



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. Moore  
10th Ald. District

### CITY PLAN COMMISSION ZONING REPORT

**File No:** [240376](#)

**Location:** 428 North 42<sup>nd</sup> Street, located on the north side of West St Paul Avenue, east of North 42<sup>nd</sup> Street, and south of Valley Park.

**Applicant/  
Owner:** City of Milwaukee (Dept. of City Development – Real Estate section)

**Current  
Zoning:** Parks (PK)

**Proposed  
Zoning:** Two-Family Residential (RT4)

**Proposal:** The subject site was previously owned by the Milwaukee Metropolitan Sewerage District (MMSD) from 2001-2005 while they were completing a construction project on the Menomonee River bank across the street in Valley Park, to address flooding issues. It was zoned Parks (PK) at that time. The land this lot sits on ended up not being used for the project and was deeded back to the City of Milwaukee in 2005, but the zoning was never changed to match the surrounding residential blocks that are zoned RT4. The rezoning of this site to RT4 will allow the Department of City Development to market the site for sale and construction of an owner-occupied single- or two-family residence, consistent with the adjacent neighborhood context.

**Adjacent Land Use:** The parcel is located at the north end of 42<sup>nd</sup> Street. Residences to the south and east are a mix of single, 2, 3 and 4-units. Valley Park is located to the north and the west.

**Consistency with  
Area Plan:** The Near West Side Area Plan was adopted by the Common Council in 2004. The Plan establishes land use goals, policies, and recommendations for the area that includes 428 N. 42<sup>nd</sup> Street. The proposed rezoning from Park to RT4-Residential is consistent with the comprehensive plan. The Plan states that a goal for residential development is to utilize housing types that build on the existing scale and character of the neighborhood (p. 47). Also, the Plan notes the residential

character near Valley Park and recommends infill opportunities, as is proposed. Given that the adjacent properties and much of the neighborhood are zoned RT4, rezoning this parcel to RT4 to allow infill residential development that is compatible with its surroundings is consistent with the Plan.

**Previous City**

**Plan Action:**

8/2004 - City Plan Commission approved a resolution authorizing an agreement with the Milwaukee Metropolitan Sewerage District to exchange property in the vicinity of North 42nd Street and West St. Paul Avenue for the City-owned vacant lots at 218, 224 and 228 North 40th Street, to dedicate portions of the property on 42nd Street as public right-of-way and to authorize sale of the buildable lot on 42nd Street for residential development in the 10th Aldermanic District. ([FN 040578](#))

3/2001 – City Plan Commission approved a resolution authorizing the City of Milwaukee to convey properties to the Milwaukee Metropolitan Sewerage District for the Valley Park Neighborhood Flood Control Project and declare such properties surplus to municipal needs, in the 16th Aldermanic District. ([FN 001658](#))

**Previous Common**

**Council Action:**

9/21/2004 – Common Council approved a resolution authorizing an agreement with the Milwaukee Metropolitan Sewerage District to exchange property in the vicinity of North 42nd Street and West St. Paul Avenue for the City-owned vacant lots at 218, 224 and 228 North 40th Street, to dedicate portions of the property on 42nd Street as public right-of-way and to authorize sale of the buildable lot on 42nd Street for residential development in the 10th Aldermanic District. ([FN 040578](#))

4/10/2001 – Common Council approved a resolution authorizing the City of Milwaukee to convey properties to the Milwaukee Metropolitan Sewerage District for the Valley Park Neighborhood Flood Control Project and declare such properties surplus to municipal needs, in the 16th Aldermanic District. ([FN 001658](#))

**Recommendation:**

Since the proposed zoning change will allow the site to be marketed and sold for residential development consistent with the adjacent neighborhood, staff suggests that the City Plan Commission recommends approval of the subject file.