



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

December 2, 2025

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number No. 251188 relates to the 1st Amendment to the Detailed Planned Development (DPD) known as Legacy Lofts Real Estate Development to add Social Service Facility as a permitted use within the first-floor commercial space of the mixed-use building located at 1536-1540 West North Avenue, on the north side of West North Avenue between North 15th Street and North 16th Street, in the 15th Aldermanic District.

Legacy Redevelopment Corporation previously used the first-floor commercial space of the mixed-use building at 1536-40 W. North Avenue as its offices and recently relocated to a different location. A new tenant has been identified for this space. FAMILY Matters, the prospective new tenant, provides counseling services to parents of the youth that the organization already serves through Rubies; an agency working with youth who have experienced exploitation. These youth are referred through Milwaukee County's Wraparound Milwaukee – Children's Community Mental Health Services and Children's Wisconsin. The anticipated hours of operation will be 11:00 am – 7:00 pm Monday through Friday, and typically around 4-5 clients would be on site at a time. The counseling use is classified as a Social Service Facility, which is not currently an allowable use. The owner of the property, 15th and North Apartments LLC, is requesting to amend the DPD zoning for this site to allow a Social Service use meeting certain conditions to occupy this first-floor commercial space of the building.

A public hearing was held on Monday, December 1, 2025 at the regularly scheduled City Plan Commission meeting. April Bentley, representing R.U.B.I.E.S and FAMILY Matters, discussed their youth wrap-around programming and services addressing sex trafficking. Terese Caro, representing Legacy Redevelopment Corp., discussed the impact the organization would bring to the residents and community. There was discussion on allowable parameters, business operation, and prospective social services offered. Nobody from the public was present to testify. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file.



Sincerely,



for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Ald. Stamper