



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

August 20, 2024

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 240376 refers to the change in zoning from Parks, PK, to Two-Family Residential, RT4, for the property located at 428 North 42nd Street, located on the north side of West St Paul Avenue, east of North 42nd Street, in the 10th Aldermanic District.

The subject site was previously owned by the Milwaukee Metropolitan Sewerage District (MMSD) from 2001-2005 while they were completing a construction project on the Menomonee River bank across the street in Valley Park, to address flooding issues. It was zoned Parks (PK) at that time. The land this lot sits on ended up not being used for the project and was deeded back to the City of Milwaukee in 2005, but the zoning was never changed to match the surrounding residential blocks that are zoned RT4. The rezoning of this site to RT4 will allow the Department of City Development to market the site for sale and construction of an owner-occupied single- or two-family residence, consistent with the adjacent neighborhood context.

The City Plan Commission held a public hearing at its regularly scheduled meeting on August 19, 2024. There was no public testimony. At the conclusion of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Moore

