



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. Murphy
10th Ald. District

CITY PLAN COMMISSION
ZONING REPORT

Ordinance File No. [212010](#)

Location: 110 South 44th Street

**Applicant/
Owner:** City of Milwaukee

**Current
Zoning:** Mixed/null zoning

**Proposed
Zoning:** Industrial Heavy (IH)

Proposal: This file relates to an ordinance correcting the mixed zoning of the parcel at 110 South 44th Street in the 10th Aldermanic District and assigning the zoning of Industrial Heavy, IH, to the property.

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 an Assessor's Plat that reconfigured parcel boundaries for a number of parcels subject to the plat, including creating a mixed-zoning parcel at 110 South 44th Street.

In September 2016, the Brewers and the Stadium District rearranged some of the parcel lines for the properties that comprise Miller Park and the surrounding parking lots. The mechanism they used to adjust the lot lines was an Assessor's Plat, which was approved by the Common Council and adopted via File Number [160032](#). Due to a technical oversight at the time, one of the newly created parcels combined two parcels that had different zoning districts (Industrial Heavy and Downtown-Civic Activity), creating a parcel with "mixed zoning," which is not generally permitted in the City of Milwaukee and was not addressed at the time of the Assessor's Plat.

This inadvertent "mixed zoning" was uncovered by City staff in late 2021, and this file is to correct the error and assign a zoning district to this parcel that currently

is without one. The IH zoning classification is consistent with the zoning of the other Miller Park parking lots east of the Stadium Freeway.

The zoning change has been initiated as a motion of the Common Council, and was requested by the Department of City Development as a technical “map cleanup” item. While this zoning change was initiated by the City of Milwaukee, the Brewers and the Stadium District are both aware of this file and why it needs to occur, and neither has expressed objection to this proposed zoning map correction.

Adjacent Land Use: The subject site is bounded by Hwy 175 to the west, I-94 to the north, and the Menomonee River the east. American Family Field is located just west of the site and is zoned as Civic Activity (C9D(A)). Properties to the east across the Menomonee River are zoned as Industrial Heavy (IH).

Consistency with Area Plan: The Miller Park parking lot located at 110 S. 44th Street in within the Menomonee Valley Plan 2.0, which was adopted in June 2015. The parcel currently does not have a zoning designation. Classifying this parcel as Industrial Heavy would be consistent with the goals found in the comprehensive plan, which seek to ensure that entertainment uses, such as the baseball stadium, complement the industrial uses nearby. The IH zoning classification is consistent with the zoning of the other Miller Park parking lots east of the Stadium Freeway.

Previous City Plan Action: None.

Previous Common Council Action: 9/20/2016 – Substitute resolution approving the Assessor’s Plat for Miller Park in the 10th Aldermanic District. (FN 160032)

4/19/2022 – Substitute motion directing the Department of City Development to initiate a zoning map amendment to correct the mixed zoning of the property located at 110 South 44th Street in the 10th Aldermanic District and assign the zoning of Industrial Heavy (IH) to the property. (FN 211917)

Recommendation: Since this zoning change is necessary to correct a mixed-zoning issue and assign a zoning designation to the subject site, staff suggests that the City Plan Commission recommends approval of the subject file.