

January 25, 2010

To the Honorable Common Council
Zoning, Neighborhoods and Development Committee
City of Milwaukee

Dear Committee Members:

File No. 091059 relates to a change in zoning from Two-Family Residential (RT4) to Local Business (LB2) on lands located East of South Cesar Chavez Drive and North of West Mineral Street, for the expansion of a parking lot, in the 12th Aldermanic District.

This zoning change is requested by BMR Design Group, Inc. on behalf of El Rey Mexican Store and will allow for the expansion of an existing parking lot and relocation of the North-South alley leg. In addition to the proposed zoning change, the owner/applicant has also submitted an application to vacate the existing north-south alley, which will be relocated to the east of the expanded parking lot. A Certified Survey Map (CSM) has also been submitted, and will consolidate several parcels into one lot to facilitate the expansion of the parking lot. The CSM also dedicates the land for the shifted alley leg. Both the vacation file and the CSM will be scheduled for City Plan Commission review at a later date.

A neighbor, who is a block watch captain, called DCD staff and stated that there have been problems with El Rey customer parking and semi truck parking in the alley near El Rey, or vehicles using the alley to access the existing parking lot. The neighbor indicated that he is not opposed to the zoning change and parking lot expansion if the expansion will alleviate the parking problems. He wanted assurances that there will be no direct access to the alley from the parking lot. He likes the site plan showing driveway openings onto Mineral Street. In addition the neighbor wanted to know how they will handle snow removal from the parking lot. He says that currently lots of snow gets pushed to his end of the alley.

On January 25, 2010, a public hearing was held and at that time there were a few people who expressed concerns about the current parking situation, including garbage and customers and trucks parking in the alley. A commissioner commented on the internal flow of the parking lot. If four spaces are removed from the parking lot configuration, then a drive aisle could be put in to connect the parking lot expansion to the existing parking lot. Since the proposed change complies with the Near South Side Comprehensive Area Plan, the City Plan Commission at its regular meeting on January 25, 2010 recommended approval of the subject file, conditioned on requesting that the Department of Public Works review whether the proposed alley leg is necessary or if a turn around could be provided instead, as part of the separate vacation file, and reconfiguring the interior parking spaces to allow for contiguous access.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Jim Witkowiak