



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

October 3, 2024

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

Dear Committee Members:

File Number 240523 relates to the change in zoning from Two-Family Residential, RT4, and Detailed Planned Development to a new Detailed Planned Development (DPD) 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.

This file will rezone the three parcels to a new DPD known as "The Fifteens at Park East". The Cirrus Property Group, LLC is proposing to construct 15 for-sale townhouses consisting of 5 three-unit, three-story buildings. Each townhome will have an attached two-car garage and optional private rooftop patio space. The applicant anticipates constructing the buildings sequentially over 5 phases.

A public hearing was held by the City Plan Commission on September 30, 2024. At that time, the applicant gave a presentation on the proposal. There was no public testimony. The City Plan Commission recommended approval of this file conditioned on the applicant work with staff to submit updated exhibits to clarify building base materials and confirm site elements do not encroach into the public right-of-way. Vice Chair Nemec also encouraged the applicant to explore whether it would be possible to adjust the model floor plans to preserve the ability for future owners to add rooftop amenity space even if the initial owner did not select that option, and to explore additional enhancements to the private alley.

Sincerely,

 for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

c: Ald. Bauman

