



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

July 18, 2023

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File number 230192 is a substitute ordinance relating to the change in zoning from Two-Family Residential, RT4, to Local Business, LB2, on the property located at 1547 West Mineral Street to facilitate the expansion of an existing parking lot located at 1559 West Mineral Street, on the south side of West Mineral Street, east of South Cesar E. Chavez Drive, in the 12th Aldermanic District.

This zoning change was requested by Sixteenth Street Community Health Centers and will help facilitate the expansion of an existing surface parking lot (zoned LB2) onto 1547 West Mineral Street (zoned RT4), which the applicant intends to purchase from the City of Milwaukee. The expansion of the parking lot will also require approval by the Board of Zoning Appeals, and a specific site and landscape plan will be part of that approval. A Certified Survey Map is underway to combine the subject site with the adjacent parking lot once the zoning change, BOZA approval, and land sale are complete. As part of the land sale and BOZA process, SSCCH has committed to upgrading the landscaping on the existing parking lot and making the lot available for shared parking for other users during non-business hours to support businesses on the Chavez Drive corridor.

The City Plan Commission held a public hearing on this item at its regular meeting on Monday, July 17, 2023. At that time, representatives from the Sixteenth Street Community Health Centers team provided a presentation on the proposal. The City Plan Commission recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Perez

