2156 S. 4TH ST. REZONING

Rezoning Application

February, 2026

THE DRUML COMPANY | Real Estate Solutions
MILWAUKEE, WISCONSIN

2156 S 4TH 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

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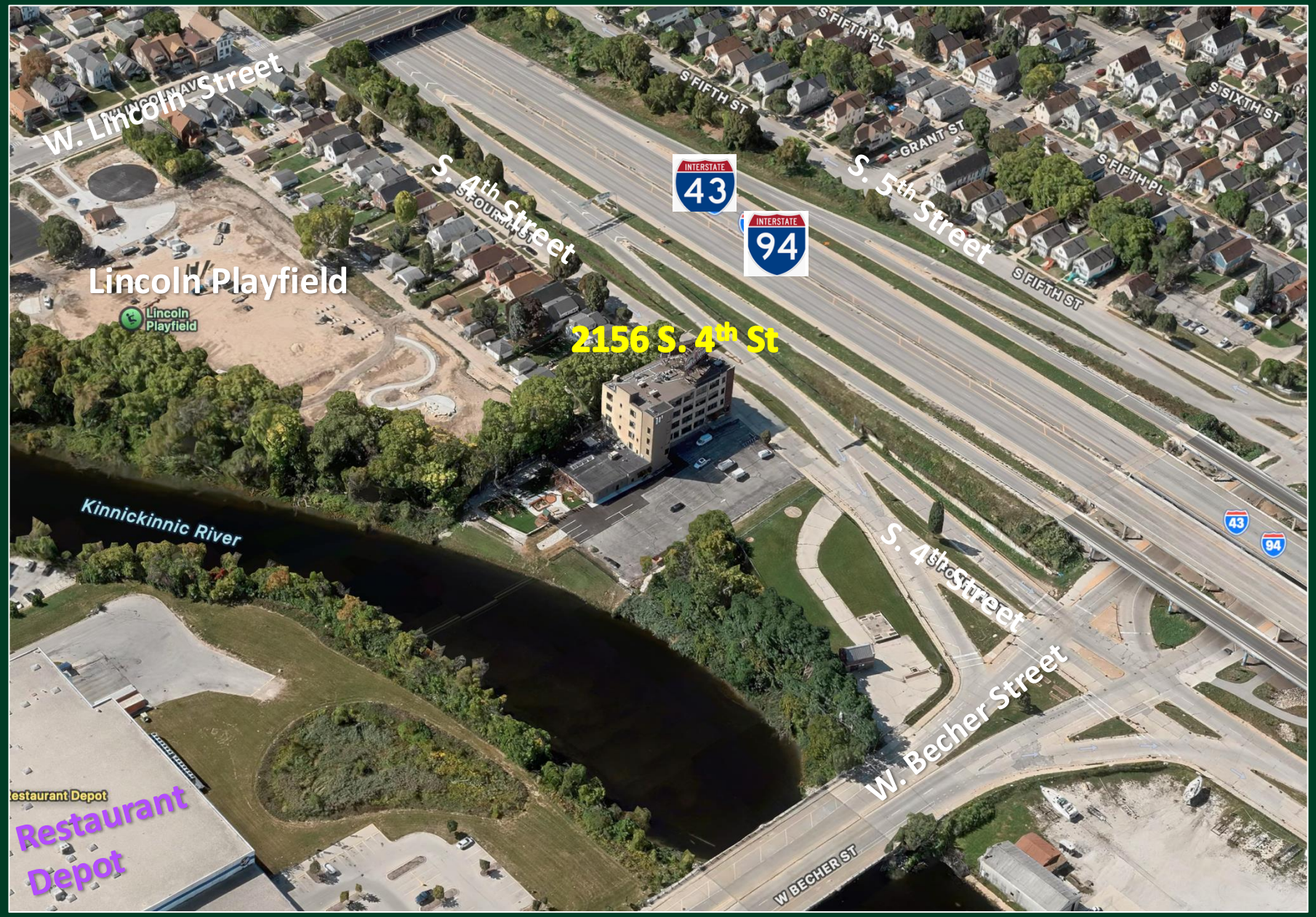

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Ebeneezer Child Care occupies 2.5 floors

Fourth Floor

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