



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 7/25/2011
Ald. Jim Witkowiak District: 12
Staff reviewer: Paul Jakubovich
PTS #70481

Property 1301 W. FOREST HOME AV., Mitchell Street Historic District

Owner/Applicant EL REY ENTERPRISES II LLC Luis Barbosa
916 S CESAR E CHAVEZ DR BMR Design Group
MILWAUKEE WI 53204 503 W. Lincoln Ave.
Milwaukee, WI 53207
Phone: (414) 384-2996

Proposal Construct surface parking lot and related landscaping at the southwest corner of S. 13th Street and West Forest Home Avenue.

Staff comments The southwest corner of S. 13th and W. Forest Home was cleared of its buildings recently after they were condemned. The owners intend to use part of the vacant site as accessory, surface parking for the El Rey grocery store located immediately to the west, and add a significant band of landscaping at the corner. The green band is approximately 46 feet deep and 134 feet long. The longer term plans include the construction of a new building at the corner. Plans for a new building are not up for review at this time.

Plans for the parking lot were approved by the city's Board of Zoning Appeals because accessory parking at a street corner is generally contrary to the city's zoning code. The Mitchell Street business Improvement district has also endorsed the plans.

The extensive greenery at the corner eases the appearance of the hard-surface parking lot. Fencing, shrubbery and trees further screen the parking from the street. The project meets or exceeds preservation guidelines.

Recommendation Recommend HPC Approval

Conditions

Previous HPC action

Previous Council action