



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

August 19, 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 250523 relates to the change in zoning from Detailed Planned Development known as the Fifteens at Park East to Two-Family Residential, RT4, to restore the previous zoning for the properties located at 1524, 1540, and 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, and allow the existing building to be reused as an office, in the 4th Aldermanic District.

In 2021, a portion of the land within this zoning change was rezoned from Two-Family Residential (RT4) to a Detailed Planned Development (DPD) to allow the construction of a new commercial building. The balance of the land remained zoned RT4 and was intended to be developed as 2 duplexes. That proposal did not move forward and in 2024, all of the land that is the subject of this file was rezoned to a new DPD to allow the construction of 15 townhouse-style residential units. That proposal also did not move forward, and a new prospective buyer, Abacus Architects, Inc., is requesting to rezone the three parcels back to RT4. Abacus Architects intends to reuse the existing building (previously occupied by a day care facility) as an office building, which will also require Special Use approval from the Board of Zoning Appeals. The existing parking lot will provide accessory parking for the occupants. The balance of the land will remain vacant for now or may be developed following the RT4 zoning standards.

A public hearing was held on Monday, August 18, 2025 at the regularly scheduled City Plan Commission meeting. A representative from Abacus Architects presented on the file and answered questions regarding their plans to reuse the existing building and parking lot as an office. 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. Bauman