



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. Rainey
7th Ald. District

CITY PLAN COMMISSION
ZONING REPORT

Ordinance File No. [211865](#)

Location: 2900 and 3010 West Hopkins Street, and 3814 and 3840 North 29th Street

Applicant/
Owner: City of Milwaukee Department of Public Works (applicant) / Redevelopment Authority of the City of Milwaukee (owner) and City of Milwaukee (owner)

Current
Zoning: Industrial Office (IO2) and Two-Family Residential (RT3)

Proposed
Zoning: Parks (PK)

Proposal: This file relates to the change in zoning from Industrial Office, IO2, and Two-Family Residential, RT3, to Parks, PK, for the reconstruction and expansion of an existing tot lot on the properties located at 3814 and 3840 North 29th Street, and 2900 and 3010 West Hopkins Street, on the south side of West Melvina Street, north of West Hopkins Street, in the 7th Aldermanic District.

This zoning change was requested by the Department of Public Works and will allow the consolidation of these sites into one zoning district for the reconstruction and expansion of an existing tot lot. This will include improved recreational facilities, restoring wildlife and pollinator habitat, community gardening, and providing opportunities for community gatherings, educational experiences, and nature-based play.

As part of the park redevelopment, a small portion of N. 29th Street will be vacated (File No. 212002).

Adjacent Land Use: Land use to the east of the site consists of two-family residential (RT3) zoning districts. Properties across West Hopkins Street to the east and southeast are in the Century City Business Park, and are zoned Industrial Heavy (IH). Other lots to the south along West Hopkins Street are designated as Local Business (LB2).

Consistency with

Area Plan:

This property is located in the Near North Side Area Plan boundaries. The Near North Side plan was adopted in 2009 and was amended in 2020 with the Connecting the Corridor Strategic Action Plan (CTC). The reconstruction and expansion of the 29th and Melvina Park is one of the projects outlined in the CTC Plan. Therefore, the Near North Plan directly supports rezoning these parcels to facilitate the reconstruction and expansion of the park.

**Previous City
Plan Action:**

None.

**Previous Common
Council Action:**

4/19/2022 - Resolution approving the Land Disposition Report and authorizing the conveyance of the properties located at 2900 West Hopkins Street and 3010-24 West Hopkins Street from the Redevelopment Authority of the City of Milwaukee to the City of Milwaukee for assemblage with the adjacent City-owned properties for redevelopment of Melvina Park, in the 7th Aldermanic District. **(FN 212009)**

4/19/2022 - Resolution directing the Department of City Development to prepare a resolution to vacate a portion of North 29th Street from a point north of West Vienna Avenue to its terminus, in the 7th Aldermanic District. **(FN 212001)**

Recommendation:

Since the proposed zoning change will facilitate the transformation and expansion of an existing park and advances the goals of the Connecting the Corridor and Near North Side Area Plans, in addition to the Gathering Place Feasibility Study, staff suggests that the City Plan Commission recommends approval of the subject file.