



March 24, 2026

To the Honorable Milwaukee Common Council and  
City Plan Commission Members

**SUBJECT:** Zoning Change Application  
1722 & 1726 S 15<sup>th</sup> Street

Dear Council and Commission Members,  
I submit to you the information below related to a request to rezone two parcels along South 15<sup>th</sup> Street for the expansion of the Children’s Wisconsin Forest Home Clinic. Also included in this submittal are letters of support from many of the surrounding establishments, including our neighbor, the Forest Home Avenue School.

Respectfully Submitted,

A handwritten signature in black ink that reads "Brian R Adamson".

Brian R Adamson  
Manager  
I-Forest LLC d/b/a ICAP Development LLC

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**Property and Project Location:**

The two properties commonly known as 1722 & 1726 S 15<sup>th</sup> Street, Milwaukee, WI and having Parcel ID Numbers: 469-0486-000 and 469-0487-000 (the “Subject Properties”). The Applicant is the owner of both properties which were purchased from private sellers in 2024 and 2025.

**Project Description:**

I-Forest LLC, d/b/a ICAP Development (the “Applicant”) owns the Subject Properties and the Children’s Forest Home Clinic at 1432 W Forest Home Ave which is directly adjacent to the Subject Properties. The Applicant seeks to rezone the Subject Properties to LB2, which is consistent with the adjacent Children’s clinic, for the purpose of expanding the medical clinic facility onto the Subject Properties.

The Children’s Forest Home Clinic opened in 2022 and provides pediatric primary care, urgent care and specialty care. The surrounding neighborhood is home to a large and fast-growing population of children, who previously had limited access to local health care services. Clinic volumes have grown quickly, already surpassing five-year clinic volume projections. A summary of total patient visits is below:

Year	Number of visits
2022 (June-December)	14,957
2023	36,805



2024	46,753
2025	48,270

Additionally, Children’s Wisconsin recently expanded its specialty care services at this clinic by adding Point-of-Care Testing and is evaluating adding a more in-depth on-site testing lab in the future.

This high rate of growth, and expansion of services, has resulted in parking constraints for both families and staff. In 2024, the Children’s team conducted a parking analysis to forecast hourly parking needs based on future clinical capacity and staffing plans. This analysis shows the peak need of 84 parking stalls at midday, which is 37 stalls greater than the existing parking lot. While street parking has helped alleviate some of the parking pressure, and will continue to do so, street parking in the area is regularly congested and limiting, particularly when school is in session. Patrons and clients of local businesses, schools, and other agencies are all competing for limited street parking. See Exhibit A for a summary of the street parking opportunities.

Since early 2024, the Applicant and Children’s Wisconsin have sought opportunities to expand the parking availability for patients of the clinic. This included contacting neighboring commercial properties and Forest Home Avenue School to inquire about leasing parking stalls on a temporary or semi-permanent basis. None of these properties were able to provide off-site parking for congestion, liability, and/or security reasons. Each one of these off-site options would have only been a partial and temporary solution to the need that exists.

The Applicant seeks to rezone the Subject Properties from RT4 to LB2 as the first step to providing a cohesive and permanent solution to the volume of patients being served by the Children’s Forest Home Clinic. A LB2 zoning classification, which is consistent with the clinic property, would allow the Applicant to ultimately combine the Subject Properties with the clinic property and create a larger, integrated, and permanent parking lot for the clinic’s patients and staff. An aerial showing these three properties is attached as Exhibit B, and a conceptual plan showing a parking lot expansion is outlined on Exhibit C.

Children’s Wisconsin’s operations team is confident that an expanded parking lot will enhance:

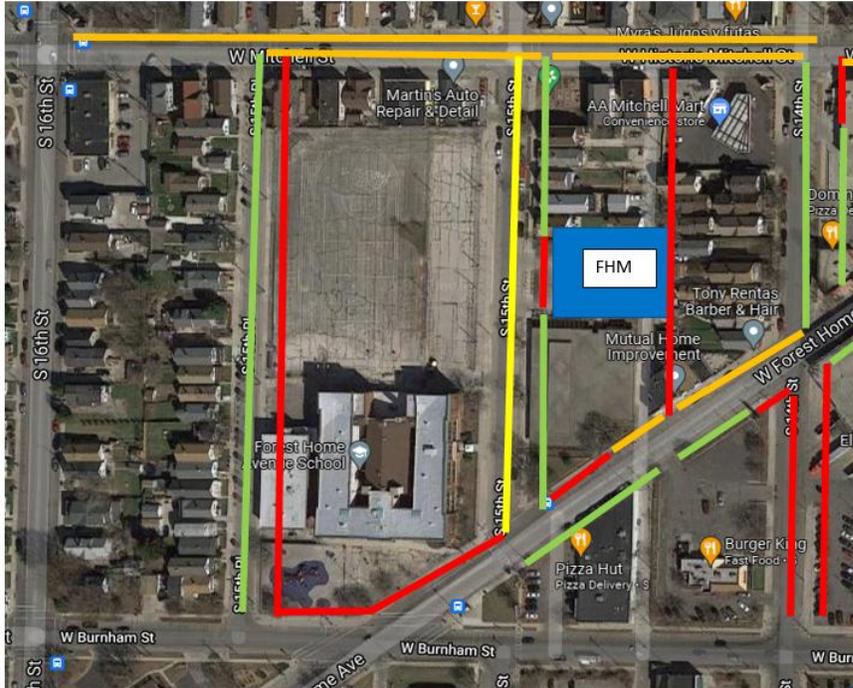
- **Access.** Some families have reported arriving late or missing appointments due to parking constraints.
- **Safety.** Enhanced parking creates a safer environment for both patients/families and the clinical team. More on-site parking would mean fewer street crossings and more parking being monitored by Children’s on-site public safety staff. This is particularly important for those who are leaving the site later in the evening from Urgent Care.
- **Experience.** Additional parking enhances both family and team member experience by allowing parking closer to the clinic.
- **Congestion.** Expanded parking is expected to reduce neighborhood parking congestion, which will benefit the adjacent school, residents, and businesses.

The Applicant recognizes that additional City approvals will be required prior to any physical work being done on the Subject Properties and looks forward to additional collaboration with City Staff. However, the Applicant feels the information shared herein is pertinent to the rezoning request and asks for the City’s approval of this rezoning request.



## Exhibit A

### Street Parking Summary



**Forest Home Street Parking 12/2021**

- **Green**- No parking limitations
- **Orange**- 2 hour parking 7am-7pm except Sunday
- **Yellow**- No parking during school hours 7am-4pm
- **Red**- No parking anytime

**Exhibit B**

Aerial



**Exhibit C**  
Conceptual Site Plan

