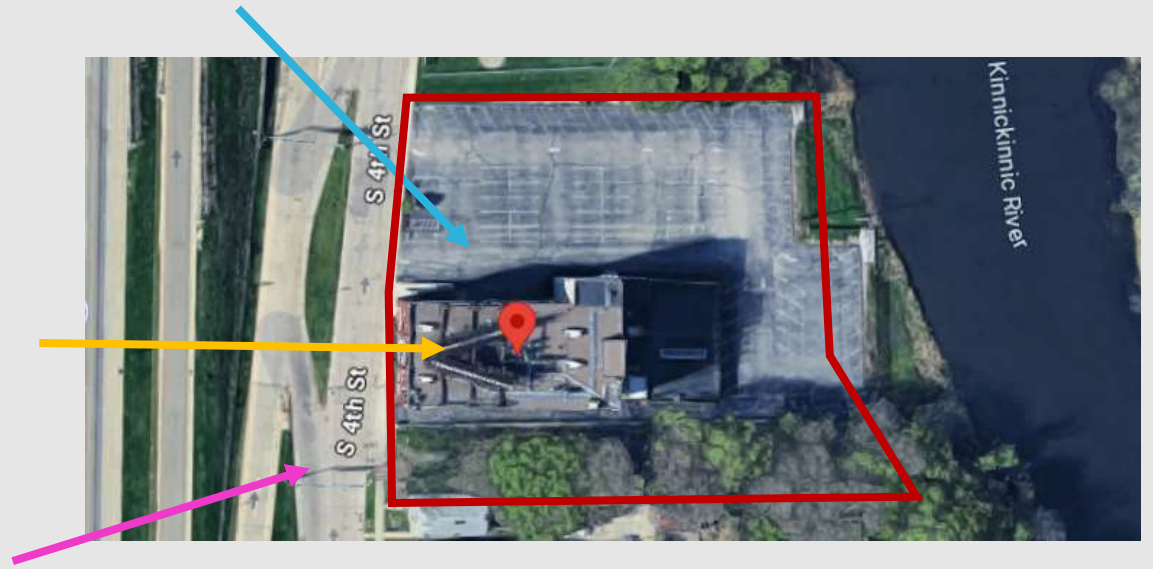


File Number 251867. A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, for the properties located at 2156 South 4th Street and 2166 South 4th Street, on the east side of South 4th Street, south of West Becher Street, in the 12th Aldermanic District.



File Number 251867. Context.



File Number 251867. Consistency with Comprehensive Plan.



## Harbor District Water & Land Use Plan

- The Plan was adopted in 2018. The site is situated within the plan's Lower Kinnickinnic River Sub-District.
- The Plan supports transitioning this area from exclusively industrial use to a more diverse, mixed-use environment, which is intended to occur through the rezoning of certain industrial properties to zoning classifications that allow for a broader range of uses.
- The site is identified as an area appropriate for mixed-use development, including light industrial, office, retail, and/or housing uses.
- The Plan also calls for the extension of the Riverwalk system along the Kinnickinnic River.
- **The proposed rezoning is consistent with the Harbor District Water & Land Use Plan.**

# 2156 S. 4<sup>TH</sup> ST. REZONING



Rezoning Application

February, 2026

**THE DRUML**  
COMPANY

*Real Estate  
Solutions*  
MILWAUKEE, WISCONSIN

# 2156 S 4<sup>TH</sup> ST. REZONING

- From Industrial Heavy (IH) to Industrial Mixed (IM)
- Multi-story building no longer appropriate for heavy industrial use
- Neighborhood improvements including the redevelopment of the adjoining Lincoln Playfields, the upcoming Riverwalk extension along the property's Kinnickinnic River boundary, along with recent building improvements and upgrades are attracting non-industrial users, including:
  - Office Users
  - Non-profits
  - Schools
  - Dance and Art Studios
  - Community Centers
- New long-term tenant – Ebenezer Child Care – occupying 2.5 of the 4.5-floor building





Ebenezer Child Care occupies 2.5 floors



Fourth Floor