



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

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

7th Ald. District
Ald. Rainey

CITY PLAN COMMISSION ZONING REPORT

Ordinance File No. [220771](#)

Location: 3929 and 3923 North 30th Street

**Applicant/
Owner:** City of Milwaukee DCD - Real Estate

**Current
Zoning:** Industrial Office (IO2)

**Proposed
Zoning:** Two-Family Residential (RT3)

Proposal: This file relates to the change in zoning from Industrial Office, IO2, to Two-Family Residential, RT3, to reflect the residential use of the City-owned properties located at 3923 and 3929 North 30th Street, on the west side of North 30th Street, north of West Melvina Place, in the 7th Aldermanic District.

This zoning change was requested by the Department of City Development and will reflect the existing residential use of the subject sites. The two existing residential homes on the subject properties were zoned Industrial Office (IO2) in error at the time the current zoning code was adopted in 2002, and this zoning change will correct that mis-zoning.

Adjacent Land Use: The remainder of the properties in this block of North 30th St have residential homes and are zoned as Two-Family Residential (RT3). The property to the west, behind the residential homes on the subject sites, is zoned as Industrial Office (IO2) and hosts a building that reflects this land use.

**Consistency with
Area Plan:** These sites are located within the Near North Comprehensive Area Plan, which was approved in 2009 and amended in 2020. The Near North Area Comprehensive Plan supports maintaining existing housing within neighborhoods. The proposed rezoning is in conformance with the area plan.

**Previous City
Plan Commission
Action:**

None.

**Previous Common
Council Action:**

None.

Staff

Recommendation:

Since the proposed zoning change will reflect the existing residential use of the properties and is consistent with the adjacent residential zoning, staff suggests that the City Plan Commission recommends approval of the subject file.