



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. Pérez
12th Ald. District

CITY PLAN COMMISSION ZONING REPORT

- File No:** [251867](#)
- Location:** 2156 & 2166 S. 4th Street; on the east side of S. 4th Street, south of W. Becher Street
- Applicant/Owner:** East Lincoln Avenue LLC (owner/applicant)
- Current Zoning:** Industrial Heavy (IH) and Harbor District Riverwalk Site Plan Review Overlay Zone (SPROZ)
- Proposed Zoning:** Industrial Mixed (IM)
- Proposal:** This zoning change was requested by the owner of 2156 S. 4th Street, East Lincoln Avenue LLC, and will allow a wider mix of uses within the existing building on their site. The four-and-a-half-story building no longer functions as a heavy industrial facility. Per the applicant, neighborhood improvements such as the redevelopment of the adjoining Lincoln Playfields, future Riverwalk extension along the property's Kinnickinnic River boundary, and recent site improvements and upgrades have attracted non-industrial users, including offices, non-profits, schools, dance and art studios, day cares, and community centers. Some of these uses would also require Board of Zoning Appeals Special Use approval within the IM zoning district.
- The zoning change also includes a City-owned, vacant site to the south at 2166 S. 4th Street. It is anticipated that this site will be utilized in some fashion as part of the Riverwalk extension.
- Adjacent Land Use:** Sites to the north are zoned IH and owned by the Milwaukee Metropolitan Sewerage District. The Kinnickinnic River is to the east of the site, and residences zoned RT4 and the Lincoln Playfield are to the south. Interstate 43 is to the west.
- Consistency with Area Plan:** The subject site is located within the boundary of the Harbor District Water & Land Use Plan, which was adopted by the Common Council in 2018. More specifically, the site is situated within the Plan's Lower Kinnickinnic River Sub-district. The Plan supports transitioning this area from exclusively industrial use to a more diverse, mixed-use environment. This transition is intended to occur through the rezoning of certain properties from Industrial-Heavy to zoning

classifications that allow for a broader range of uses. The site is identified as an area appropriate for mixed-use development, including light industrial, office, retail, and/or housing uses in the sub-district's future land use map. The Plan also calls for the extension of the Riverwalk system along the Kinnickinnic River. The proposed rezoning and plans for the Riverwalk extension are consistent with the Harbor District Water & Land Use Plan.

Previous City

Plan Action:

12/3/2018 – City Plan Commission recommended approval of establishing the Harbor District Riverwalk Site Plan Review Overlay Zone for certain properties adjacent to the Kinnickinnic River, in the 12th and 14th Aldermanic Districts to the Zoning, Neighborhoods & Development Committee. ([FN 180945](#)).

Previous Common

Council Action:

12/18/2018 – Common Council approved the establishment of the Harbor District Riverwalk Site Plan Review Overlay Zone for certain properties adjacent to the Kinnickinnic River, in the 12th and 14th Aldermanic Districts. ([FN 180945](#)).

Recommendation:

Since the proposed zoning change will allow the existing building at 2156 S. 4th Street to be utilized by a wider mix of non-industrial uses and will also update the zoning of the City-owned site to the south at 2166. 4th Street to be consistent with the zoning of 2156 S. 4th Street, staff recommends approval of the subject file.