



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

13th Ald. District
Ald. Spiker

**CITY PLAN COMMISSION
ZONING REPORT
Updated 11/1/2023 – updates in italics below**

File No. [230628](#)

Location: 5208 South 27th Street (east side of South 27th Street, south of West Abbot Avenue)

**Applicant/
Owner:** Jaggi Ghotra

**Current
Zoning:** Two-Family Residential (RT1)

**Proposed
Zoning:** Local Business (LB1)

Proposal: This zoning change was requested by Jaggi Ghotra who owns the property at 5208 South 27th Street. This site spans from South 26th Street on the east to South 27th Street on the west. A single-family home currently occupies the eastern portion of the site. The applicant is proposing to divide the property in half and rezone the western half, which faces 27th Street, from RT1 to LB1 zoning, while the eastern half would remain RT1. A Certified Survey Map (CSM) has been submitted and is underway to divide the existing property into two parcels.

Future commercial development on the western portion of the site will be required to follow the allowable uses and design standards as outlined in the LB1 zoning district.

A public hearing was held at the October 16, 2023 CPC meeting. At that time, discussion regarding the anticipated future commercial uses on the subject site was had. Conversation focused primarily on whether the applicant intended to seek tenants such as tobacco/e-cigarette retail or liquor stores. Conflicting information was provided by the applicant's representative, and CPC moved to hold this item to allow additional time for conversations between the applicant, alderman, and staff. A second public hearing is scheduled for November 6th to resume discussion on the proposed zoning change.

Adjacent Land Use: Commercial uses are to the North, South, and West. Single- and two-family residences are to the East.

Consistency with Area Plan:

Rezoning the parcel to LB1 and allowing lot separation of 5208 S. 27th is consistent with the recommendations in the Southeast Side Area Plan (adopted in 2008) and the South 27th Street Strategic Action Plan (adopted in 2017). More specifically, a key goal of the South 27th Street Strategic Action Plan is to “position South 27th Street to remain a vibrant and competitive retail destination.” South 27th Street is a commercially-oriented corridor and therefore rezoning to LB1 is consistent with the existing context of the corridor. Additionally, LB1 is the predominant zoning along South 27th Street, further supporting a rezoning of this parcel to LB1.

Previous City Plan Commission Action:

10/16/23 – City Plan Commission moved to hold File No. 230628 (An ordinance relating 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) for one cycle to allow additional discussions between the applicant, alderman, and DCD staff.

Previous Common Council Action:

None.

Staff Recommendation:

Since the proposed zoning change for the western portion of the site from residential to commercial is consistent with the adjacent land use and zoning along South 27th Street, and aligns with the recommendations of the Southeast Side Area Plan and the South 27th Street Strategic Action Plan, staff suggests that the City Plan Commission recommends approval of the subject file.