



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

Ald. Pérez
12th Ald. District

CITY PLAN COMMISSION ZONING REPORT

File No: [240250](#)

Location: Western portion of 1585 South Cesar E. Chavez Drive, located on the north side of West Lapham Street, west of South Cesar E. Chavez Drive.

**Applicant/
Owner:** Ristic Joint Revocable Trust (Applicant), City of Milwaukee (Owner)

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

**Proposed
Zoning:** Rezone the western 13 feet of the site to Two-Family Residential (RT4)

Proposal: This file relates to the change in zoning from Local Business, LB2, to Two-Family Residential, RT4, on the western portion of 1585 South Cesar E. Chavez Drive, located on the north side of West Lapham Street, west of South Cesar E. Chavez Drive, in the 12th Aldermanic District.

This zoning change was requested by Ristic Joint Revocable Trust and will allow the applicant to purchase the western 13 feet of the subject site from the City of Milwaukee and add it to their residential lot at 1610 West Lapham Street, which is zoned RT4. A zoning change is necessary for the portion of the site in order for it to match the zoning of the residential lot. The applicant plans to construct a driveway next to their existing residence for off-street parking.

Adjacent Land Use: Two parcels are located on the corner of South Cesar E. Chavez Drive and Lapham Street and are vacant lots, and zoned Local Business (LB2). The surrounding land uses are residential and zoned Two-Family Residential (RT4).

**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. The overall land use policies in the Plan are intended to reinforce the traditional neighborhood

use and development patterns that are characteristic of the area neighborhoods. The proposed zoning change of a portion of 1585 S. Cesar Chavez Drive from LB2 to RT4 is consistent with the Near South Side Area Plan.

Previous City

Plan Action: None.

Previous Common

Council Action: None.

Recommendation:

Since this zoning change will help facilitate a City land sale and allow the homeowner to the west to construct a driveway for their off-street parking needs, staff suggests that the City Plan Commission recommends approval of the subject file.