



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

12th Ald. District
Ald. Perez

CITY PLAN COMMISSION ZONING REPORT

Ordinance File No. 230192

Location: 1547 West Mineral Street

**Applicant/
Owner:** Sixteenth Street Community Health Centers (SSCHC – applicant)

**Current
Zoning:** Two Family Residential (RT4)

**Proposed
Zoning:** Local Business (LB2)

Proposal: This zoning change was requested by Sixteenth Street Community Health Centers (SSCHC), which owns an existing parking lot at 1559 West Mineral Street. SSCHC is proposing to purchase 1547 West Mineral Street from the City of Milwaukee and combine it with 1559 West Mineral Street (zoned LB2) to expand the parking lot. SSCHC has a continued need for additional parking to provide access to their services in their health center.

A zoning change is necessary to combine the properties, as mixed zoning on a lot is not allowed. 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 (CSM) 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.

Adjacent Land Use: Commercial uses are to the north and west. One- and two-family residences are to the east and south of the site.

**Consistency with
Area Plan:** The proposed rezoning is within the Near South Side Area Plan area. The Near South Side Area Plan was adopted in 2009 and amended in 2016 with the adoption of the

Walker Square Strategic Action Plan. The Near South Side Area Plan focuses on opportunities to preserve the overall neighborhood character as a compact, interconnected and walkable community. Small-scale infill development should not make radical departures from the existing building types, densities, and building characteristics surrounding the site. The plan further outlines that the demolition of buildings for the sole purpose of constructing surface parking lots is discouraged, while allowing for occasional circumstances to permit selective demolition of blighted structures that no longer contribute to the surrounding area (p. 58). The plan further details the promotion of health care facilities and clinics that are accessible to residents, locating these civic/institutional uses at prominent locations, gateways or key intersections where they are easily accessible on foot, by car, bicycle, bus or other means of mass transit, and where parking is considered an accessory use that should not exceed what is necessary to accommodate visitors and employees (p. 65).

The proposed zoning change at 1547 W. Mineral Street is not inconsistent with the Near South Side Area Plan and the Walker Square Strategic Action Plan.

**Previous City
Plan Commission
Action:**

None.

**Previous Common
Council Action:**

None.

**Staff
Recommendation:**

Since the proposal will allow Sixteenth Street Community Health Centers to expand an existing parking lot to help meet parking needs of their employees and clients, and will result in improved landscaping and shared parking options on the existing lot, staff suggests that the City Plan Commission recommends approval of the subject file.