



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

Ald. Moore  
10th Ald. District

### CITY PLAN COMMISSION ZONING REPORT

**File No:** [240803](#)

**Location:** 454 North 28th Street, on the south side of West Clybourn Street, east of North 28th Street

**Applicant/  
Owner:** Department of City Development (Applicant)

**Current  
Zoning:** Local Business (LB2)

**Proposed  
Zoning:** Two-Family Residential (RT4)

**Proposal:** This zoning change was initiated by the Department of City Development as directed by a motion of the Common Council of the City of Milwaukee, and will correct the mixed zoning of the subject site that occurred as the result of a City land sale and lot combination of two properties with different zoning designations. In 2017, the City of Milwaukee sold the property at 2725 W. Clybourn Street, zoned LB2, to the owner of the adjacent property at 454 N. 28<sup>th</sup> Street, zoned RT4. As part of the quit claim deed that was recorded for the land sale, the two properties were joined, causing a mixed zoning situation. This issue was recently discovered, and a zoning change file was introduced to correct the mixed zoning and assign the RT4 zoning designation to the subject site. The RT4 zoning designation is consistent with the existing residential use of the site, and the adjacent zoning on the residential lots to the south and west.

**Adjacent Zoning and  
Land Use:** Parcels to the north and the east are zoned Local Business (LB2). Parcels to the south and the west are zoned Two-Family Residential (RT4).

**Consistency with  
Area Plan:** The proposed rezoning from LB2 to RT4 in order to eliminate mixed zoning is consistent with the comprehensive plan. The property is located within the Near West Side Area Plan, which was adopted by the Common Council in 2004. The

comprehensive plan recommends maintaining the existing land mix, which is primarily made up of single family and two-family homes. Most of the surrounding land uses are residential. Therefore, there is no conflict with land use recommendations in rezoning from a commercial district to a residential district. Moreover, the proposed rezoning supports the orderly combination of land and provides clarity and consistency for regulating land use moving forward.

**Previous City**

**Plan Action:**

None.

**Previous Common**

**Council Action:**

09/24/2024 – Common Council adopted a motion directing the Department of City Development to initiate a zoning map amendment to correct the mixed zoning of the property located at 454 North 28th Street (10th Aldermanic District) and assign a single zoning designation, Two-Family Residential (RT4), to this property. ([FN 240807](#))

**Recommendation:**

Since this zoning change will correct the mixed zoning of the subject site that was inadvertently created at the time a quit claim deed was recorded for a previous City land sale that also combined the two properties, and will assign the RT4 zoning designation to the site, which is consistent with the residential use of the site and zoning of the residential blocks to the south and west, staff recommends approval of the subject file.