



Department of City Development  
City Plan Commission  
Redevelopment Authority of the City of Milwaukee  
Neighborhood Improvement Development Corporation

Lafayette L. Crump  
Commissioner

Sam Leichtling  
Deputy Commissioner

Ald. Dimitrijevic  
14th Ald. District

### CITY PLAN COMMISSION ZONING REPORT

**File No:** [251260](#)

**Location:** 342 East Bay Street, located on the north side of East Bay Street, east of South Hilbert Street

**Applicant/Owner:** 338 East Bay Street LLC (owner/applicant)

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

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

**Proposal:** This zoning change for 342 East Bay Street was requested by the property owner, 338 East Bay Street LLC. The building to the west at 338 East Bay Street is zoned LB2 and under the same ownership, and has been a bar and tavern since the early 1900's. The property is being renovated in order to be reopened as an Italian wine and cocktail bar. The existing footprint of the building extends slightly onto 342 East Bay Street, which is currently zoned RT4. This zoning change will consolidate the zoning of both properties to LB2 and allow 342 East Bay Street to be joined with 338 East Bay Street.

**Adjacent Land Use:** Sites to the north and south are zoned Two-Family Residential (RT4). Additionally, a mixed-use development known as Kinetic (zoned DPD) is directly to the south. Properties zoned RT4 are to the east. Properties are zoned Local Business (LB2) and RT4 to the west.

**Consistency with Area Plan:** The subject site is within the boundary of the Harbor District Water & Land Use Plan, which was adopted by the Common Council in 2018. Specifically, the site is within the Plan's Grand Trunk sub-district. The Plan aims to intensify commercial-uses near major intersections and supports human-scale and pedestrian-friendly buildings located close to the street for all land uses. The Grand Trunk sub-district is identified as a transition area between the heavily residential neighborhoods to the south and the more mixed-use and industrial areas of Port Milwaukee and the Harbor District. Within the sub-district, the preservation and redevelopment of existing historic structures is encouraged. The proposed rezoning is consistent with the Harbor District Water & Land Use Plan.

**Previous City**

**Plan Action:**

None.

**Previous Common**

**Council Action:**

None.

**Recommendation:**

Since this zoning change will allow 342 East Bay Street to be combined with the adjacent property at 338 East Bay Street to allow them to function as one site, staff recommends approval of the subject file.