



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

## **NOTICE OF PUBLIC HEARING**

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

**August 6, 2025**

***PLEASE NOTE: This hearing relates to 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 of the subject site.***

### **PERSON OF INTEREST:**

The Common Council has referred File No. 250523 to the City Plan Commission (CPC) for recommendation. This file relates to the change in zoning from Detailed Planned Development known as the Fifteens at Park East to Two-Family Residential, RT4, to restore the previous zoning for the properties located at 1524, 1540, and 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, and allow the existing building to be reused as an office, in the 4<sup>th</sup> Aldermanic District.

In 2021, a portion of the land within this zoning change was rezoned from Two-Family Residential (RT4) to a Detailed Planned Development (DPD) to allow the construction of a new commercial building. The balance of the land remained zoned RT4 and was intended to be developed as 2 side-by-side duplexes. That proposal did not move forward and in 2024, all of the land that is the subject of this file was rezoned to a new DPD to allow the construction of 15 townhouse-style residential units. That proposal also did not move forward, and a new prospective buyer, Abacus Architects, Inc., is requesting to rezone the three parcels back to RT4. Abacus Architects intends to reuse the existing building (previously occupied by a day care facility) as an office building, which will also require Special Use approval from the Board of Zoning Appeals. The existing parking lot will provide accessory parking for the occupants. The balance of the land is anticipated to remain vacant for now. **Please refer to the reverse side of this notice for map details.**

Date: Monday, August 18, 2025  
Time: 1:30 p.m. (Public Hearing scheduled for 1:50 p.m.)  
Location: 1<sup>st</sup> 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.

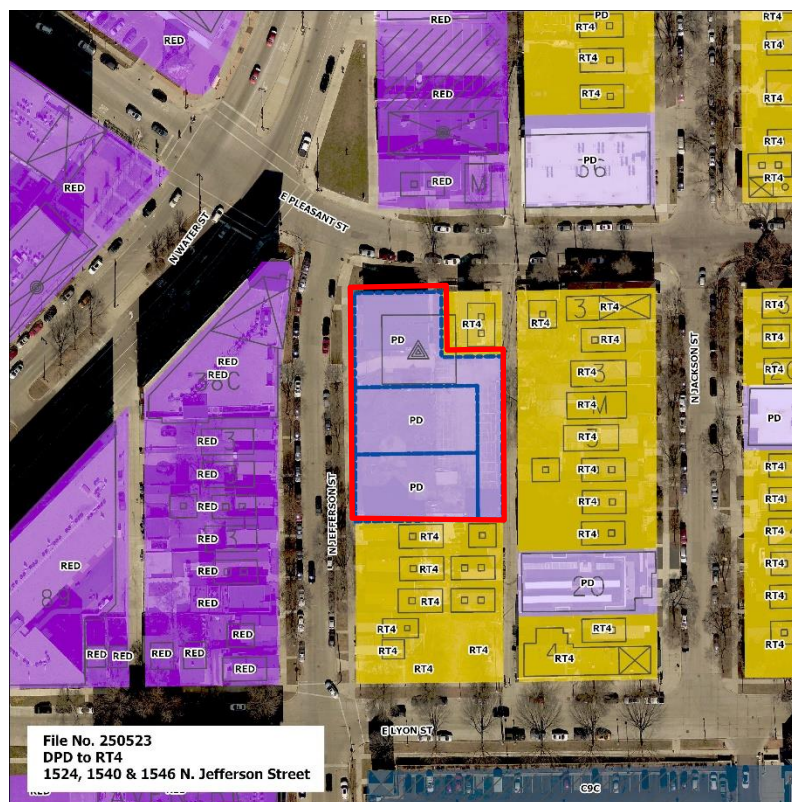
This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at [PlanAdmin@Milwaukee.gov](mailto:PlanAdmin@Milwaukee.gov) at least one business day prior to the start of the meeting. Those wishing to provide testimony during the 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 250523, the Jefferson Street zoning file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email [PlanAdmin@milwaukee.gov](mailto:PlanAdmin@milwaukee.gov).**



Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the Administration Office at 286-5800, (FAX) 286-0851 or by writing to the Coordinator at City Development, 809 N. Broadway, Milwaukee, WI 53202. Persons engaged in lobbying as defined in s. 305-43-4 of the Milwaukee Code are required to register with the City Clerk's License Division. Lobbyists appearing before a Common Council committee are required to identify themselves as such. More information is available at <http://city.milwaukee.gov/Lobbying>.