



PLAN COMMISSION REPORT

Proposal: Rezone – 6840 S. 27th St.

Description: Review a request to rezone the property at 6840 S. 27th St. from B-2 Community Business District to B-4 General Business District.

Applicant(s): Manish Patel, Rudram Properties LLC

Address(es): 6840 S. 27th St. (2nd Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council approval of a request to rezone 6840 S. 27th Street from B-2 Community Business District to B-4 General Business District. (Tax Key No. 737-9039-000)

Owner(s): Rudram Properties LLC

Tax Key(s): 737-9039-000

Lot Size(s): 2.304 ac

Current Zoning District(s): B-2, Community Business

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial

Background: The Applicant is requesting a rezoning of 6840 S. 27th St. from B-2 Community Business District to B-4 General Business District. The site is a developed lot currently occupied by Melrose Family Restaurant. The proposed rezoning to B-4 would allow for the addition of a drive-through—a use permitted as a Conditional Use in the B-4 General Business District but not allowed in the B-2 Community Business District—to serve a specialty coffee shop intended to share the building with the existing restaurant.

The City's 2020 Comprehensive Plan designates the parcel at 6840 S. 27th St. as Commercial. The requested rezoning from B-2 Community Business to B-4 General Business District is consistent with this

land use designation. In addition, the property is bordered to both the north and south by parcels already zoned B-4 General Business District.

If the Commission recommends approval of the rezone, a public hearing before the Common Council may be scheduled as early as June 17, 2025.

Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed rezone, or that the Common Council not approve of the proposed rezone.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

Location Map

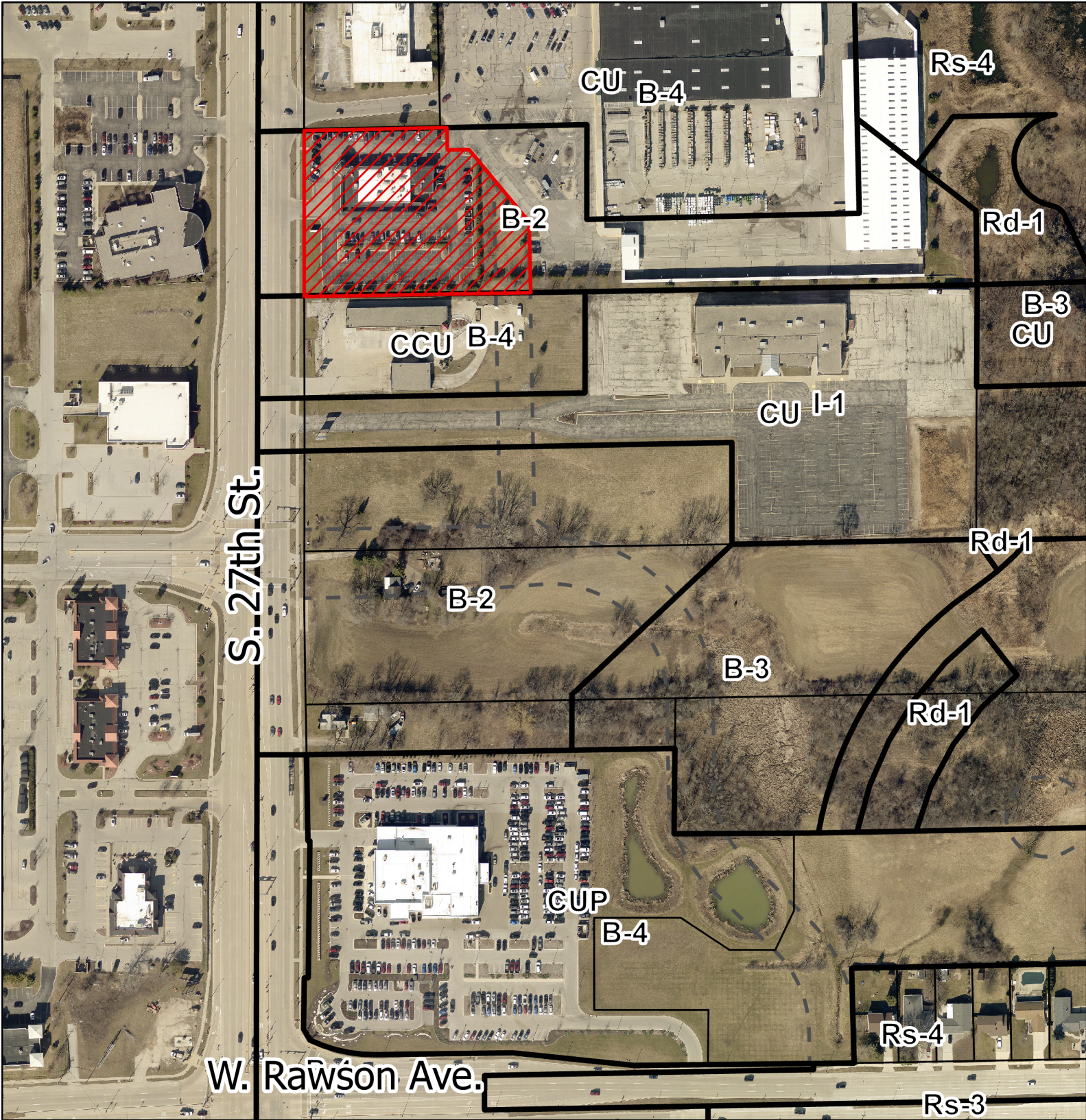
Narrative (1 page)

Existing/proposed zoning maps (2 pages)

Concept Site Plan and Renderings (2 pages)

Location Map

6840 S. 27th St.



This map is not a survey of the actual boundary of the property this map depicts



- Legend**
-  Zoning
 -  Official Street Map
 -  Parcels
 -  FloodFringe2024
 -  Floodway2024
 -  6840 S. 27th St.

Ali Hamed
6840 S 27th St
Oak Creek, WI 53154

Re: Request for Rezoning – Melrose
6840 S 27th St. Oak Creek, WI 53154

Dear Members of the City Council and Planning Commission,

I am writing to formally request the rezoning of the property identified as Melrose Family Restaurant. Currently, this parcel is zoned as B-2, which does not allow for the inclusion of a drive-through feature essential for the intended use of the property.

The purpose of this rezoning request is to change the designation from B-2 to B-4, which is consistent with the surrounding properties. Nearly all neighboring businesses in the area are zoned B-4.

I am planning to develop a specialty coffee shop on this site. The coffee shop is a franchise with a proven track record of success across the states. A drive-through is an important component of the business model for this concept. A Drive-through serves busy customers, such as parents with young children or commuters who appreciate the speed and convenience of drive-through service. A drive-through is essential for my business.

Introducing this coffee shop to Oak Creek will bring a fresh and innovative concept to the community, one that aligns with current consumer needs and preferences. This development will enhance the area's commercial offerings and provide both convenience and value to residents and visitors.

Thank you for your time and consideration. I would be happy to provide any additional information or answer questions as needed.

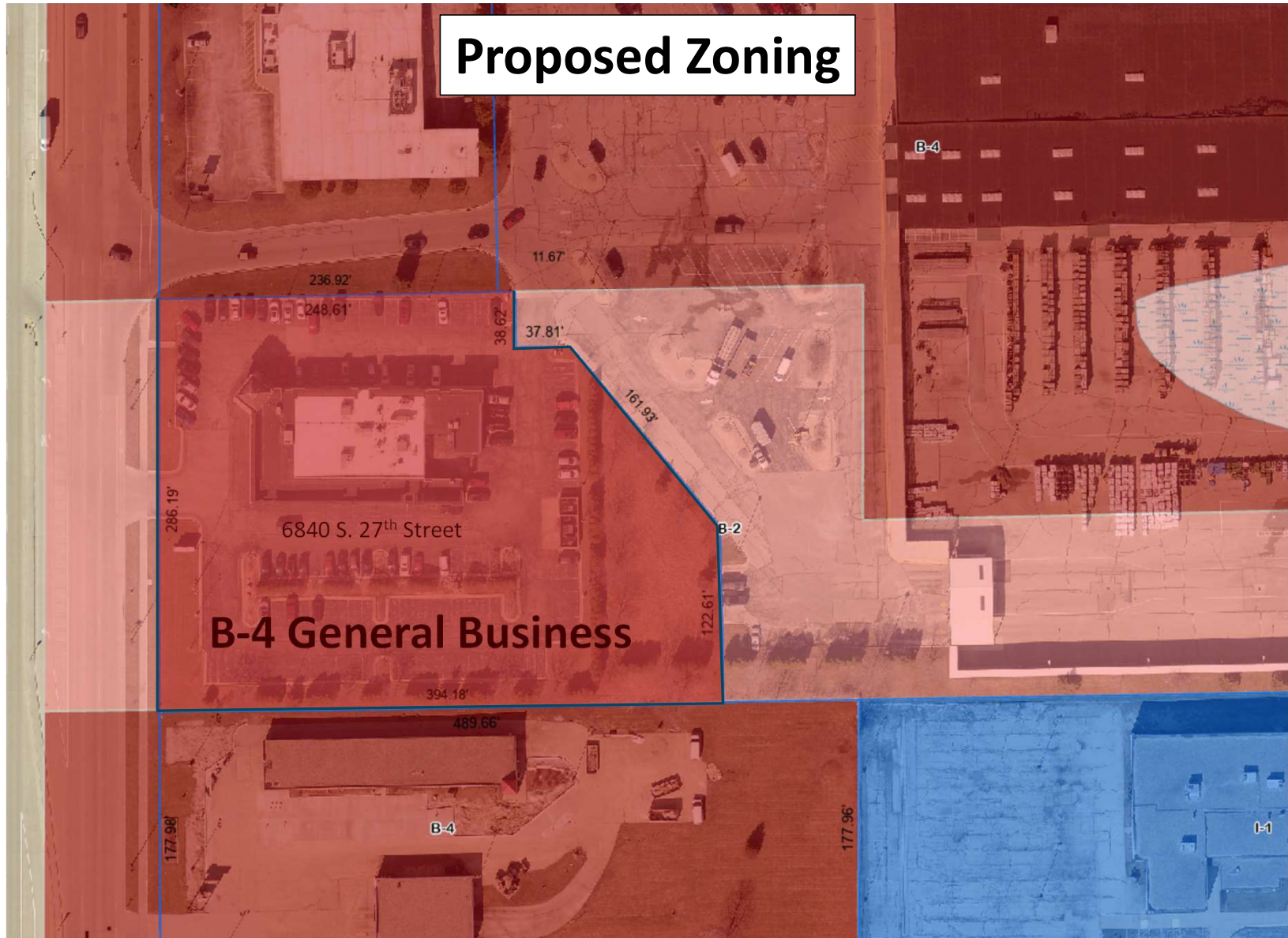
Sincerely,

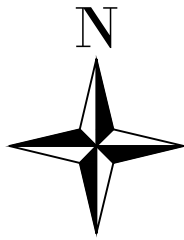
Ali Hamed

Existing Zoning

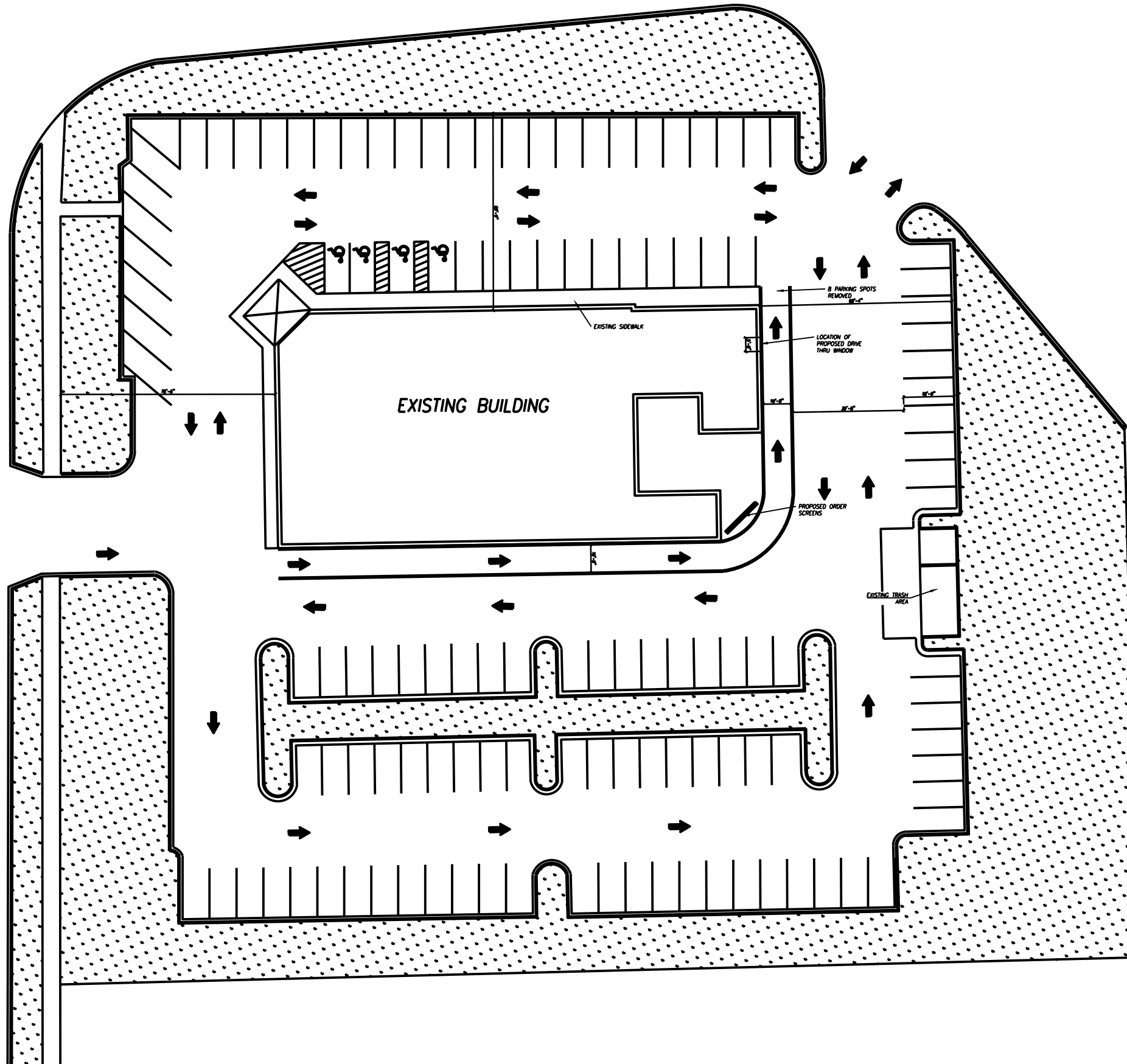


Proposed Zoning





S 27TH ST



General Notes

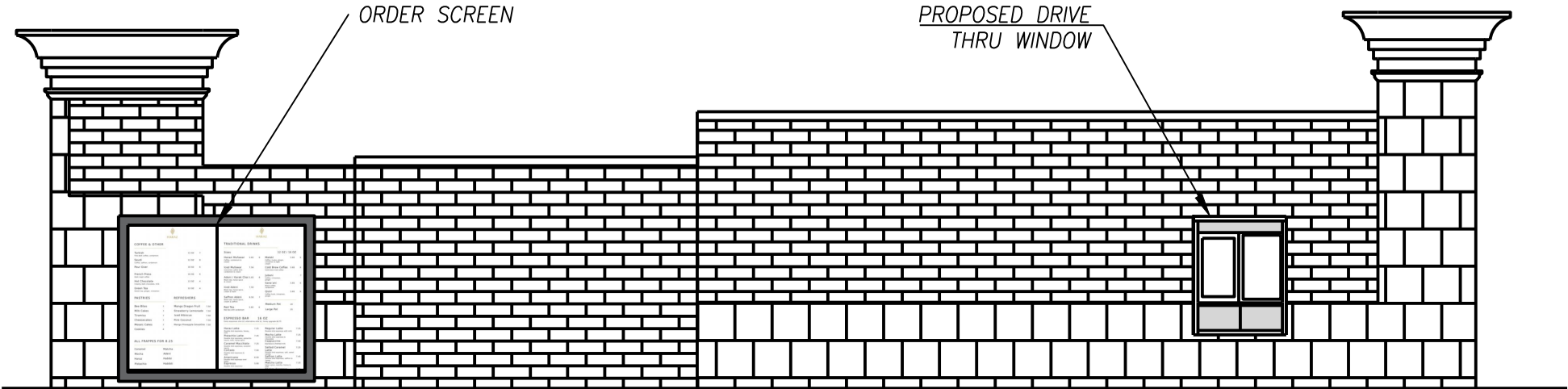
MELROSE DRIVE THRU

No.	Revision/Issue	Date

6840
S 27th ST
Oak Creek WI 53154



SITE PLAN	A1
04/15/2025	
1:500	



EAST ELEVATION

General Notes

MELROSE DRIVE THRU

No.	Revision/Issue	Date

6840
S 27th S
Oak Creek WI 53154



BUILDING PLAN	A2
04/15/2025	
1:100	