

June 16, 2003

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

Dear Committee Members:

Attached is File No. 030140, being a substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as St. Michael's Hospital, Phase 3, located East of North 25th Street and north of West Villard Avenue, in the 1st Aldermanic District.

This phase of development would allow for a day surgery addition of about 16,500 square feet in area, an enclosed stairwell and an emergency generator building of approximately 1,250 square feet in area. The day surgery area will connect the cancer center and operating rooms with the hospital building located along vacated West Rohr Avenue. This addition would allow the hospital to upgrade its outpatient surgery capabilities. The main vehicular access would still be from North 25th Street, however, delivery vehicles serving loading docks near the northeast corner of the hospital would have to use West Lawn Avenue and North 24th Street for access. Some neighborhood concerns have been raised regarding this issue. The hospital prepared a preliminary analysis of truck deliveries to the City Plan Commission. The emergency generator building would be located at the northwest side of the campus.

The number of parking spaces on the campus will remain the same. If during construction additional parking would be required, an off site location for employees would be provided near the building where private shuttles would be provided.

On Monday, June 9, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposal and a neighbor from the City of Glendale spoke in favor of the expansion. Since this proposed zoning change is consistent with the general planned development and City plans for the area, the City Plan Commission at its regular meeting on June 9, 2003 recommended that the attached substitute ordinance be approved conditioned on a satisfactory response by the applicant to the delivery truck issue.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Pratt