



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

CITY PLAN COMMISSION –

Resolution approving a restaurant with drive-through facility use, the building design, and associated plans for a proposed drive-through coffee shop on the property located at 3702 South 27th Street, on the east side of South 27th Street, north of West Howard Avenue, relative to the Development Incentive Zone Overlay known as South 27th/Howard, in the 13th Aldermanic District.

- Analysis -

This resolution approves plans for a proposed drive-through coffee shop located at 3702 South 27th Street, on the east side of South 27th Street, north of West Howard Avenue.

Whereas, The City of Milwaukee has established a permitted use list and design standards for the review of new developments, building alterations and site work on properties located within the Development Incentive Zone (DIZ) generally bounded by West Loomis Road to the north, West Howard Avenue to the south, South 27th Street to the west and Wilson Creek to the east and established by Section 295-1007(2)(b).0018 of the Milwaukee Code; and

Whereas, The site was previously occupied by a sit-down restaurant and MilBrew Holdings, LLC is proposing to redevelop it into a drive-through coffee shop, and a restaurant with drive-through facility use is an allowable use per the DIZ overlay, subject to a public hearing before the City Plan Commission; and

Whereas, The site layout and building design are subject to the DIZ overlay design standards with respect to setbacks, interior parking lot landscaping, building materials and design, and signage, among other items, and all queueing for the drive-through facility will occur on site; and

Whereas, The proposed plans are consistent with the applicable DIZ overlay design standards with the exception of the minimum building height, and the applicant is seeking a deviation from this standard as a separate file; and

Whereas, The applicant has committed to providing a walk-up door to serve non-vehicular customers and including an enhanced pedestrian connection from S. 27th Street to that walk-up door along with bicycle parking and outdoor seating; and

Whereas, The applicant is also seeking a variance from the Board of Zoning Appeals to exceed the maximum parking spaces allowed for this use based on the size of the building; and, therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the plans to redevelop 3702 S. 27th Street into a drive-through coffee shop are hereby approved conditioned on the Board of Zoning Appeals approving the applicant's request for a variance to exceed the maximum allowed parking on the site; and, be it

Further Resolved, That the owner, or their assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications, such as building and site signage of said building deemed necessary to complete the development and which are consistent with the approved design standards and the Milwaukee Code.

CPC 05/19/25