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**April 17, 2025**  **Ald. José G. Pérez**

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**ZND Committee approves files to enhance city’s zoning regulations**

On Tuesday, April 15 the Common Council’s Zoning, Neighborhoods and Development Committee recommended adoption of a pair of Council files aimed at bolstering the city’s zoning regulations. Both files were co**-**sponsored by **Common Council President José G. Pérez** and **ZND Committee Chair Alderman Robert J. Bauman.**

The first file **(#240997**) is an ordinance relating to creation of a new RT5 zoning district. In the RT5 district, the maximum number of dwelling units permitted, if both elements of the zoning and building code are met shall be eight, compared to four units in the RT4 district. “The purpose and intent of the RT5 category is to address the need of the ‘missing middle housing’ element in Milwaukee,” said President Pérez. “This proposal is just a zoning code update, and changing a parcel to RT5 would require a public approval process, but at the end of that process I believe we can make a positive impact on the city’s housing offering,” he said.

Committee Vice Chair **Alderman Russell W. Stamper, II** said he will advocate strongly for public outreach regarding zoning changes that can significantly impact the community. “Any request for a change to a parcel’s zoning should activate a requirement for a community meeting to be held in the impacted community. Essentially ‘Change equals a required public meeting,’ and in turn placing the power in the hands of the people,” Alderman Stamper said.

The second file (**#240999**) is an ordinance relating to zoning regulations for Accessory Dwelling Units.  An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot or inside of a stand-alone single-family home. The ordinance would allow for the construction of ADUs provided certain criteria are met.

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**Zoning Changes Moved Forward/ADD ONE**

“In the past in many Milwaukee neighborhoods, property owners consistently built rear cottages or small adjacent residences that allowed for intergenerational living arrangements,” President Pérez said. “These housing units allowed older adults and grandparents to age in place and contribute in positive ways to families and to neighborhoods.”

“With housing prices rising, a large population of aging Americans to care for, and a high demand for passive income, ADUs are becoming quite popular again,” said President Pérez. “This zoning change gives developers one more tool in the tool box to meet the housing needs of residents, and just like the RT5 ordinance, the public would be involved in the process prior to any ADUs being constructed.”

                Both files will be before the full Common Council for adoption at its next regularly scheduled meeting at 9 a.m. on **Tuesday, April 22**.

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