

File Number 250523. A substitute ordinance relating 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 designation 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.

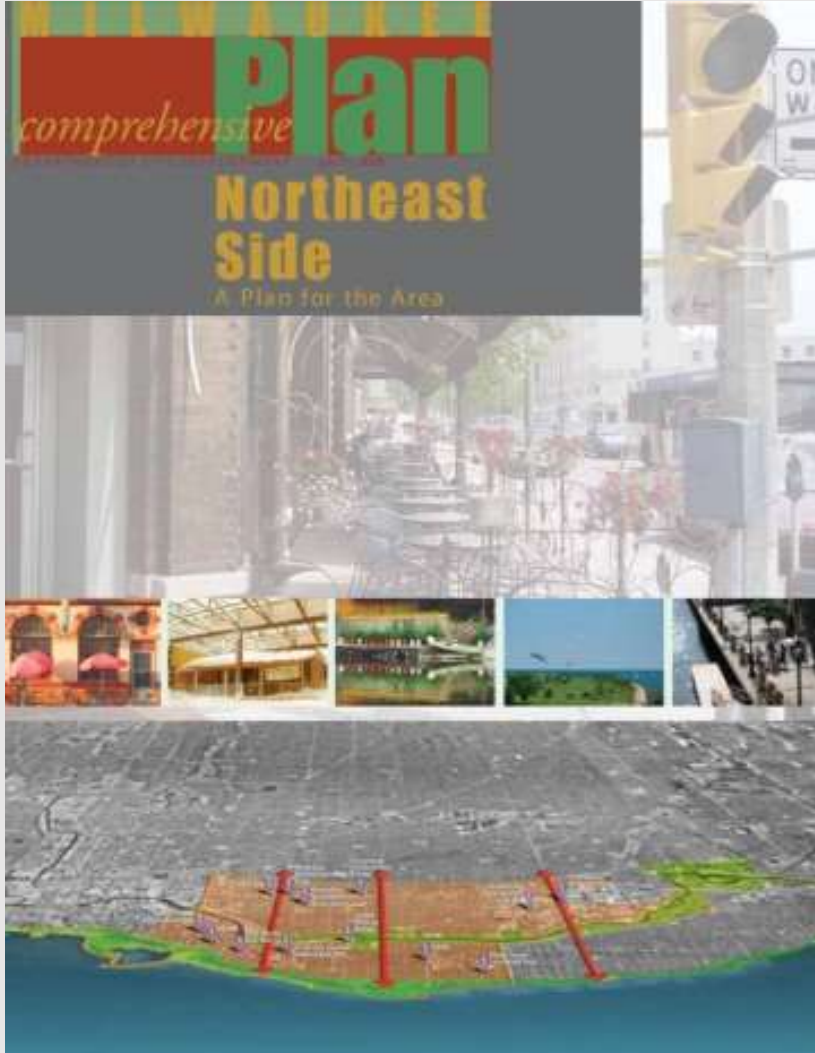




File Number 250523. Context.



File Number 250523. Consistency with Comprehensive Plan.



### Northeast Side Area Plan

- Adopted in 2009 and amended in 2012 and 2018.
- Plan aims to reinforce traditional neighborhood 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.
- Rezoning the site back to RT4 ensures that new development will be consistent with this pattern.
- **The proposal is consistent with the Plan recommendations.**

# **1540 N JEFFERSON**

ABACUS ARCHITECTS, INC

PROPOSAL FOR REZONING – AUG 2025





# ABOUT ABACUS

**Established:** 22 years ago

**Team:** 36 full-time employees

**Services:** Full-service architectural design, with in-house civil engineering and interior design

**Office Locations:** Milwaukee, Sheboygan, Manitowoc

**Reach:** Serving clients nationwide

**Interesting Fact:** Abacus completed a historic renovation of their office in Sheboygan (Pictured)



# PROJECT OVERVIEW

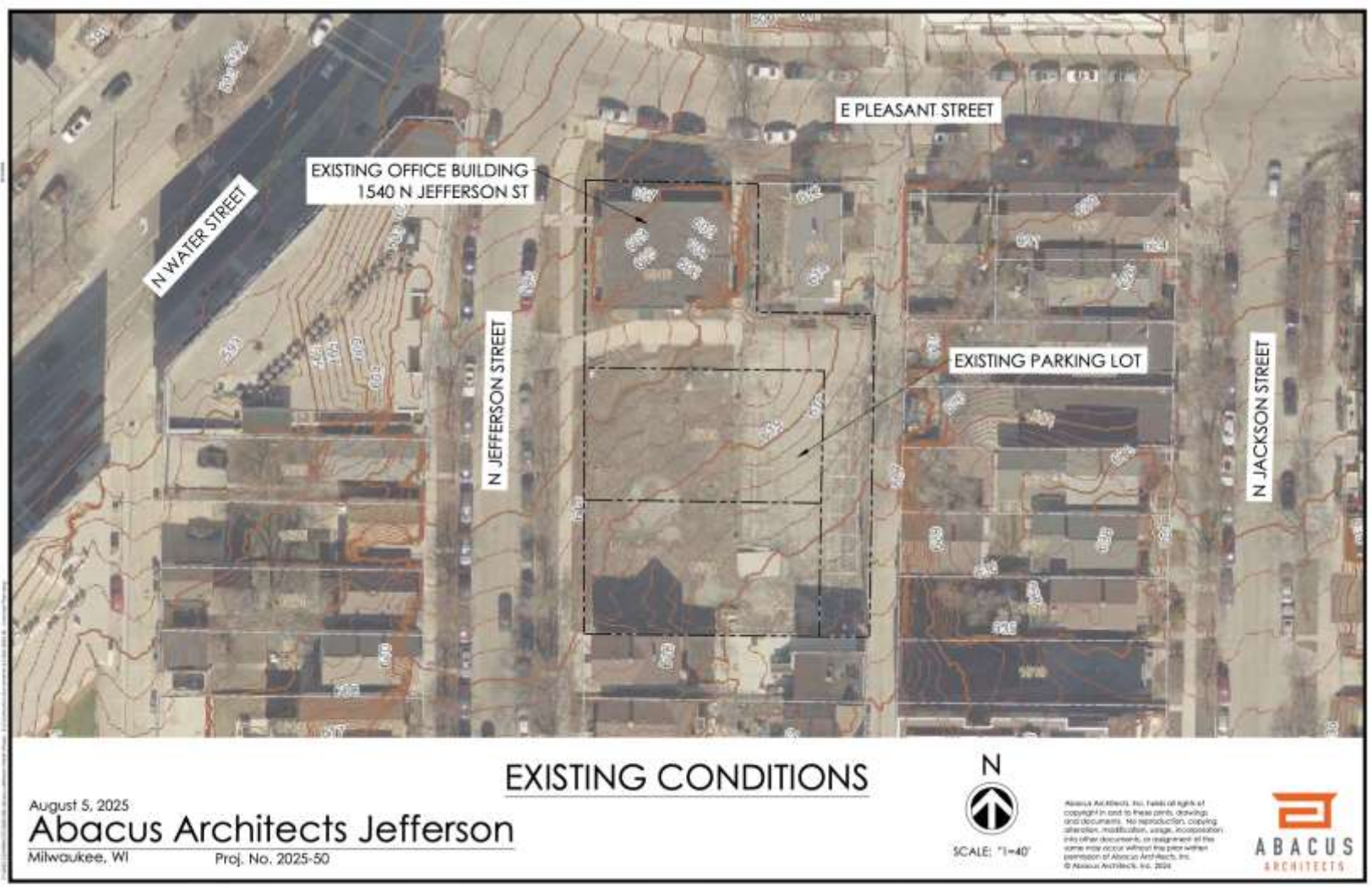
**Property Acquisition:** Under contract to purchase 1540 N Jefferson Street

**Phase 1:** Complete renovation of the existing structure to create a world-class office for our expanding team. Site improvements will include new landscaping and utilization of the existing parking lot for staff.

**Phase 2:** In the future, Abacus will seek addition approvals to develop a new apartment building on the adjacent vacant lot.



# EXISTING SITE PLAN





# PROPOSED SITE PLAN





PROPOSED PLANS

RENDERING

OFFICE REDESIGN

ABACUS 1540 N JEFFERSON ST

1540 N JEFFERSON ST, MILWAUKEE, WI

ARCHITECTURAL	STRUCTURAL	PLUMBING	H.V.A.C.	ELECTRICAL
ABACUS ARCHITECTS, INC. 1540 N JEFFERSON ST MILWAUKEE, WI 53233 TEL: 414.224.1234	CLARKSON, INC. 1540 N JEFFERSON ST MILWAUKEE, WI 53233	CLARKSON, INC. 1540 N JEFFERSON ST MILWAUKEE, WI 53233	CLARKSON, INC. 1540 N JEFFERSON ST MILWAUKEE, WI 53233	CLARKSON, INC. 1540 N JEFFERSON ST MILWAUKEE, WI 53233
1. SITE PLAN				
2. FLOOR PLAN				
3. SECTION				
4. ELEVATION				
5. DETAIL				
6. MATERIAL SCHEDULE				
7. FINISH SCHEDULE				
8. LIGHTING SCHEDULE				
9. MECHANICAL SCHEDULE				
10. ELECTRICAL SCHEDULE				
11. LANDSCAPE PLAN				
12. UTILITY PLAN				
13. SIGNAGE PLAN				
14. FURNITURE PLAN				
15. ACCESSIBILITY PLAN				
16. OTHER				

PROJECT INFORMATION	PROJECT NOTES

CLIENT SIGN-OFF

ABACUS ARCHITECTS

ABACUS 1540 N JEFFERSON ST

1540 N JEFFERSON ST, MILWAUKEE, WI

PRELIMINARY - NOT FOR CONSTRUCTION

A

101

PROJ. NO. 2023-002

# PROPOSED PLANS

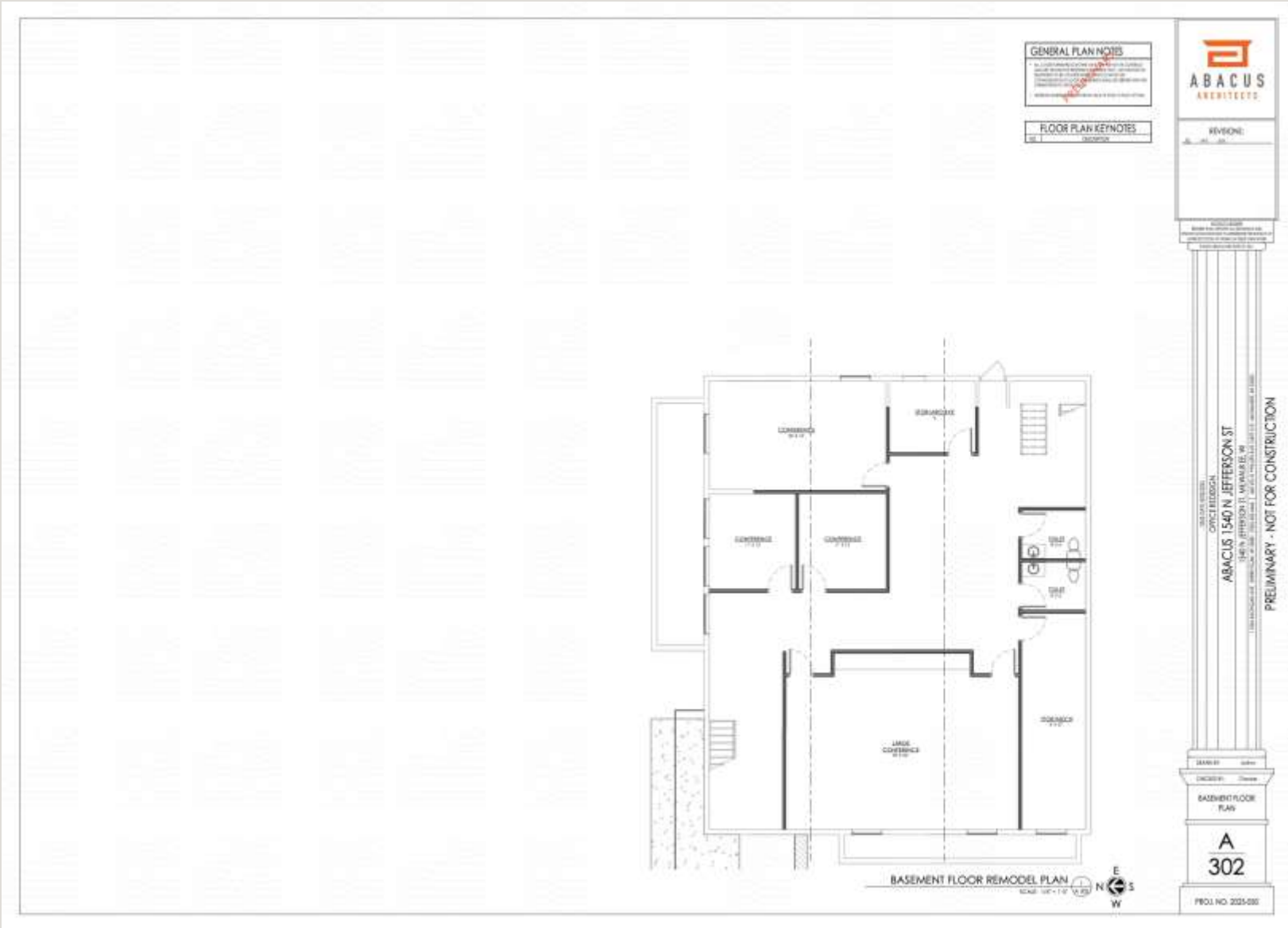
EXISTING OFFICE  
NEW FLOOR PLAN





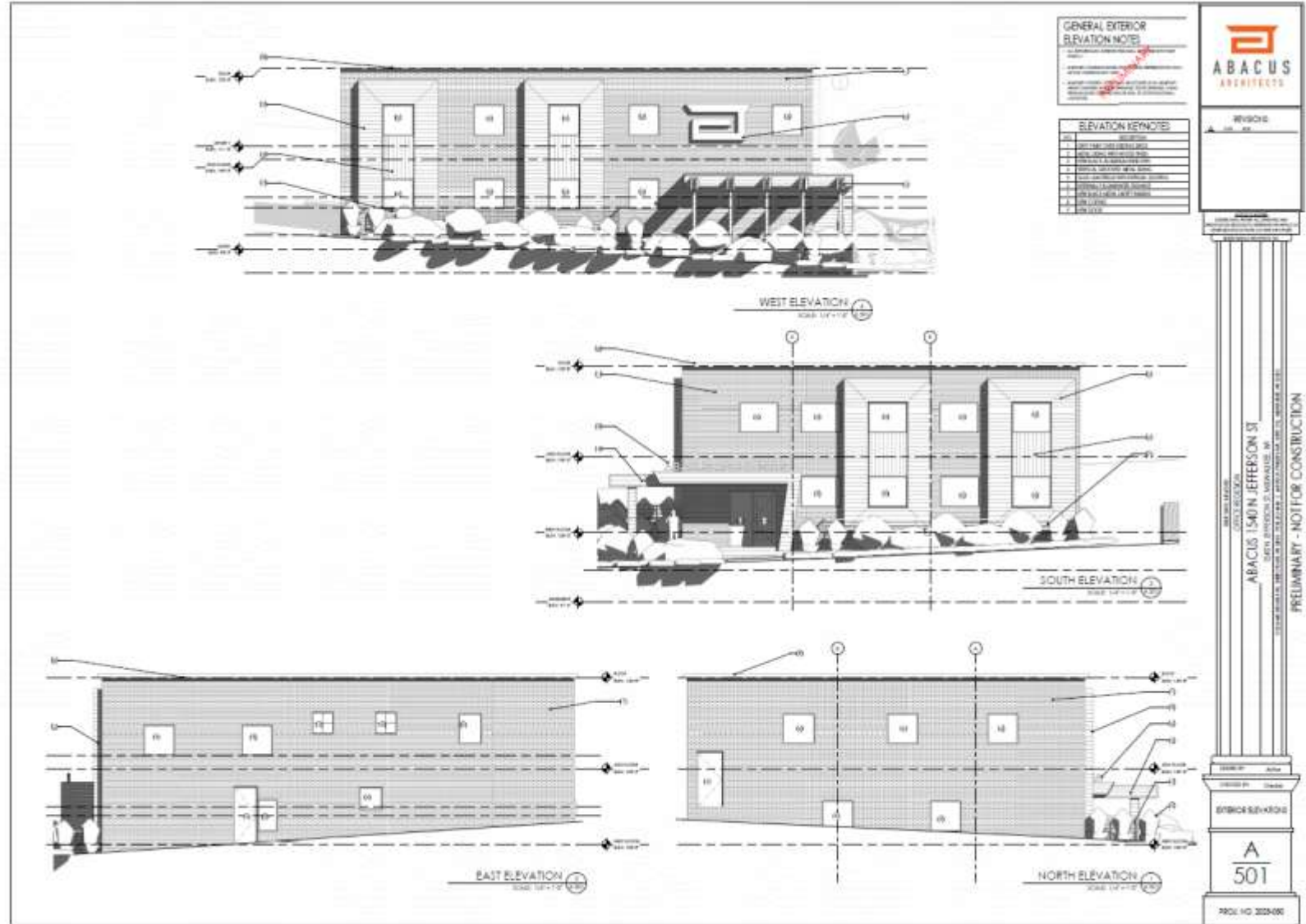
# PROPOSED PLANS

EXISTING OFFICE  
NEW FLOOR PLAN



# PROPOSED PLANS

## ELEVATIONS





# PROPOSED PLANS

RENDERINGS

