



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

NOTICE OF PUBLIC HEARING

**CITY OF MILWAUKEE - City Plan Commission
809 North Broadway
Milwaukee, Wisconsin**

August 7, 2024

PLEASE NOTE: A zoning change is being considered for the property within the boundary shown on the map on the reverse side of this notice. If your property is not within the zoning boundary, then you are receiving this notice because your property address is within 200 feet.

DEAR PERSON OF INTEREST:

The Common Council has referred File No. 240376 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Parks, PK, to Two-Family Residential, RT4, for the property located at 428 North 42nd Street, on the east side of North 42nd Street, north of West St. Paul Avenue, in the 10th Aldermanic District.

The subject site was 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 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 block of RT4. This zoning change 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. **Please refer to the reverse side of this notice for map details.**

Date: Monday, August 19, 2024
Time: 1:30 p.m. (Public Hearing scheduled for 1:30 p.m.)
Location: Room 301-B – City Hall (200 E. Wells St.)
Virtual meeting access information: See City Plan Commission website at:
<https://city.milwaukee.gov/CPC>.

This meeting will be hosted both in-person and online.

This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at PlanAdmin@Milwaukee.gov at least one business day prior to the start of the meeting. Those wishing to provide testimony during the meeting will be asked to do so by attending the meeting in person or participating virtually. If you prefer to participate virtually, registration information to join the virtual meeting is available on the City Plan Commission website:



<https://city.milwaukee.gov/CPC>. When registering, please indicate whether you may wish to speak during your item of interest so that staff can unmute you during the public testimony portion of the hearing.

Additionally, if possible, this meeting will be streamed live on the City Channel's website (Livestream 1 or 2): <https://city.milwaukee.gov/cityclerk/CityChannel>.

Additional documents for this project are available by clicking on the agenda posted on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. After opening the agenda, click on the link for this item and you will see the available documents listed as "Attachments." For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on file number 240376, the 428 N. 42nd St. zoning change file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.

Sincerely,

 for
Lafayette L. Crump
Executive Secretary
City Plan Commission

