



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**

November 19, 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. 251188 to the City Plan Commission (CPC) for recommendation. This file 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. **Please refer to the reverse side of this notice for map details.**

Date: Monday, December 1, 2025
Time: 1:30 p.m. (Public Hearing scheduled for 1:30 p.m.)
Location: 1st 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.

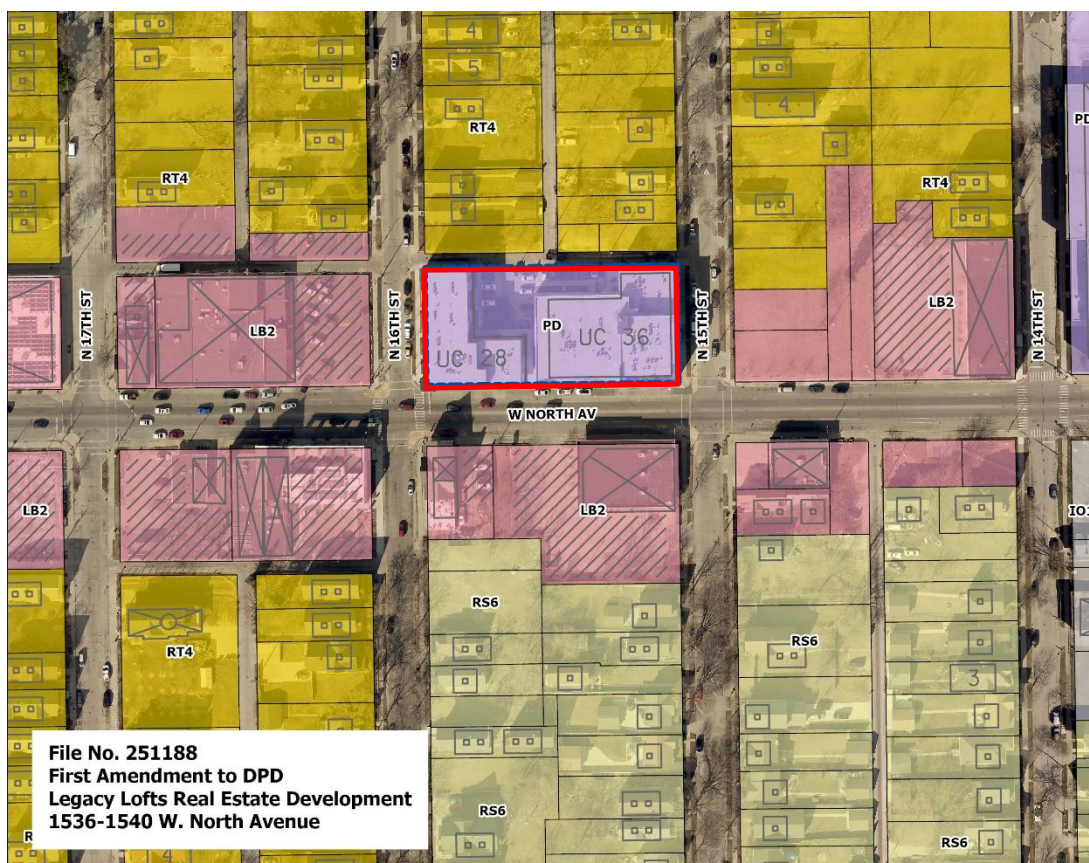
This is a public hearing. Those wishing to provide testimony relating to this matter are encouraged to do so by emailing Planning staff at PlanAdmin@Milwaukee.gov at least one business day prior to the start



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 251188, the 1536-40 W. North Avenue zoning file. If you wish to submit a letter to the commission regarding this proposed rezoning, you may email 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>.