



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

Rocky Marcoux
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May 13, 2020

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 191822 relates to a Minor Modification to the Detailed Planned Development known as Columbia St. Mary's Main Hospital to allow exterior changes to the existing parking structure located at 2318 North Prospect Avenue, on the north side of East North Avenue between North Prospect Avenue and North Lake Drive, in the 3rd Aldermanic District.

This minor modification was requested by Ascension Columbia St. Mary's and will allow exterior changes to the existing parking structure. More specifically, the minor modification will allow the addition of horizontal metal panels to a portion of the main parking structure fronting on North Prospect Avenue. The purpose of the panels is to provide shade inside the structure to prevent accidents due to vision impairment from the sun. The panels will be placed above the entrance to the parking structure located at 2318 N Prospect Avenue and will be 1/8" thick aluminum, painted with a Sherwin Williams Champagne Bronze to match other features on the exterior of the hospital campus. All other aspects of the DPD will remain unchanged.

At the virtual City Plan Commission on May 11, 2020 the applicant's representative spoke about the need for the panels and their design specifications. A commissioner noted that the panels were an aesthetic improvement, and inquired as to whether there was concern about snow and ice build-up and dripping. The applicant's representative assured the commissioners that this would be a non-issue thanks to their angle.

Since the minor modification is consistent with the previously approved DPD, and the metal panels will help to reduce sun glare to drivers as well as provide visual interest to the exterior of the parking structure, the City Plan Commission at its regular meeting on May 11, 2020 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac

