



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

NOTICE OF PUBLIC HEARING

**CITY OF MILWAUKEE - City Plan Commission
809 North Broadway
Milwaukee, Wisconsin**

October 25, 2023

PLEASE NOTE: A zoning change is being considered for the property within the boundary shown on the map on the reverse side of this notice. If your property is not within the zoning boundary, then you are receiving this notice because your property address is within 200 feet.

DEAR PERSON OF INTEREST:

The Common Council has referred File No. 230628 to the City Plan Commission (CPC) for recommendation. This file 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.

The City Plan Commission considered this item at its October 16, 2023 meeting. At that time, discussion regarding the anticipated future commercial uses on the subject site was had, 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. **Please refer to the reverse side of this notice for map details.**

Date: Monday, November 6, 2023
Time: 1:30 p.m. (Public Hearing scheduled for 1:30 p.m.)
Location: 1st Floor Boardroom – 809 N. Broadway
Virtual meeting access information: See City Plan Commission website at:
<https://city.milwaukee.gov/CPC>.

This meeting will be hosted both in-person and online.

This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at PlanAdmin@Milwaukee.gov at least one business day prior to the start



of the meeting. Those wishing to provide testimony during the meeting will be asked to do so by attending the meeting in person or participating virtually. If you prefer to participate virtually, registration information to join the virtual meeting is available on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. When registering, please indicate whether you may wish to speak during your item of interest so that staff can unmute you during the public testimony portion of the hearing.

Additionally, if possible, this meeting will be streamed live on the City Channel's website (Livestream 1 or 2): <https://city.milwaukee.gov/cityclerk/CityChannel>.

Additional documents for this project are available by clicking on the agenda posted on the City Plan Commission website: <https://city.milwaukee.gov/CPC>. After opening the agenda, click on the link for this item and you will see the available documents listed as "Attachments." For further information, please call the City Plan Commission at (414) 286-5726 and ask for details on file number 230628, the 5208 S. 27th Street zoning file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email PlanAdmin@milwaukee.gov.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission

