



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. Stamper  
15th Ald. District

## CITY PLAN COMMISSION ZONING REPORT

**File No:** [241592](#)

**Location:** 1026 North 24th Street, on the east side of North 24th Street, south of West Highland Avenue

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

**Current Zoning:** Null (mixed zoning – Local Business (LB2) and Two-Family Residential (RT4))

**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 combination of two properties with different zoning designations. In 2017, the City of Milwaukee sold the property at 1022 North 24<sup>th</sup> Street, zoned LB2, to the owner of the adjacent property at 1026 North 24<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 north, east and west.

**Adjacent Land Use:** The subject site is surrounded by parcels zoned for Two Family Residential (RT4) to the north, east, and west with parcels zoned for Local Business (LB2) to the south.

**Consistency with Area Plan:** The corrective zoning at 1026 N. 24th Street to 2-Family residential is consistent with the comprehensive plan. This parcel is located within the Near West Side Area Plan, which was adopted by the Common Council in 2004 and has been amended since. The Plan envisions residential uses in this area. The proposed rezoning ensures that the entire parcel is zoned for residential uses, consistent with the character of the neighborhood and recommendations in the Plan.

**Previous City  
Plan Action:**

None.

**Previous Common  
Council Action:**

03/04/2025 – 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 1026 N 24<sup>th</sup> Street (15th Aldermanic District) and assign a single zoning designation, Two-Family Residential (RT4), to this property. (FN [241674](#))

**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 north, east, and west, staff recommends approval of the subject file.