



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

9<sup>th</sup> Ald. District  
Ald. Taylor

## CITY PLAN COMMISSION ZONING REPORT

**Ordinance File No.**      [221920](#)

**Location:**                      11715 W. County Line Road

**Applicant/  
Owner:**                        Layton Land Co LLC

**Current  
Zoning:**                        Industrial Light (IL1)

**Proposed  
Zoning:**                        Parks (PK)

**Proposal:**                      The purpose of this zoning change is to rezone the subject site from Industrial, IL1, to Parks, PK, to reflect the current use of the site, which is being utilized as passive open space. This land was conveyed by MMSD to Milwaukee County Parks in 2019 as part of their Greenseams Future Flood Management Initiative program. This land was transferred to Milwaukee County Parks as part of a land swap for approximately 13.3 acres of Kinnickinnic River Parkway land to facilitate MMSD's 2010 Flood Management project. A zoning change is not required in order facilitate this use, but it has been applied for under Milwaukee County policy to provide additional protections to county park lands.

The majority of this subject site is covered by a Shoreland-Wetland overlay, and the substantial wetlands and absorptive soils assist with reducing overflows downstream.

**Adjacent Land Use:**        Much of the space surrounding the site is undeveloped, and surrounding parcels are zoned as Industrial Light (IL1.)

**Consistency with  
Area Plan:**                      The subject site is located in the Northwest Side Comprehensive Area Plan boundary (adopted in 2008). The Open Space Land Use Policies of the plan address the need to sustain the landscaped character of the area. The site is currently used as passive open space, so a change in zoning to Parks (PK) would

align with the goal to maintain green space in the area. The proposed zoning change is consistent with the recommendations of the Area Plan.

**Previous City  
Plan Commission**

**Action:** None.

**Previous Common  
Council Action:**

None.

**Staff**

**Recommendation:** Since the proposed zoning change to PK will reflect the current use of the site as passive open space, staff suggests that the City Plan Commission recommends approval of the subject file.