



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

Ald. Bauman
4th Ald. District

CITY PLAN COMMISSION ZONING REPORT

File No: [250523](#)

Location: 1524, 1540, & 1546 N. Jefferson Street; on the east side of N. Jefferson Street, south of E. Pleasant Street

Applicant/Owner: Abacus Architects, Inc. (applicant/prospective buyer)

Current Zoning: Detailed Planned Development (DPD) known as The Fifteens at Park East

Proposed Zoning: Two-Family Residential (RT4)

Proposal: 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 side-by-side 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.

Adjacent Land Use: The subject site is located at the corner of North Jefferson St and East Pleasant Street. A 38-unit mixed-use condo building is to the west of the site, and a variety of single-, two-, and three-family residences and some commercial uses are located to the west, south and east. Commercial uses include a bank and real estate office are to the north of the site.

Consistency with Area Plan: The subject site is within the boundaries of the Northeast Side Area Plan, which was adopted in 2009 and amended in 2012 and 2018. The Northeast Side Area Plan aims to reinforce traditional neighborhood development patterns and

supports infill development that blends with the surrounding context. Many of the surrounding parcels consist of a fine grain mix of small residential structures on narrow lots. The proposed rezoning is consistent with the Northeast Side Area Plan.

Previous City

Plan Action:

9/30/2024 – City Plan Commission recommended conditional approval of the change in zoning from Two-Family Residential, RT4, and Detailed Planned Development to a new Detailed Planned Development known as the Fifteens at Park East to allow a residential development on the properties located at 1524, 1540 and 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, in the 4th Aldermanic District. (FN [240523](#))

6/21/2021 – City Plan Commission recommended approval of the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development, DPD, known as the 1500's to allow construction of a commercial building on part of 1540 North Jefferson Street, located on the east side of North Jefferson Street, south of East Pleasant Street, in the 3rd Aldermanic District. (FN [210053](#))

Previous Common

Council Action:

11/6/2024 – Common Council approved the change in zoning from Two-Family Residential, RT4, and Detailed Planned Development to a new Detailed Planned Development known as the Fifteens at Park East to allow a residential development on the properties located at 1524, 1540 and 1546 North Jefferson Street, on the east side of North Jefferson Street, south of East Pleasant Street, in the 4th Aldermanic District. (FN [240523](#))

7/27/2021 – Common Council approved the change in zoning from Two-Family Residential, RT4, to a Detailed Planned Development, DPD, known as the 1500's to allow construction of a commercial building on part of 1540 North Jefferson Street, located on the east side of North Jefferson Street, south of East Pleasant Street, in the 3rd Aldermanic District. (FN [210053](#))

Recommendation:

Since the zoning change will restore the zoning of the sites to RT4, consistent with the zoning designation prior to the DPD rezoning and the zoning of the adjacent land north and east of the site, and will help facilitate the reuse of the existing building as an office, staff recommends approval of the subject file.