



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

1st Ald. District
Ald. Pratt

CITY PLAN COMMISSION ZONING REPORT

File No. [FN 231145](#)

Location: Northeast portion of 6141 North Hopkins Street and 6301-ADJ North 55th Street, located on the west side of North Hopkins Street, south of West Woolworth Avenue.

Applicant/
Owner: Barrientos Design and Consulting on behalf of Milwaukee County Department of Transportation

Current
Zoning: Parks, PK (6141 North Hopkins Street) and Industrial Light, IL1 (6301-ADJ North 55th Street)

Proposed
Zoning: IL1 (portion of 6141 North Hopkins Street) and PK (6300-ADJ North 55th Street)

Proposal: This zoning change was requested by the Milwaukee County Department of Transportation and will allow a portion of 6141 North Hopkins Street to be joined with 6270 North Hopkins Street, zoned IL1, to facilitate the construction of a new fleet garage. Milwaukee County operates an existing fleet garage and yard at 6270 North Hopkins Street, and seeks to expand the fleet garage that services the immediate area with county highway services. To do so will require the acquisition and rezoning of a piece of underutilized land from the adjacent park parcel. The expanded new facility will be used as storage of and space to repair highway fleet vehicles, storage of salt and bulk materials, as well as house a fueling station for fleet vehicles.

Additionally, a zoning change from IL1 to PK is proposed for 6301-ADJ North 55th Street, which is currently a vacant, landlocked parcel, so that it can be joined with the balance of 6141 North Hopkins Street, which is zoned PK. Both of these properties are owned by the WI-Dept. of Natural Resources.

A Certified Survey Map is also underway to consolidate and re-divide the subject properties. That CSM will be required to be approved at the same Common

Council meeting as this zoning change file. Previously, a right-of-way vacation was approved for a portion of North Hopkins Street to support this project.

Adjacent Land Use:

On the northeast portion of the site, park uses are to the west and south. Industrial uses are to the east, and a church and multi-family housing are to the south. On the west portion of the site, 6301-ADJ N. 55th Street is surrounded by park uses to the north, east and south. A railroad is to the southwest.

Consistency with Area Plan:

The subject site is located within the Northwest Side Plan Area, which was adopted by the Common Council in 2008. The Northwest Side Area Plan generally calls for accommodating industrial uses where they already exist. Specifically, the Plan recommends encouraging industrial uses near busier corridors and intersections and away from more residential neighborhoods. Rezoning the subject site from Parks to Industrial Light to facilitate the expansion of the existing Milwaukee County Department of Transportation garage is not inconsistent with the recommendations of the Northwest Side Area Plan.

Previous City Plan Commission Action:

12/07/2020 – City Plan Commission recommended conditional approval of a substitute ordinance relating to the change in zoning from Parks, PK, to Industrial Light, IL1, for the eastern portion of 6081-ADJ North Hopkins Street, located on the west side of North Hopkins Street, south of West Woolworth Avenue, in the 9th Aldermanic District ([FN 200941](#))

3/6/2023 - City Plan Commission recommended conditional approval of a substitute resolution to vacate North Hopkins Street from West Florist Avenue south to North Sherman Boulevard, in the 1st Aldermanic District. (FN [220875](#))

Previous Common Council Action:

03/23/2021- Common Council passed a substitute ordinance relating to the change in zoning from Parks, PK, to Industrial Light, IL1, for the eastern portion of 6081-ADJ North Hopkins Street, located on the west side of North Hopkins Street, south of West Woolworth Avenue, in the 9th Aldermanic District. ([FN 200941](#))

4/18/2023 – Common Council passed a substitute resolution to vacate North Hopkins Street from West Florist Avenue south to North Sherman Boulevard, in the 1st Aldermanic District. (FN [220875](#))

Staff Recommendation:

This zoning change will be necessary to carry out the project that was presented to the Plan Commission as part of the 2021 zoning change and 2023 right-of-way vacation that are referenced above and related to the overall site. Since the proposed zoning change, in conjunction with the CSM that is also in process, will

allow the Milwaukee County Dept. of Transportation to combine the subject land with its parcel to the east to make improvements to its existing fleet garage, and is not in conflict with the Northwest Side Plan, and the rezoning of the 6301-ADJ North 55th Street parcel will allow it to be combined with the larger park parcel, staff suggests that the City Plan Commission recommends approval of the subject file.