



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

**Lafayette L. Crump**  
Commissioner

**Sam Leichtling**  
Deputy Commissioner

**Ald. Pratt**  
**1st Ald. District**

## **CITY PLAN COMMISSION ZONING REPORT**

**File No:** [250149](#)

**Location:** 4220, 4250, 4260, 4260-R, 4320, 4330 and 4350 North 35th Street, on the east side of North 35th Street, north of West Hope Avenue

**Applicant/Owner:** Milwaukee Metropolitan Sewerage District (MMSD)

**Current Zoning:** Industrial-Office (IO2), Industrial-Light (IL2), and Industrial Heavy (IH)

**Proposed Zoning:** Parks (PK)

**Proposal:** This zoning change was requested by the Milwaukee Metropolitan Sewerage District (MMSD) and will consolidate the zoning of the subject sites into one zoning district (Parks, PK). MMSD acquired the 7 parcels to facilitate the construction of the West Basin as part of the three-stormwater-basin system that will help mitigate recurring stormwater flooding near 30th Street Corridor. The two completed basins (4200 to 4400 N. 30th Street) and the planned West Basin are being completed in cooperation with the City of Milwaukee, and all three basins have green space open to the public.

**Adjacent Land Use:** Parcels to the north and west are zoned Parks (PK) and are apart of the completed water basins. There is a mix of commercial and residential along 35<sup>th</sup> Street to the west (LB2, RS6, and CS). The railroad is located east of the project.

**Consistency with Area Plan:** The subject sites are located within the Near North Area Plan, which was adopted in 2009 and amended in 2020 with the Connecting the Corridor Strategic Action Plan. The Connecting the Corridor Plan unifies upcoming and conceptual projects surrounding the 30th Street Corridor into a larger comprehensive vision that brings transportation investments, improved public spaces, new recreational opportunities, and sustainability together into a single plan. One of the major projects described in the plan is the West Basin project on the subject sites. MMSD has been engaging with the surrounding community to design the West Basin in a manner that provides stormwater flooding mitigation and also creates outdoor amenities such as trails and places to gather and play as a community. Rezoning the parcels to PK is in alignment with the Area Plan as it will facilitate

development of the site as a stormwater basin with outdoor green space amenities as described in the Connecting the Corridor Strategic Action Plan.

**Previous City  
Plan Action:**

None.

**Previous Common  
Council Action:**

None.

**Recommendation:**

Since the zoning change will consolidate the zoning of the subject sites into one zoning district to help facilitate MMSD's West Basin project, staff recommends approval of the subject file.