



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

November 7, 2023

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File number 230628 relates to the change in zoning from Two-Family Residential, RT1, to Local Business, LB1, for commercial development on the western portion of 5208 South 27th Street, located on the east side of South 27th Street, south of West Abbott Avenue, in the 13th Aldermanic District.

The owner of the property located at 5208 South 27th Street, Jaggi Ghotra, is requesting to rezone the western portion of the site, which fronts South 27th Street, to LB1 to allow commercial development to occur, consistent with the properties to the north and south of this site. The future development would be required to follow the LB1 zoning rules with respect to allowable uses and design standards. The eastern portion of the site will remain zoned residential. A Certified Survey Map has been submitted to divide the existing lot into two parcels.

A public hearing was held at the October 16, 2023 City Plan Commission meeting. At that time, the applicant's architect made a presentation on their proposal. Discussion was had between the applicant, alderman, and commissioners regarding the anticipated future commercial uses for the site. Additionally, one resident testified in opposition to the file, stating concern for separation of the commercial use from the adjacent residences and increased traffic that the commercial uses might generate. At the conclusion of the public hearing, the CPC moved to hold this item to allow time for additional discussion among the applicant, alderman, and DCD. This item was scheduled again for the November 6, 2023 City Plan Commission meeting.

A second public hearing was held at the November 6, 2023 City Plan Commission meeting. At that time, the applicant's architect and owner spoke to the intention of the development and the future commercial uses for the site. Alderman Spiker spoke in favor of the file. The City Plan Commission recommended approval of the subject file.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee



c: Ald. Spiker