

File No. 230192. 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.



File No. 230192. Site context.



File No. 230192. Consistency with the Comprehensive Plan.



Near South Side Plan

- Plan was adopted in 2009 and amended in 2016 to add the Walker Square Strategic Action Plan.
- Plan focuses on opportunities to preserve the overall neighborhood as a compact, interconnected and walkable community.
- Demolition of buildings for the sole purpose of constructing surface parking lots is discouraged, while allowing occasional circumstances to permit selective demolition of blighted structures that no longer contribute to the surrounding area.
- Plan promotes health care facilities that are accessible to residents by multiple modes of transit, and parking should be an accessory use not to exceed what is necessary to accommodate visitors and employees.
- **Proposal is not inconsistent with the plan recommendations.**



1547 West Mineral Street
Zoning, Neighborhoods &
Development Committee
Meeting

July 25, 2023

Current Property

EXISTING CONDITIONS

- Available parking does not meet the needs of Sixteenth Street for both employees and patients.
- Available parking does not meet the needs of the surrounding community, including residents and patrons of other nearby businesses.
- Current residential property is not occupied and in disrepair.
- Adjacent to existing Sixteenth Street Chavez Clinic parking lot.

PROPERTY LOCATION





Current Location

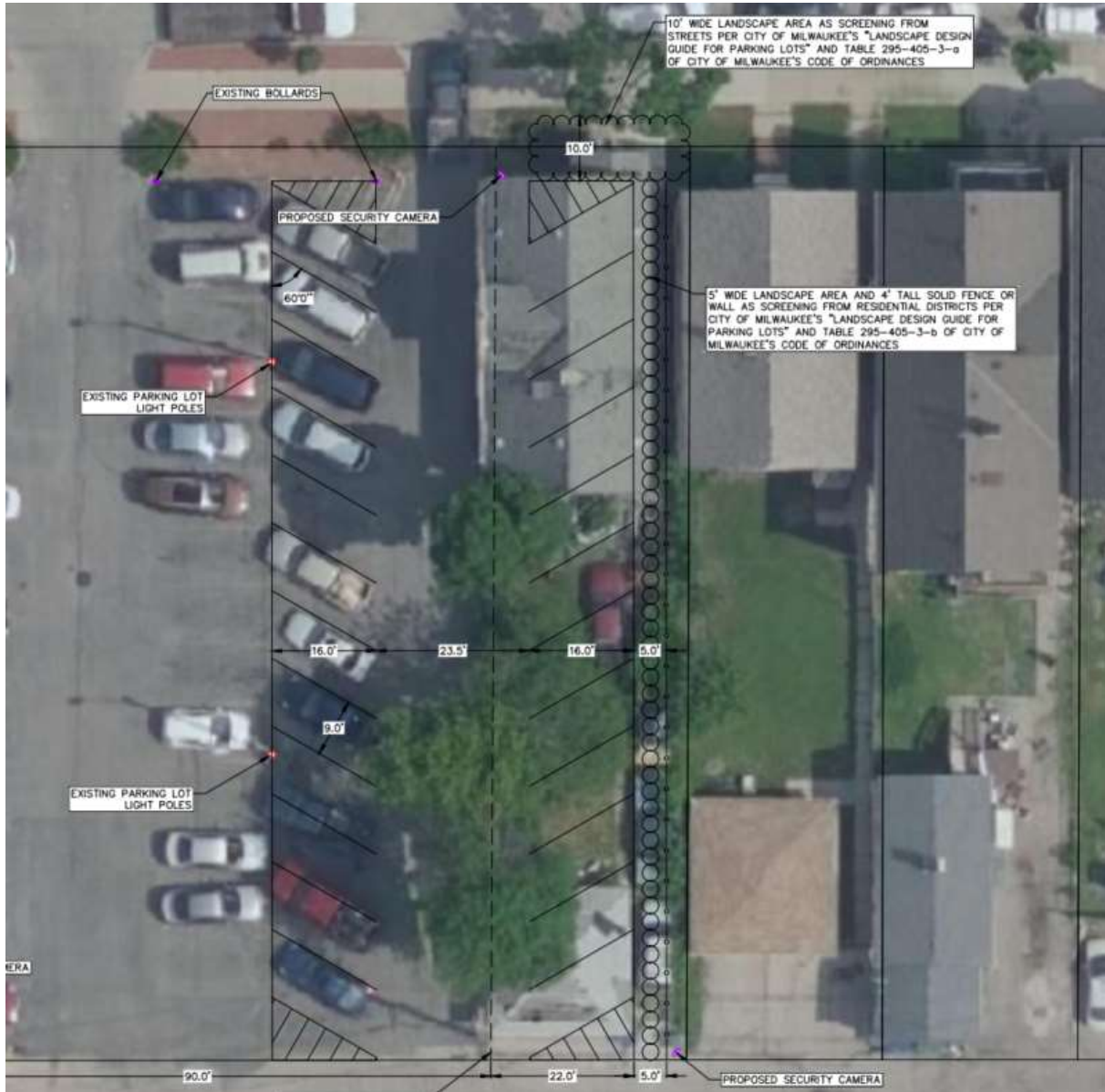
Existing Property – Looking South

RESIDENTIAL PROPERTY



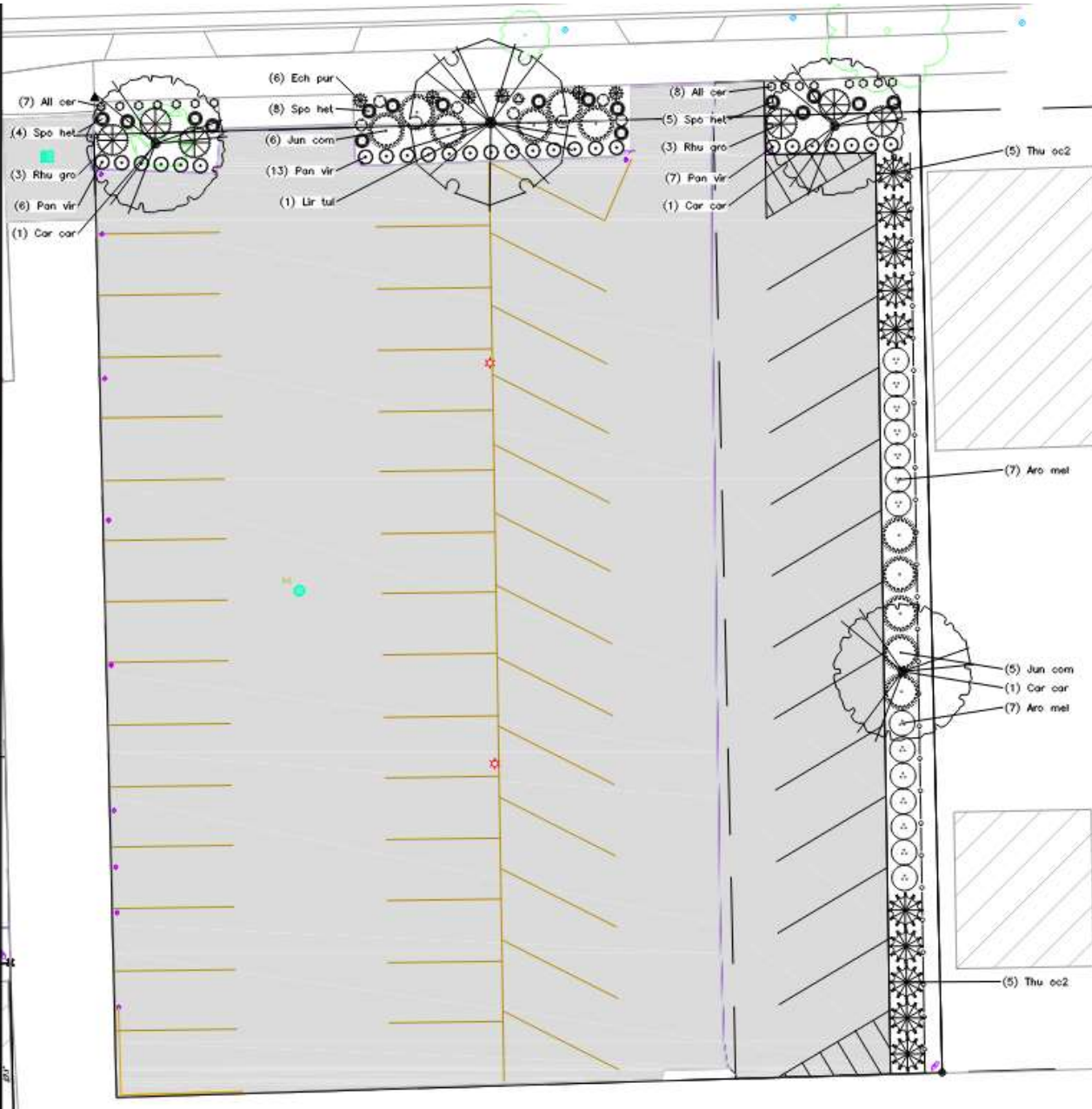
ADJACENT PARKING LOT





Proposed Solution and Layout





Landscaping Plan

Landscaping Plan meets City of Milwaukee requirements and is provided for informational purposes only, understanding that BOZA is the approving entity of this plan.