



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

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To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 180066 relates to the change in zoning from Two-Family Residential, RT2, to Local Business, LB2, to allow commercial development on the eastern part of 2733 West Euclid Avenue, located on the south side of West Euclid Avenue, west of South 27th Street, in the 11th Aldermanic District.

This zoning change was requested by Cave Enterprises Operations, LLC and will allow for commercial uses on the east portion of 2733 West Euclid Avenue. The balance of the subject site will remain zoned residential and the existing buildings on the west portion of the site will remain. The adjacent commercial properties along South 27th Street are also zoned LB2.

A Certified Survey Map is underway to create a new parcel for the portion of the site that is proposed to be rezoned. The new development on the site must follow the LB2 zoning standards or seek review and approval by the Board of Zoning Appeals.

On June 4, 2018, a public hearing was held. At that time, two owners of a business on the north side of Euclid Avenue, west of South 27th Street, stated that they were concerned that this development would remove street parking along Euclid Avenue due to a proposed curb cut to access the future development. This parking is utilized by customers of their business. The developers stated that they felt the proposed development will fit well on South 27th Street, and that the proposed curb cut on Euclid may reduce the street parking by two spaces. They will also consider sharing their parking lot with the concerned business owners. Alderman Borkowski stated that he is hopeful that the parking situation will be resolved, but also noted that the development should cause as little impact to the immediate neighborhood to the west as possible. Since the proposed rezoning of the eastern portion of the parcel is consistent with the adjacent commercial zoning on South 27th Street and the recommendations of the Southwest Side Comprehensive Plan, the City Plan Commission at its regular meeting on June 4, 2018 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Borkowski

