Austin, Mason, et al. "Performance-Based Transit-Oriented Development Typology Guidebook." The Center for Transit-Oriented Development, Dec. 2010, [https://cnt.org/sites/default/files/publications/CNT\\_TODTypologyGuidebook.pdf](https://cnt.org/sites/default/files/publications/CNT_TODTypologyGuidebook.pdf)

<sup>2</sup> Popovich, Nadja, et al. "The Climate Impact of Your Neighborhood, Mapped." The New York Times, The New York Times, 13 Dec. 2022, [www.nytimes.com/interactive/2022/12/13/climate/climate-footprint-map-neighborhood.html](https://www.nytimes.com/interactive/2022/12/13/climate/climate-footprint-map-neighborhood.html).

<sup>3</sup> Pomponi, Francesco, et al. "Decoupling Density from Tallness in Analysing the Life Cycle Greenhouse Gas Emissions of Cities." Nature News, Nature Publishing Group, 5 July 2021, [www.nature.com/articles/s42949-021-00034-w](https://www.nature.com/articles/s42949-021-00034-w).

# Plan Policies

The Growing MKE Plan includes policies for housing & neighborhoods. The Policy Sections and overarching policies are included in on the following boards. Printouts of the full Draft Plan policy section are available for review on the tables.

## 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.
- B.** Increase access to housing development by making improvements to zoning processes.
- C.** Provide housing choices for all income levels throughout the city of Milwaukee and increase housing stability.
- D.** Assist existing homeowners to retain their homes and help foster homeownership opportunities.
- E.** Reduce homelessness and provide assistance to those who may become homeless.
- F.** Provide and maintain high-quality public housing and community service programs.

## 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 individuals' 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.

### 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.**
- B. Foster walkable, accessible, and healthy neighborhoods through urban design.**
- C. Increase the number of housing units in close proximity to transit routes.**

### 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, existing zoning regulations that seek to preserve neighborhood character have had the unintended consequence 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.**
- B. Amend existing zoning rules that restrict the number of housing units based on lot size and remove or reduce these limits as appropriate to promote housing growth and choice in conjunction with review and revision of bulk and form standards to ensure desired building forms.**
- C. Review and revise existing building height, bulk and form standards to support the desired building forms in each district.**
- D. Ensure that building façades enhance the pedestrian experience, offer engaging streetscapes, and promote interaction between the building and the street.**
- E. Encourage sustainable best practices in neighborhood development to reduce environmental impact and advance climate resiliency.**

# Housing to Serve a Lifetime

The types of housing that work best for us change throughout our lives. Here are eight characters/households that have a variety of housing needs. Over the following boards, consider the housing styles that may work for them.

*I'm in school and working part-time to cover expenses. All I really need is a place to study and sleep. Preferably somewhere where I can live without a car.*



*I'm trying to build a career and a life which means I'm at work or with friends most of the time. My budget is limited but I don't need a lot of space.*



*I don't have it all figured out just yet and need flexibility. I'm trying to save some money and keep my options open. I need something affordable and shorter term.*



*We don't want a big single-family home, but we do want to put down roots with a home that fits our needs.*



*These two are a handful that I'm raising myself. I need something family-friendly that is easy to keep up with.*



*Grandma is moving in, and we need more space, preferably in a place with a lot of neighbors and kids.*



*Living alone and loving it! Now in my 50s and newly single, I need a smaller, affordable place.*



*Our kids are all grown and on their own, leaving us with a lot of unused space to keep up. We'd love to downsize and stay in our neighborhood.*



# Encouraging Housing Diversity

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

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

In summary, that means...



Single-Family



Accessory Dwelling Unit



Townhouse



Duplex



Triplex



Cottage Court



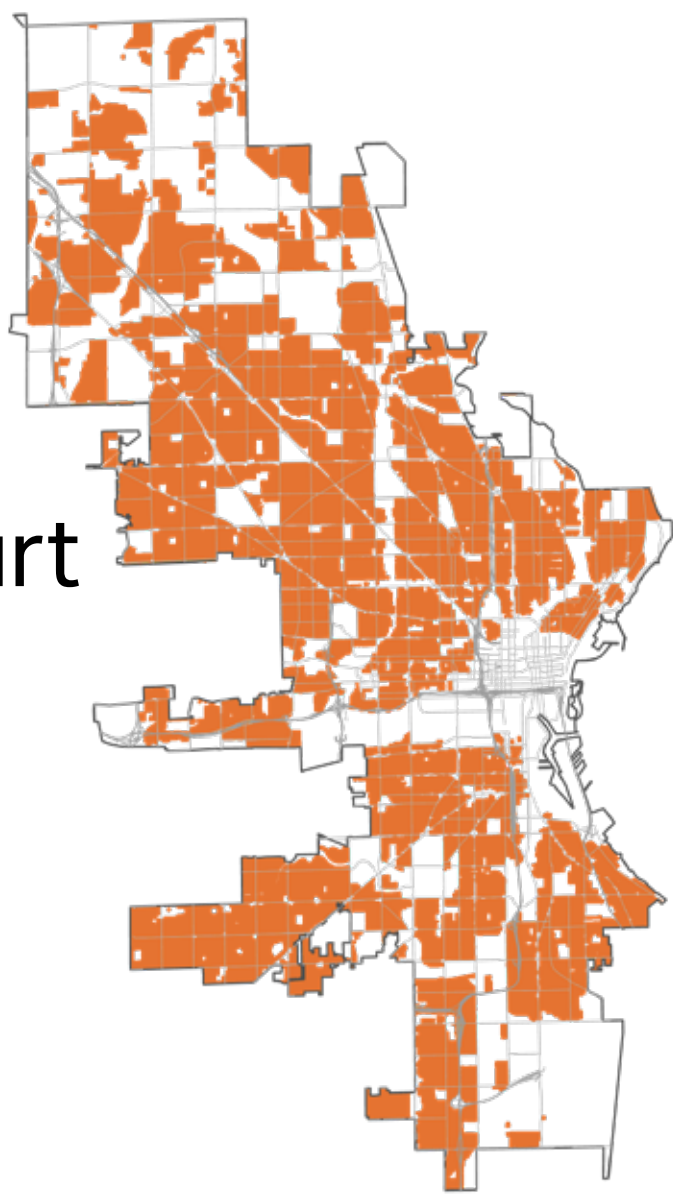
Fourplex



Small Multi-family Building

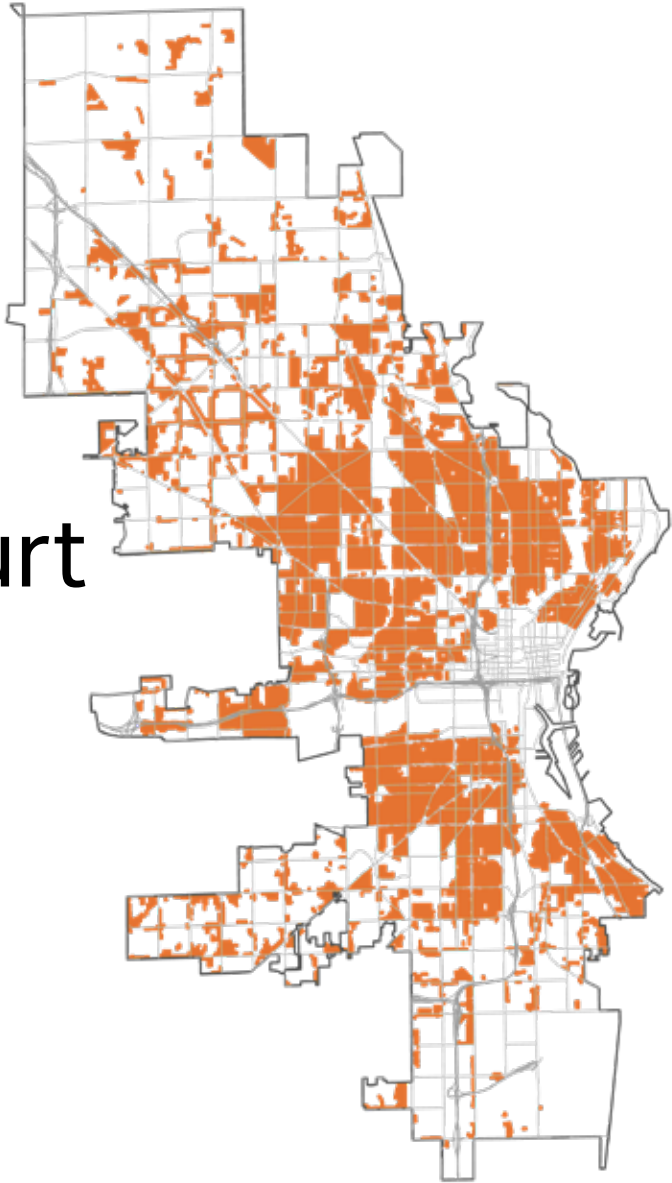
In all residentially zoned areas, allow:

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



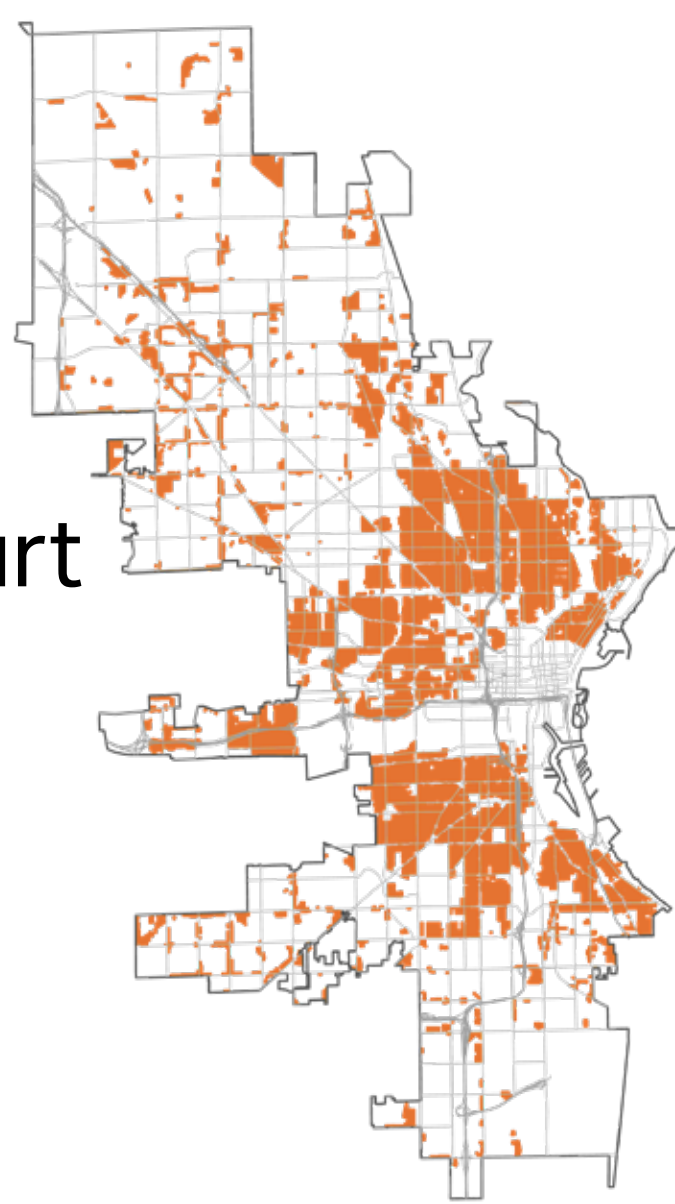
In residential areas where duplex or other multi-unit housing was permitted historically, allow:

- ▶ 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 Multi-family Building



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

Continues on next board

# 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



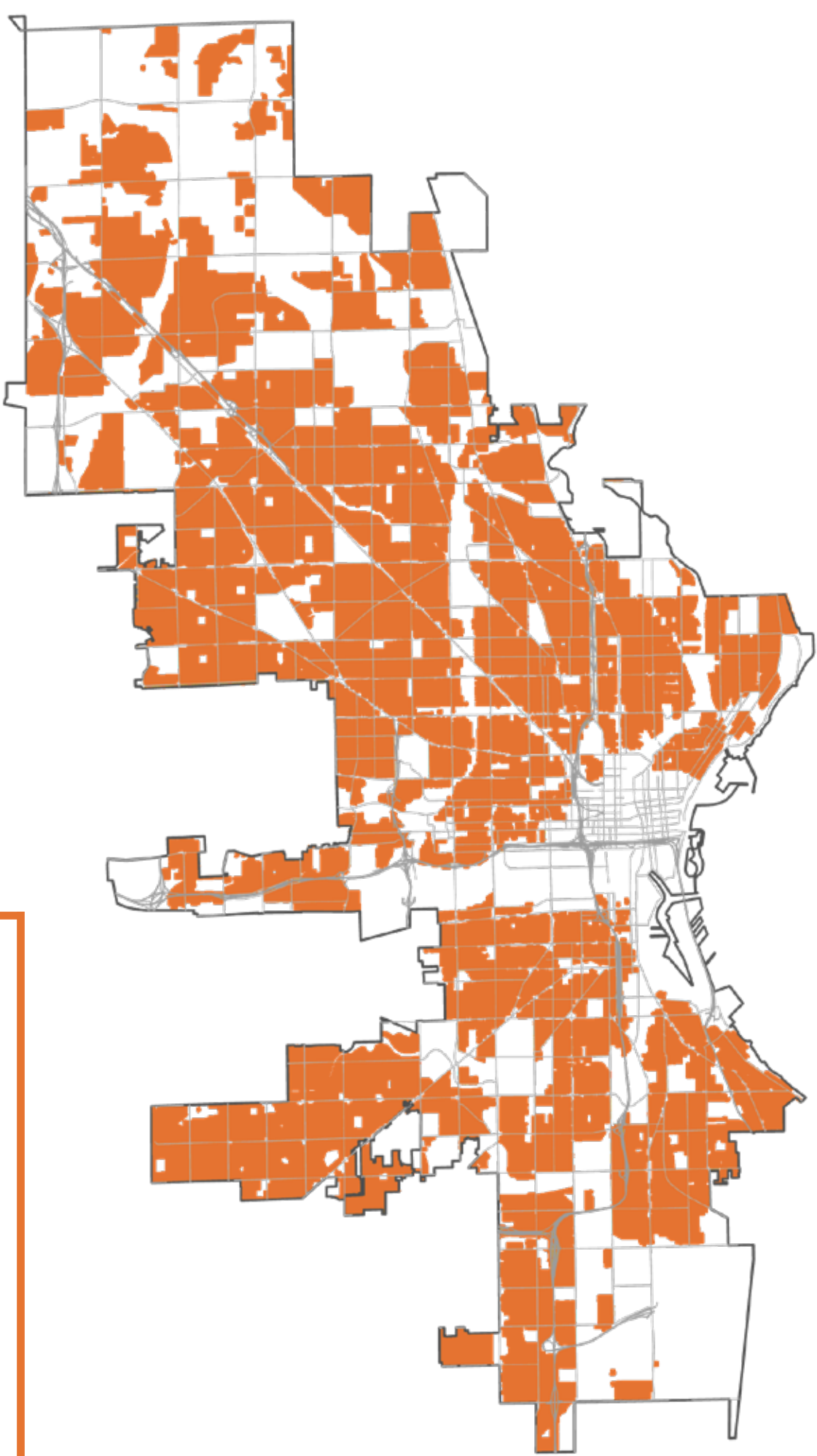
Duplex



Triplex

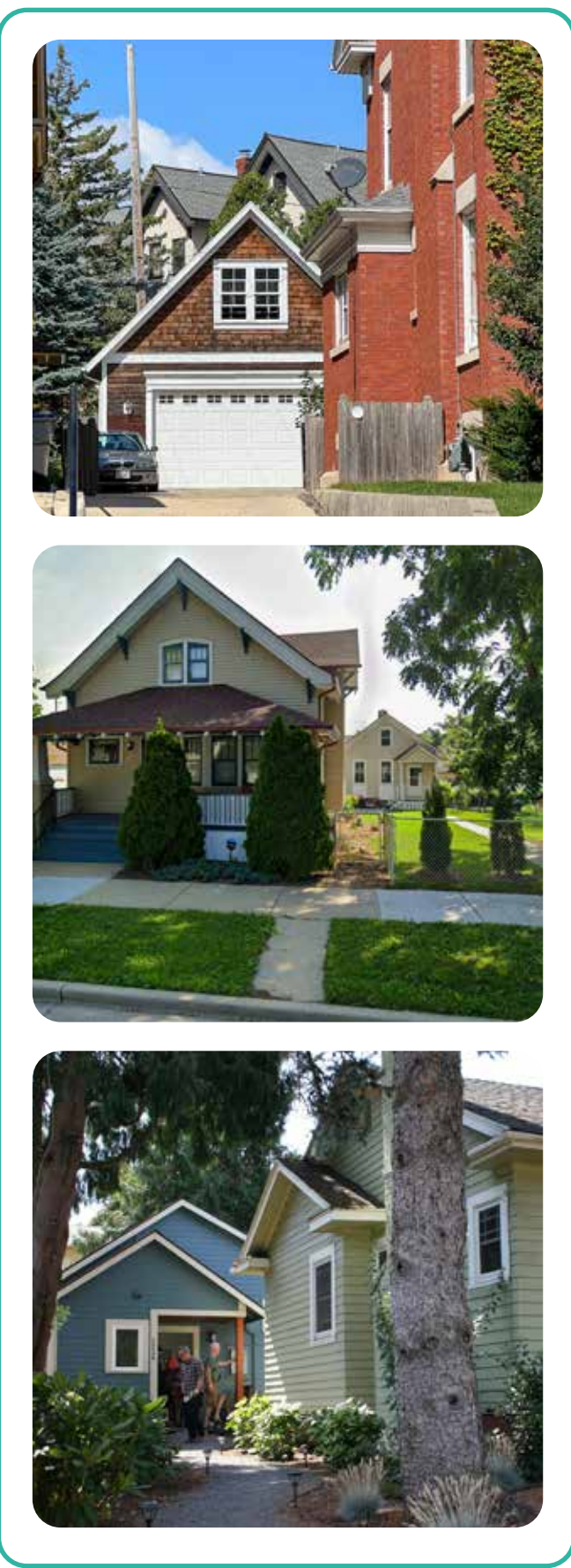


Cottage Court

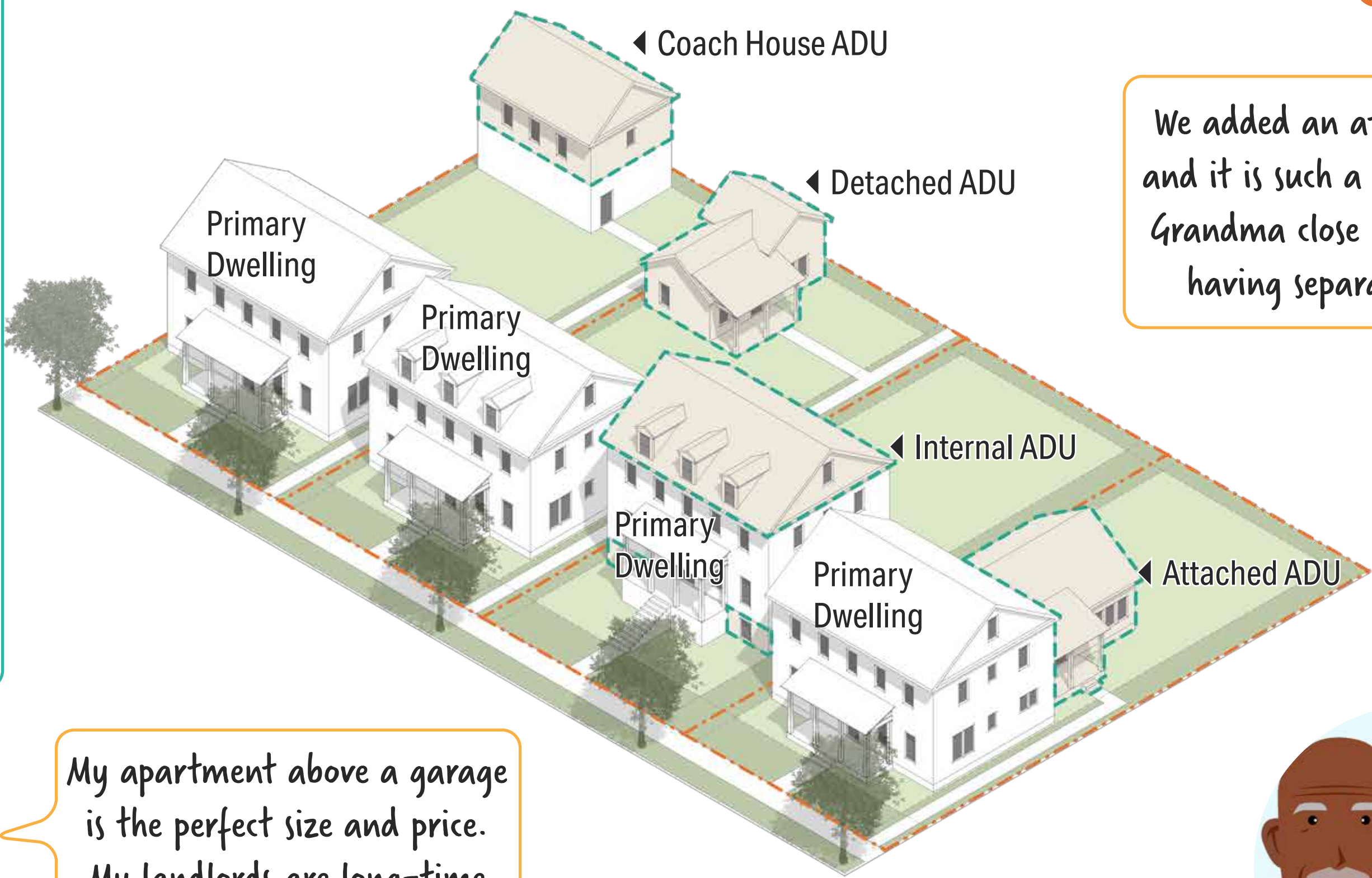


▲ This map includes the RS1-6, RT1-4, RM1-6, and RO1-2 zoning districts

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



## Townhouses

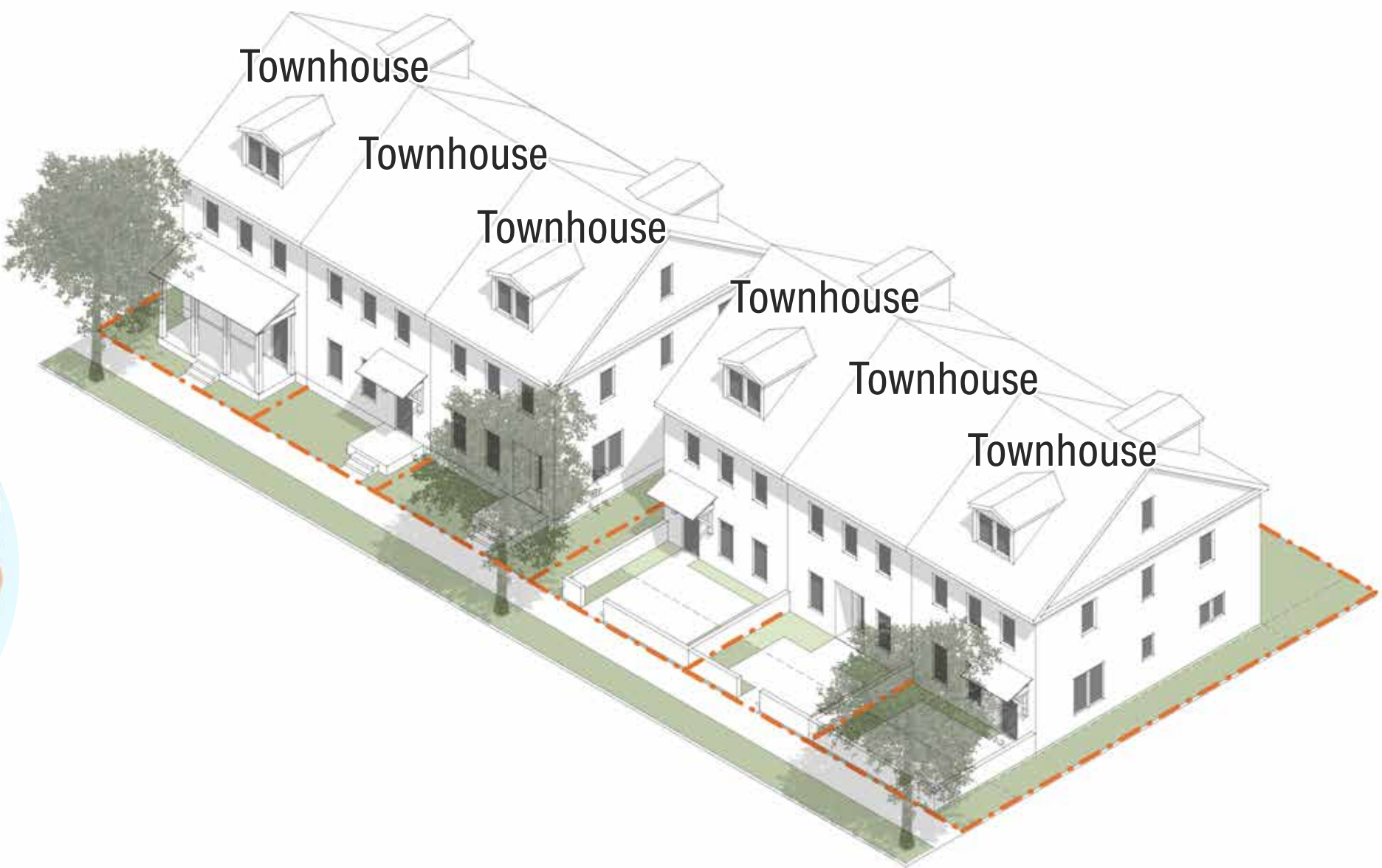
**Townhouses work for most types of households.** They can be owned or rented. They are more affordable due to reduced land, utility, and maintenance costs.



I love my townhouse! I have more time to spend with my kids on weekends instead of maintaining a huge yard.



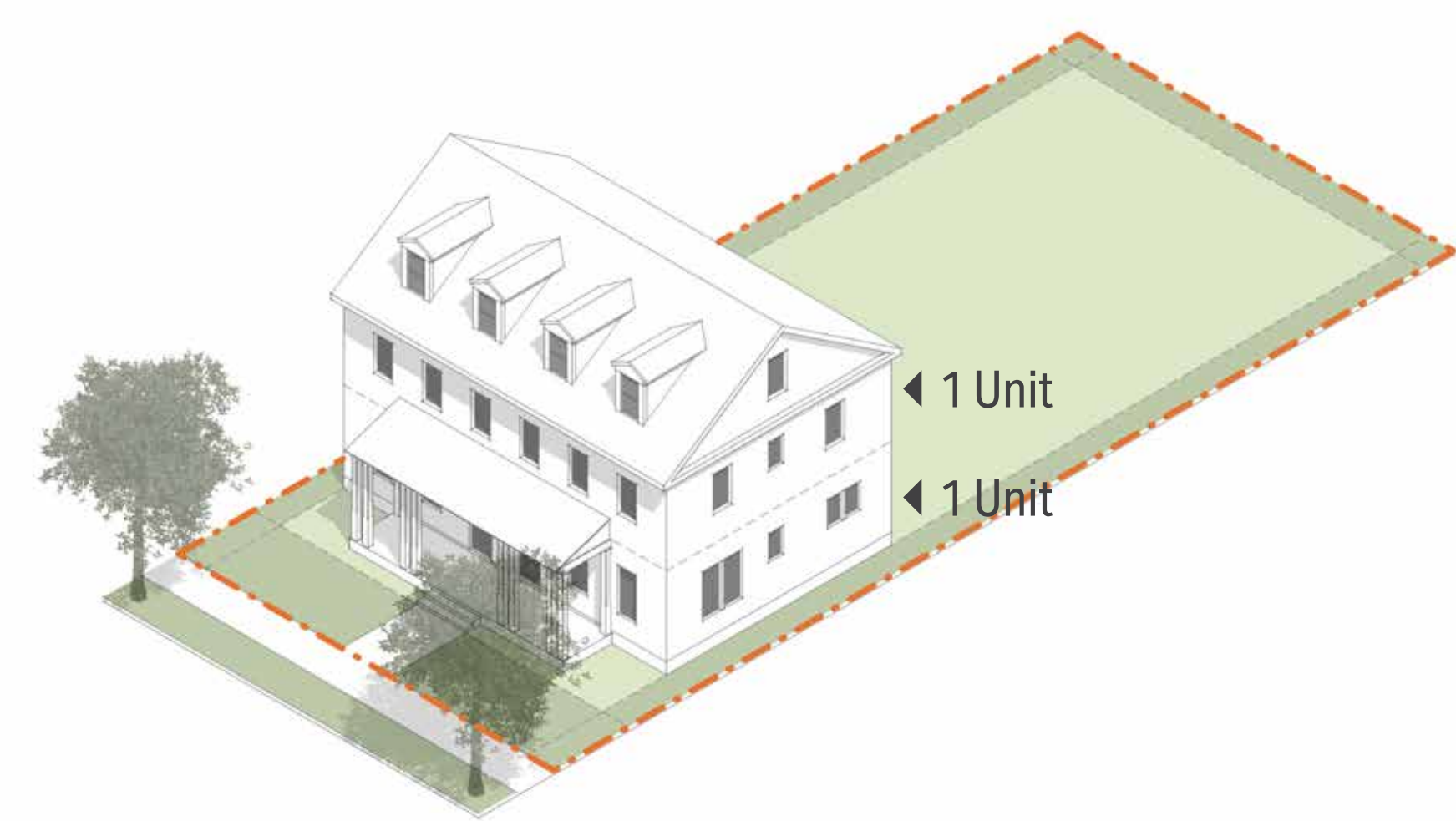
We thought this townhouse would be our starter home, but it's turned into our forever home. We love being close to transit and spending time in our front garden.



Continues on next board

# 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.

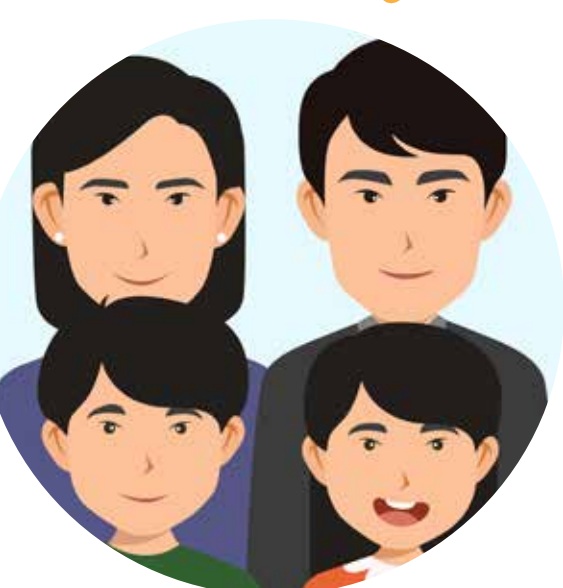
When we retired, we made our duplex rental property our primary home. We've reduced our housing expenses by renting out the upstairs unit for a little extra income.



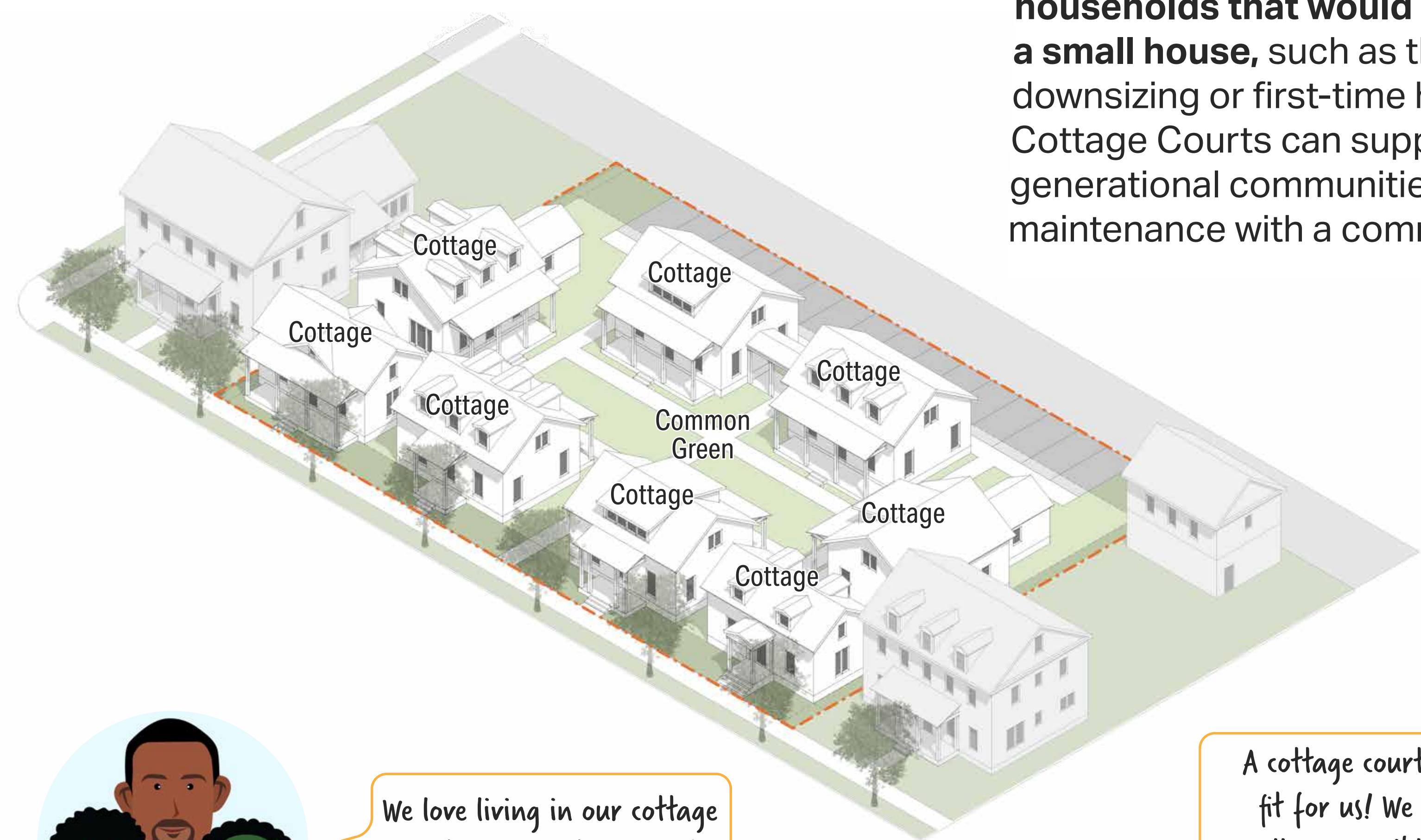
I still needed a place to stay, 3 weeks before school started. I'm glad I found the perfect room in a triplex near campus, for a price I could afford.



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.



## 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! 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.

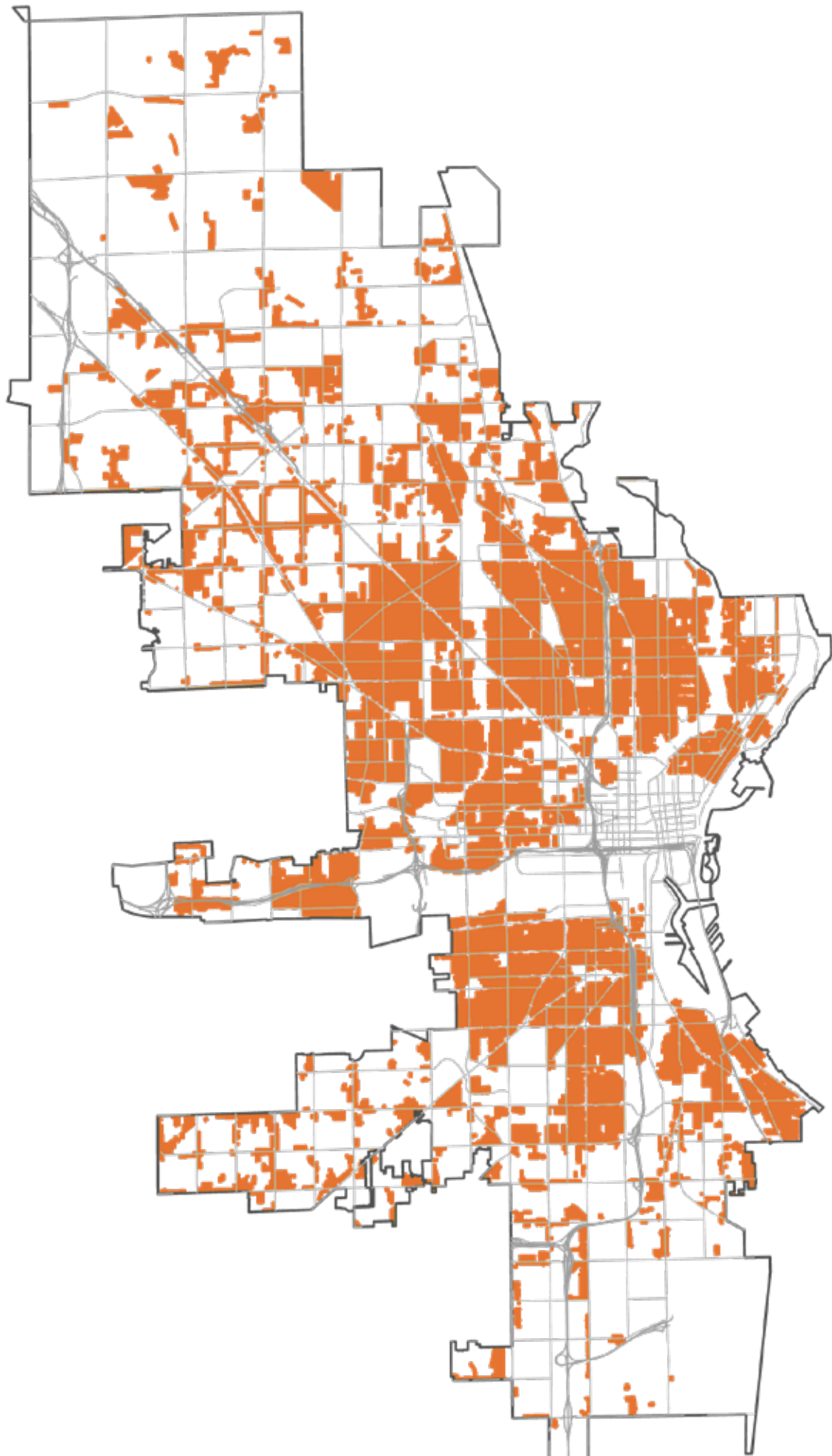


We love living in our cottage court community! My kids have a safe place to play with the neighbor kids.



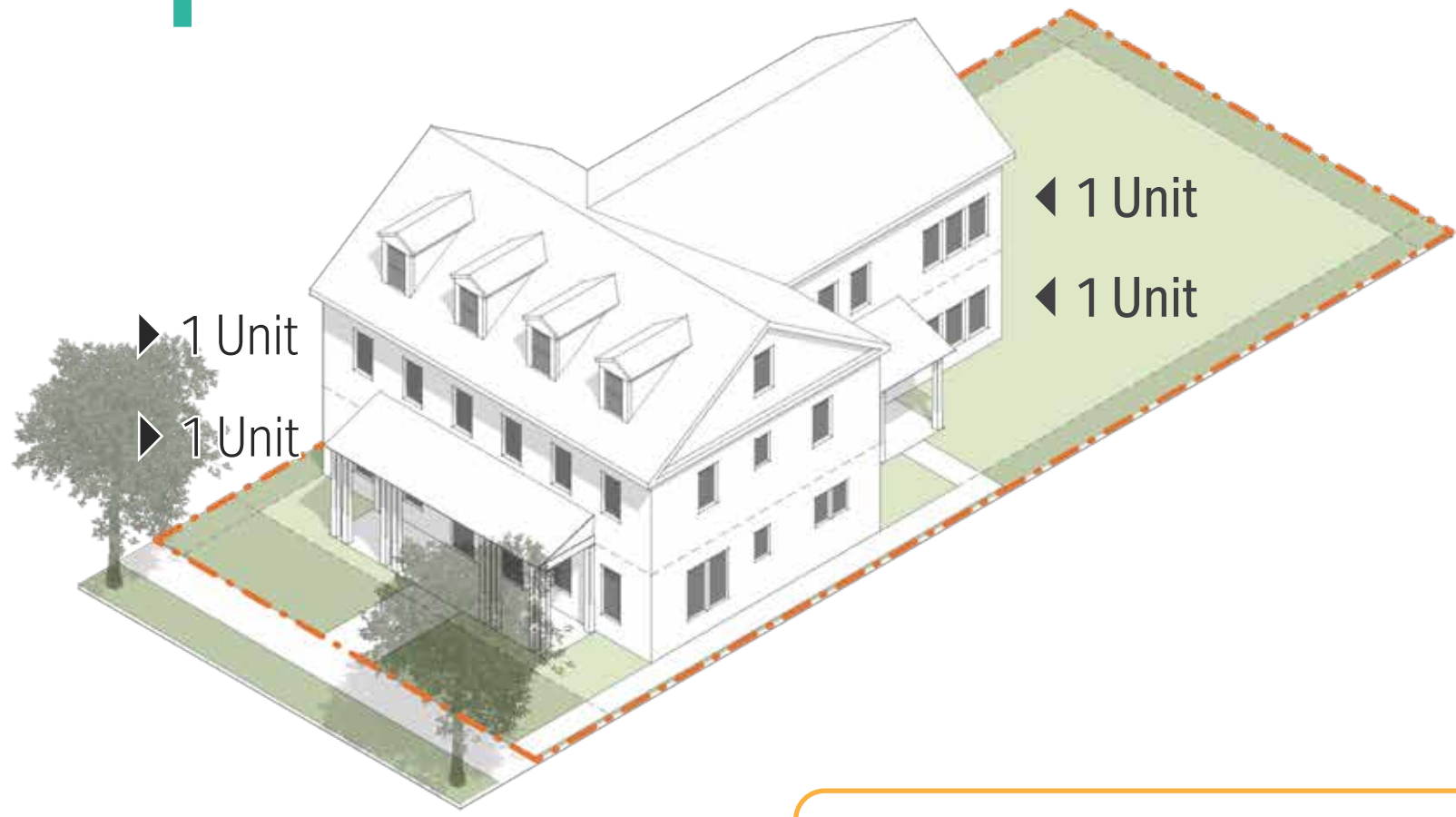
# Recommendation #1-B

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.

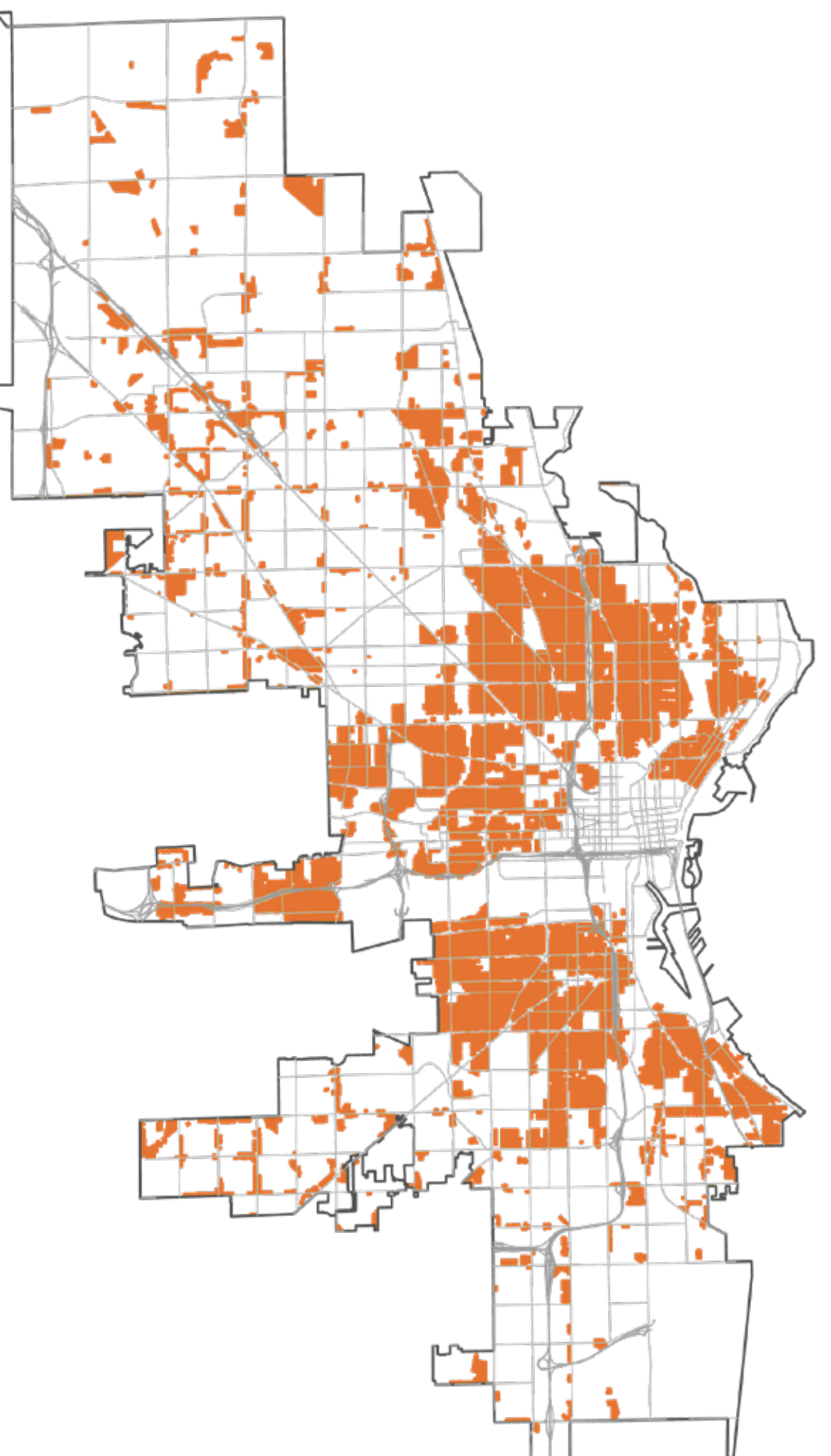


This fourplex is perfect! It's a good affordable size as I start my career, and it's easy to take the bus to work.



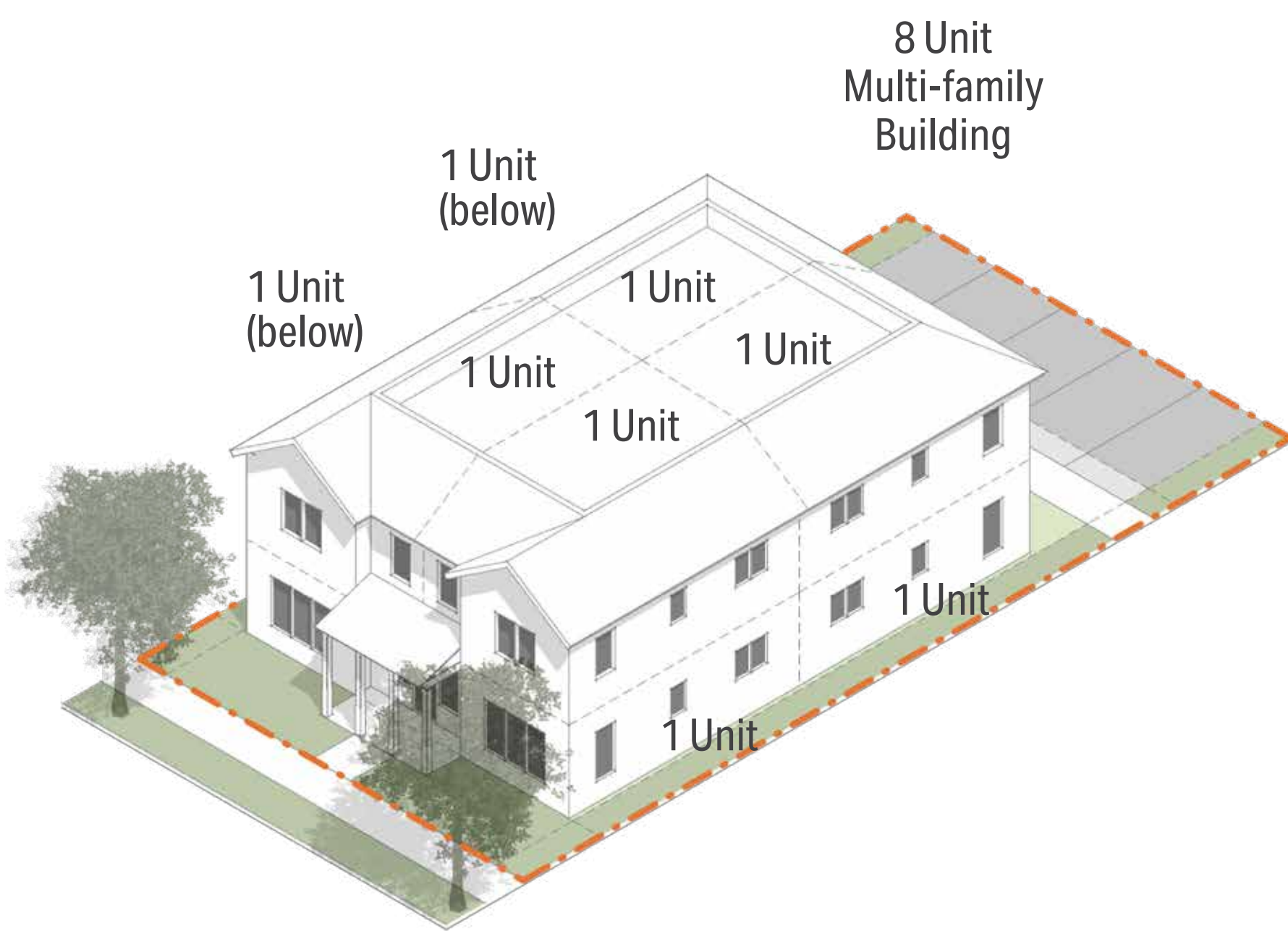
# Recommendation #1-C

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!

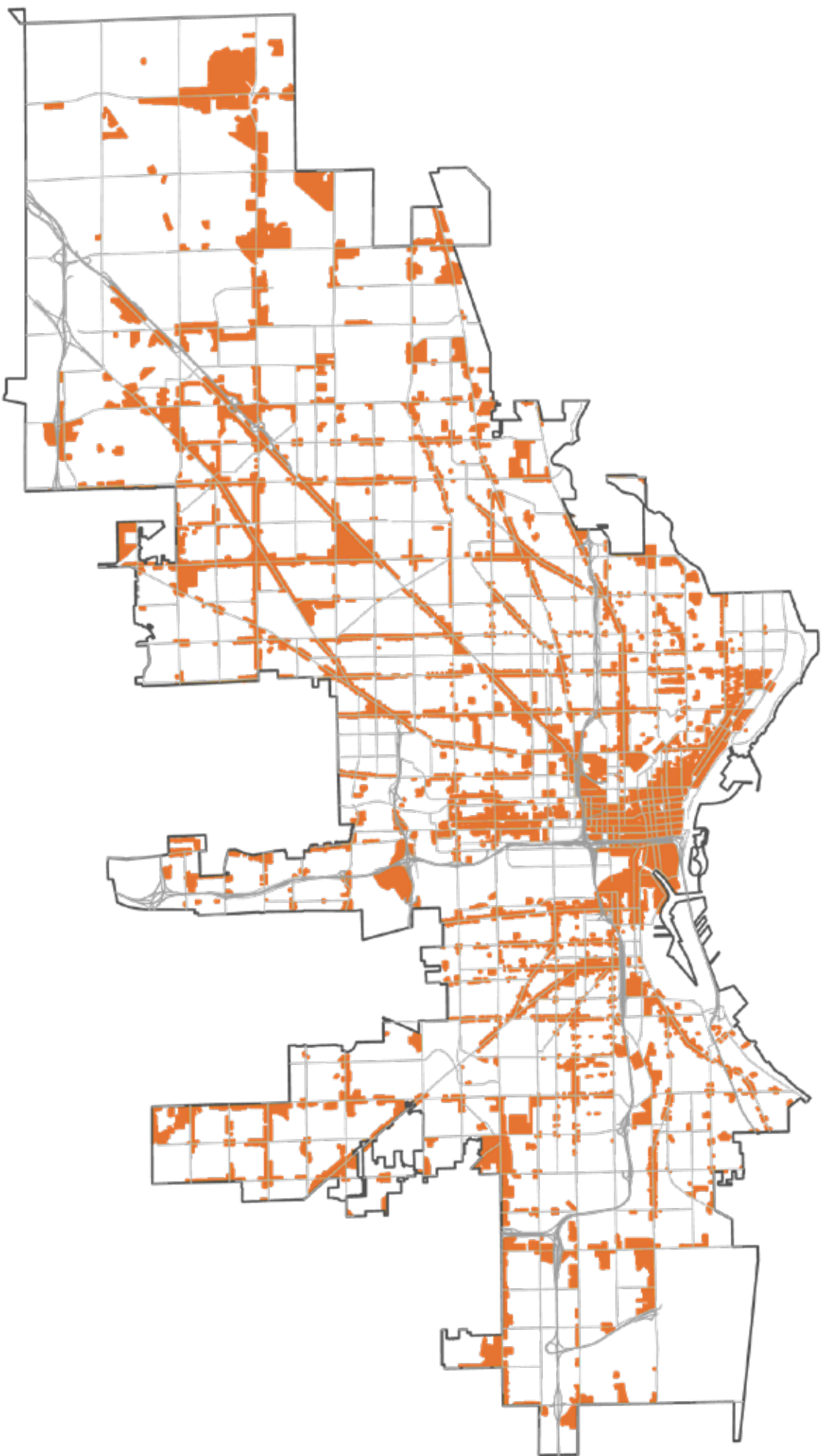


Continues on next board

# How do we encourage housing diversity in more neighborhoods?

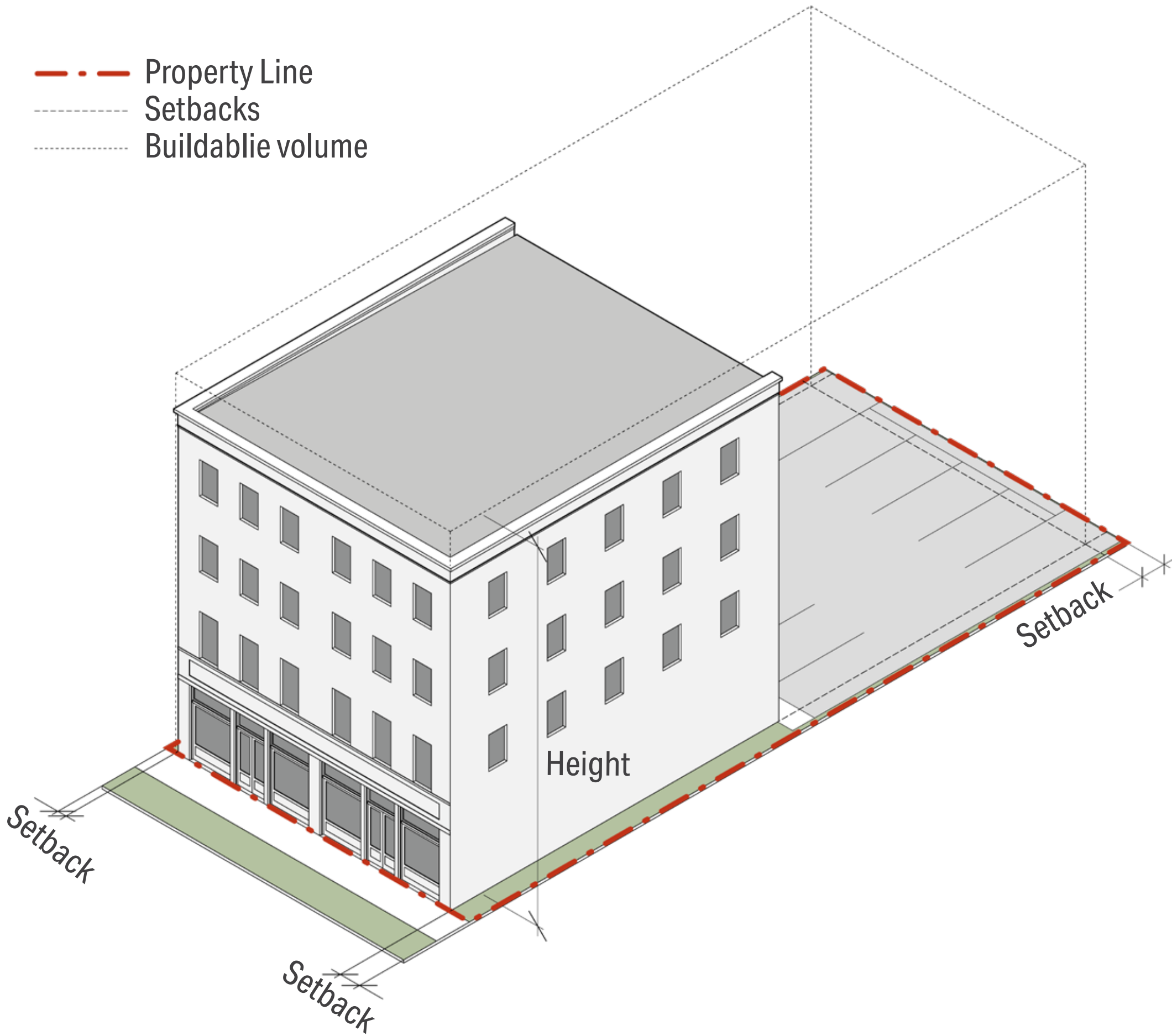
## Zoning Recommendation #2: Encourage more housing opportunities in multi-family & commercial zoning districts

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



**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.

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

I moved here for my first job. I was happy to find a smaller unit that I can afford on my own, is close to my friends, and is only a short walk to my office!



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.



We live a three-bedroom unit that is close to our kids' school and only a bus ride away to our jobs.



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



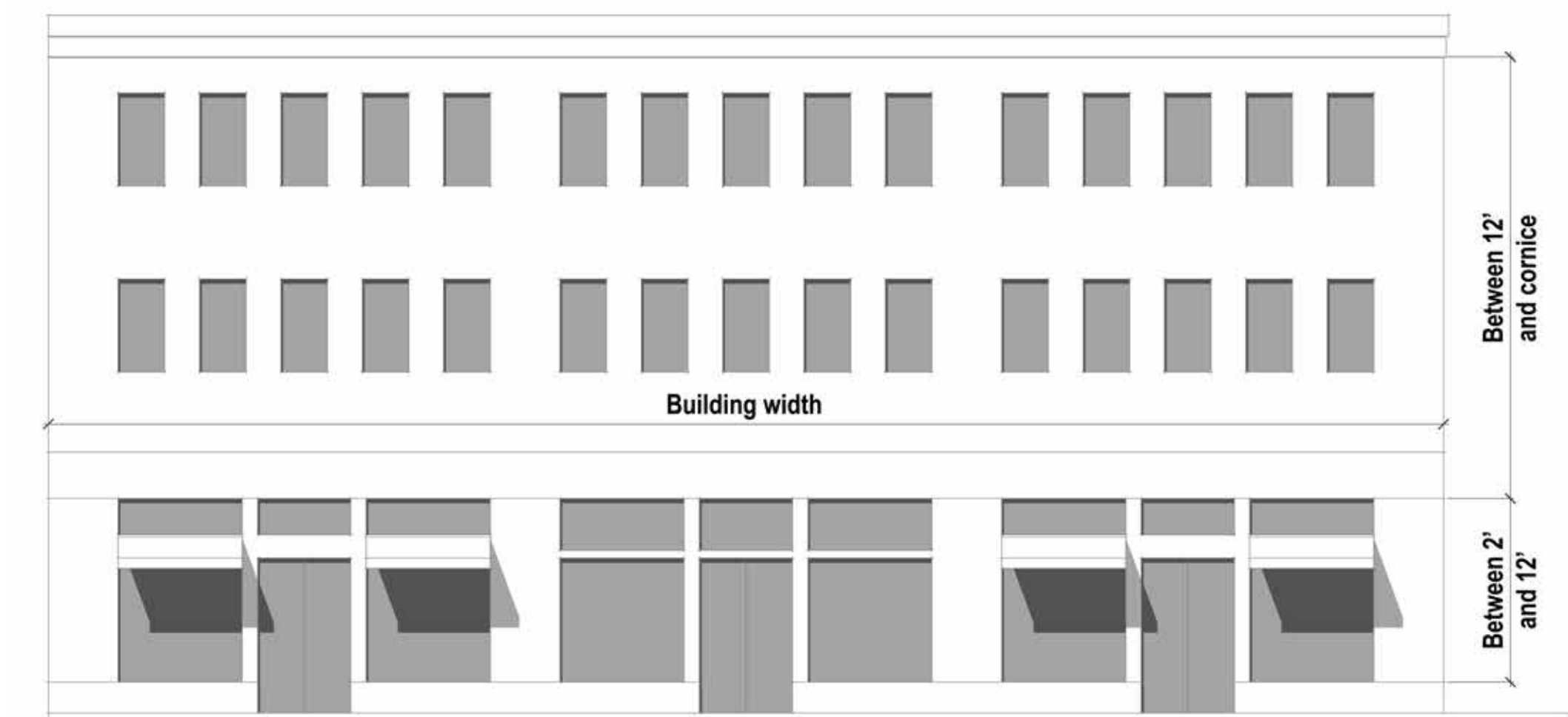
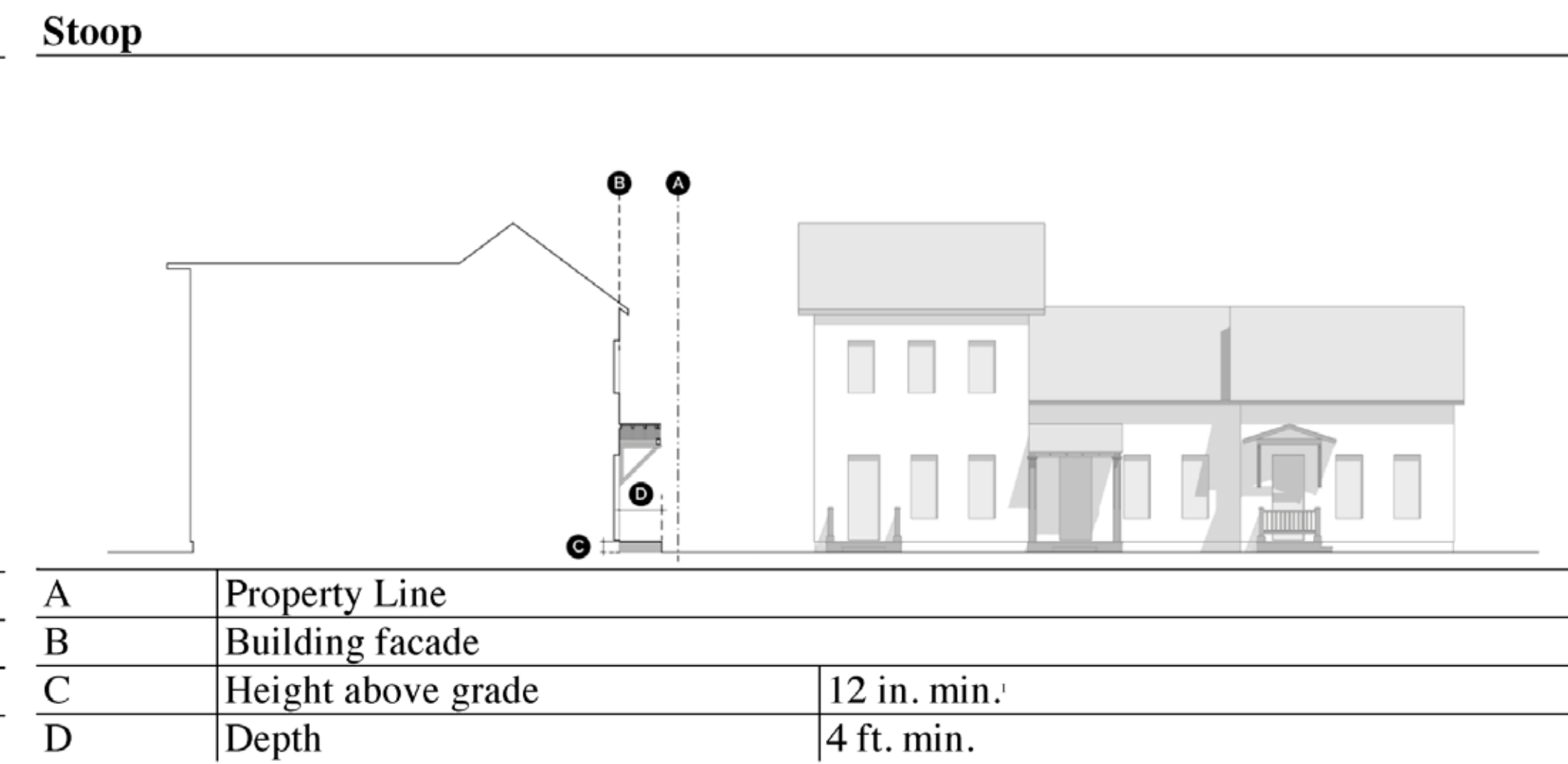
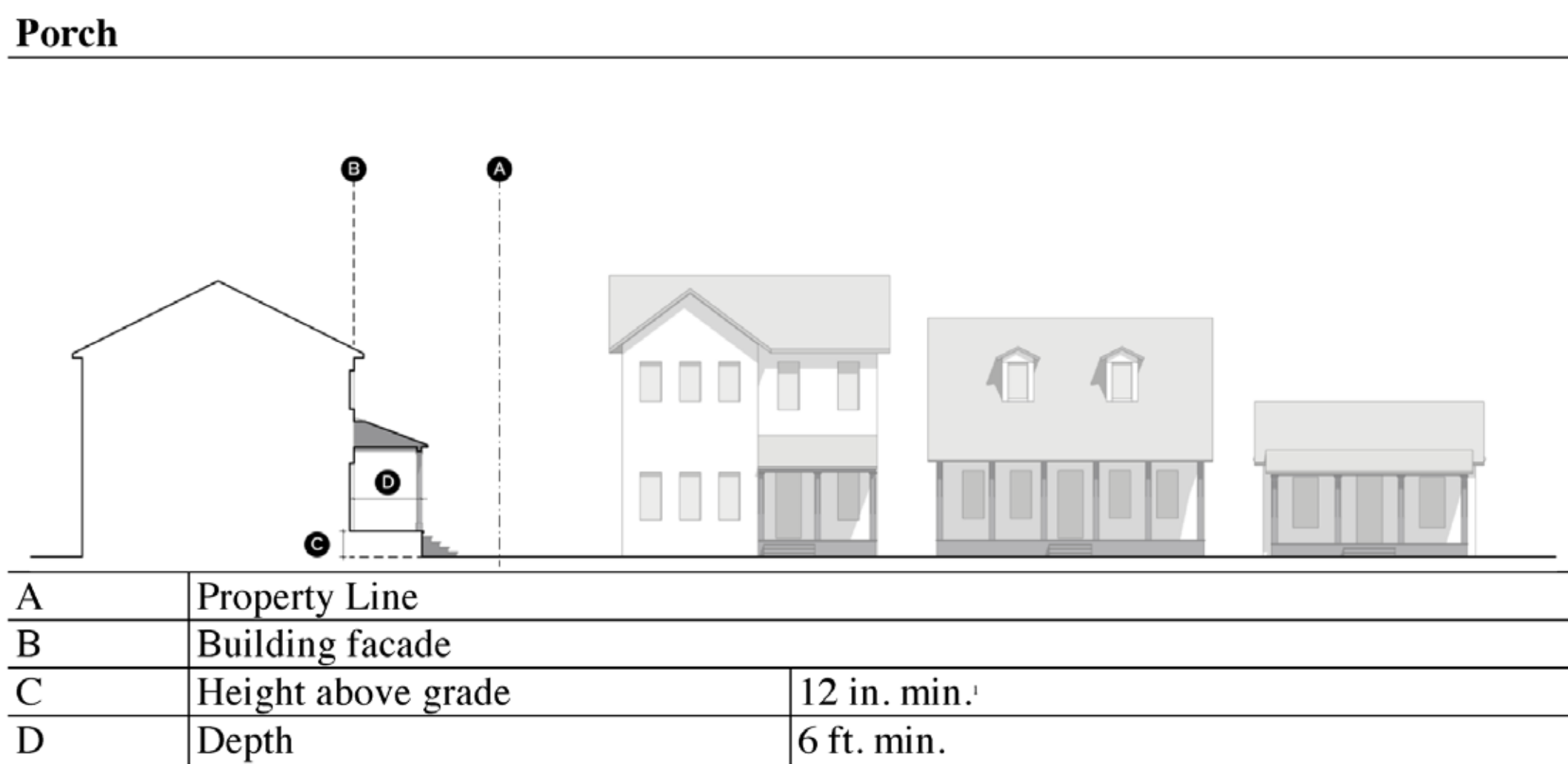
# Building Design

How do we make sure new development supports walkable neighborhoods?

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

## Building Facades

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



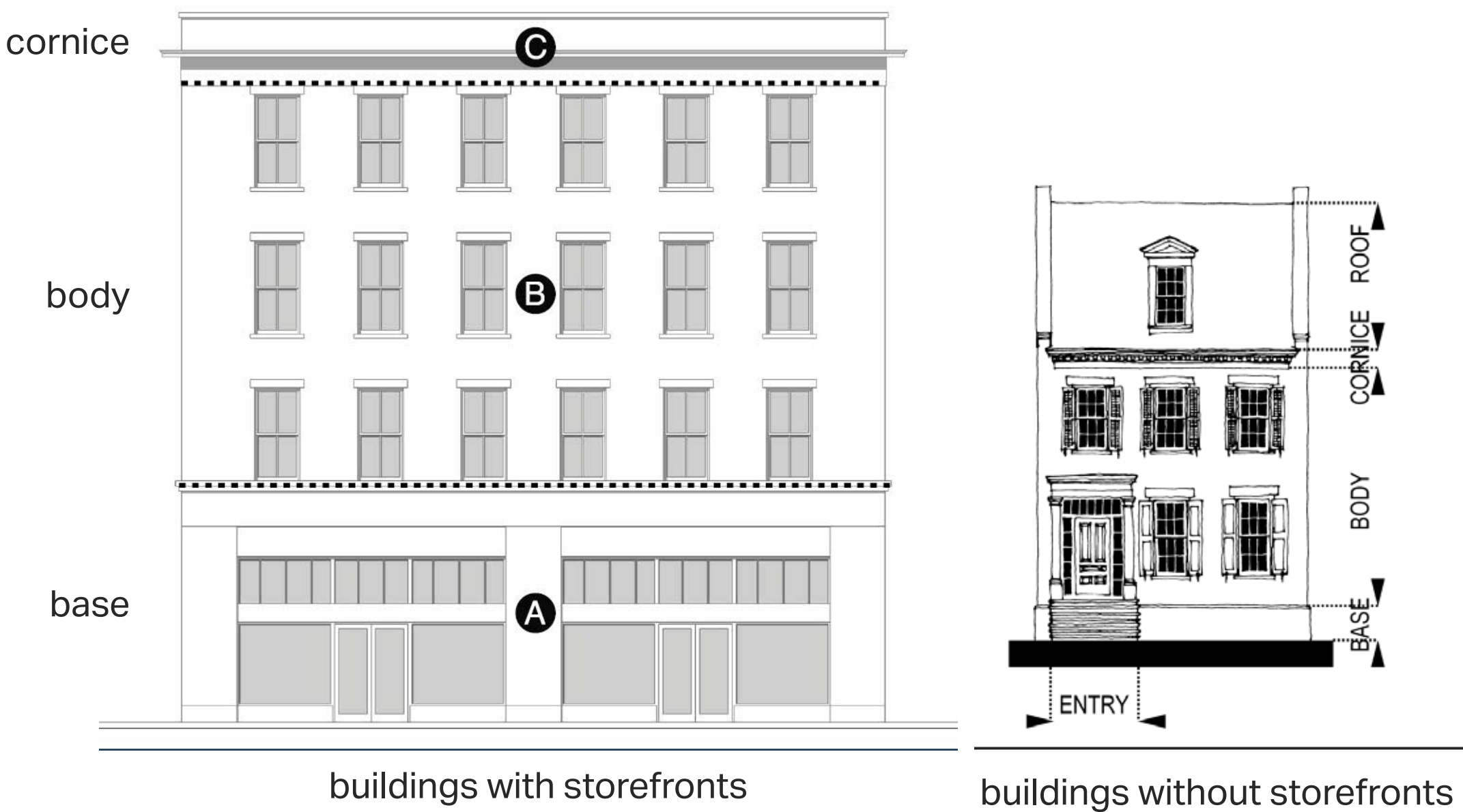
## Windows

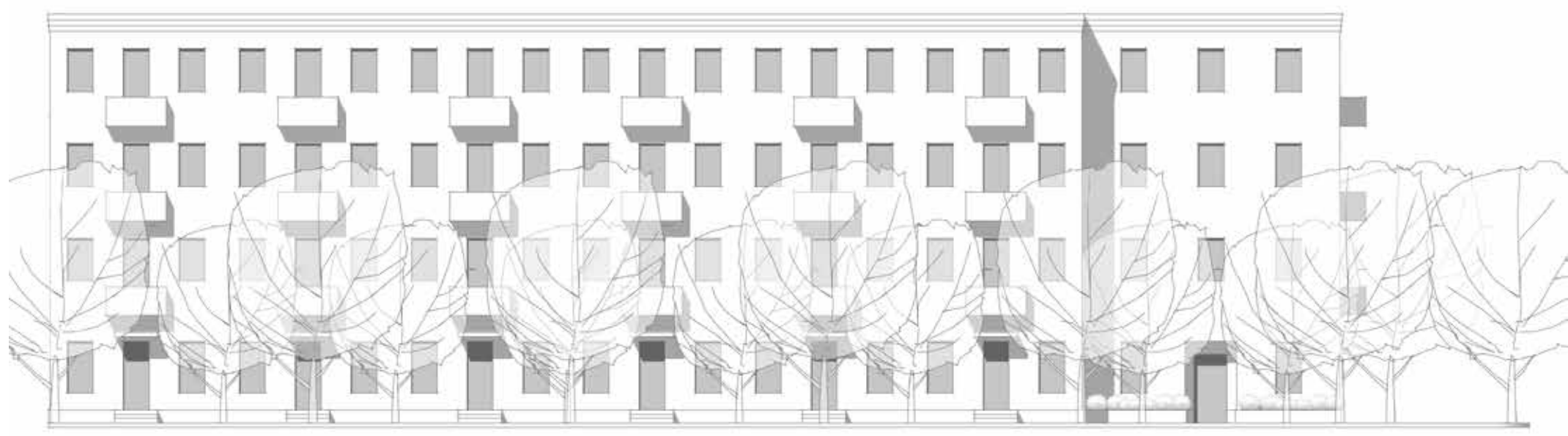
**Enhance walkability & environmental benefits:** Update existing design standards to clarify measurements and add standards for upper level windows.



## Composition

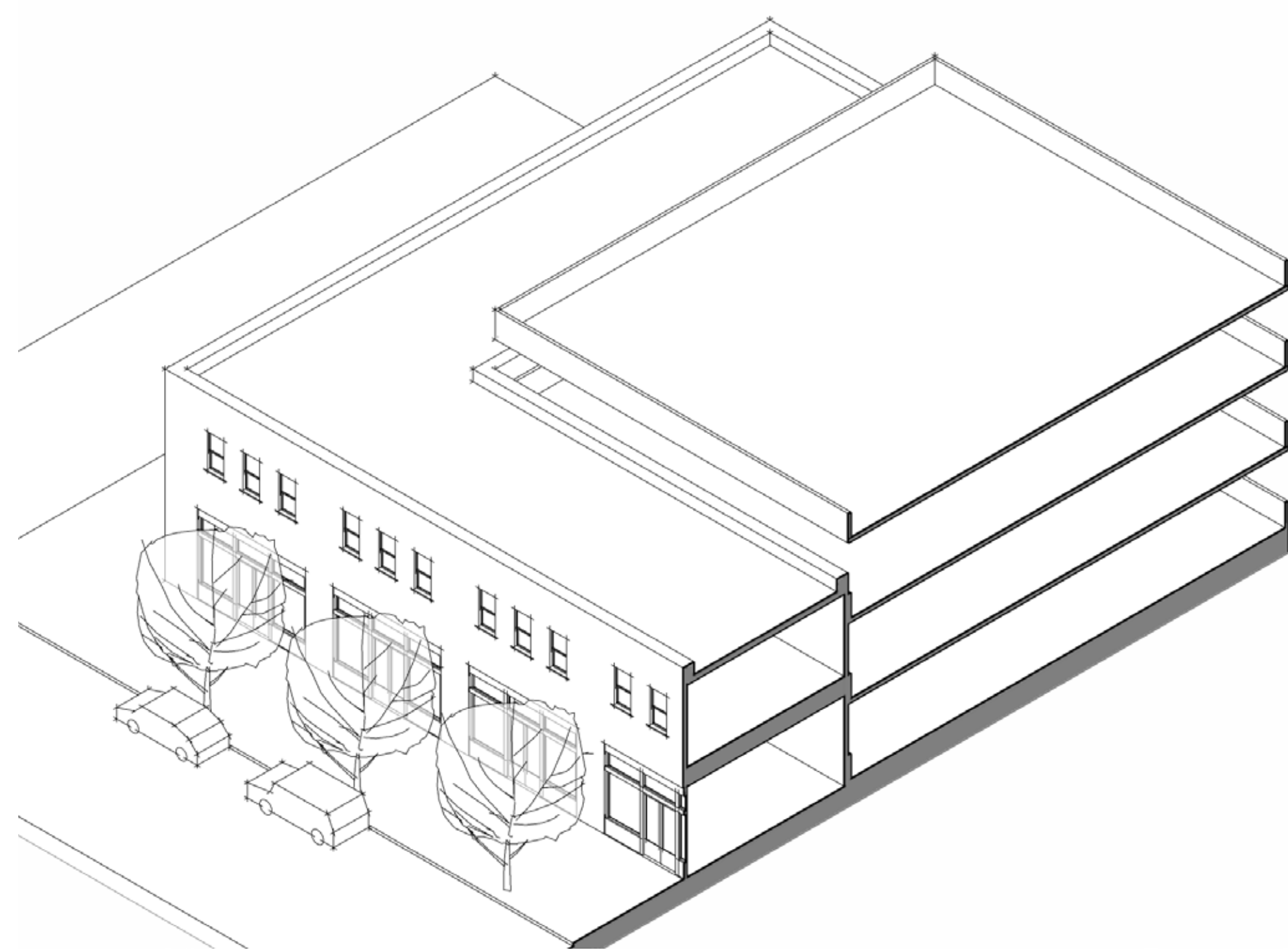
**Improve pedestrian scale:** Make sure buildings facades are composed of base, middle, and cap to help improve scale.





## 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.



# Zoning 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 bonuses for locations near transit and providing shared parking. Developers generally provide more parking than is required by 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.

# How else can Milwaukee support housing growth & choice?

## Implement the Recommendations of the Collective Affordable Housing Strategic Plan

### Increase Black & Latino Homeownership

- ▶ Proactively change and create systems to close the racial equity gap in homeownership
- ▶ Provide resources and policies that allow homeowners to stay in their home

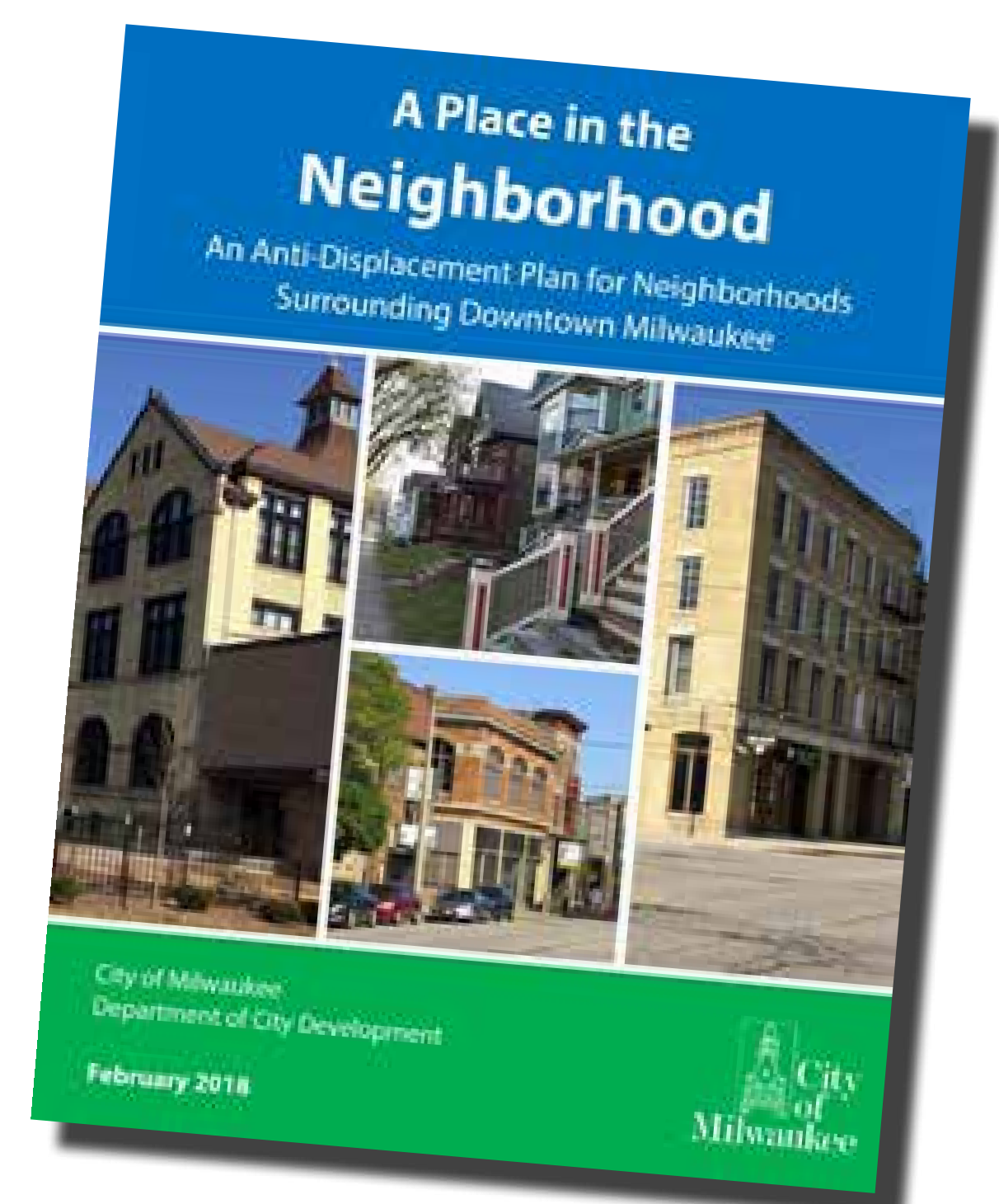
### Increase Affordability of Housing for Families Making \$7.25 – \$15 per Hour

- ▶ Convert higher rent homes, and create new rental homes, to make housing costs affordable to 32,000 Milwaukee families
- ▶ Provide resources and policies that preserve affordable rental homes and minimize displacement of renters



## Implement the Recommendations of the Anti-Displacement Plan

- 1 Educate and engage residents on displacement and related issues
- 2 Monitor local market conditions and adapt strategies as needed
- 3 Assist existing home owners retain their homes
- 4 Help existing neighborhood renters become home owners
- 5 Preserve existing affordable rental housing and protect tenants at risk
- 6 Prioritize affordable and mixed-income housing in neighborhoods at risk of displacement
- 7 Preserve neighborhood character and build community wealth



# We want to hear from you!



**Please post comments below or  
place comments in comment box.**

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- ▶ Sign up for the email list at:  
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- ▶ Check out the website. The online comment form for the Draft Plan closes May 29th.
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