

November 18, 2002

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 020930, being a substitute ordinance relating to the change in zoning from Two Family Residential (RT2) to Institutional (TL), located on the east side of North 49th Street and north of West Chambers Street, in the 7th Aldermanic District.

This zoning change will expand St. Joseph's Institutional zoning to include the east side of North 49th Street. St. Joseph's is proposing to construct a new 3 level parking structure on the site with approximately 500 stalls. The maximum height of the building will be 30 feet. The structure will be constructed of sandblasted precast concrete panels with brick infill. Along the alley, landscape planters for perennials and creeping ivy are incorporated in the design. The Board of Zoning Appeals will need to grant variances and possibly a special use before the construction of the building may begin.

On Monday November 11, 2002, the City Plan Commission held a public hearing. At that time, three neighbors attended and voiced their concerns relating to property values of their homes and the structure obstructing their light. Two of these neighbors are located directly across the alley from the parking structure and the third is located just south of West Chambers Street. The proposed structure will not exceed 30 feet in height which is consistent with the surrounding character of the neighborhood. Since this proposed zoning change is consistent with the master plan for the medical center and City plans for the area, the City Plan Commission at its regular meeting on November 11, 2002 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Gordon