

January 7, 2008

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

Dear Committee Members:

File No. 060259 relates to the First Amendment to the Detailed Planned Development (DPD) known as Columbia St. Mary's Prospect East, Phase 1, on land located on the North Side of East North Avenue and West of North Terrace Avenue, in the 3rd Aldermanic District.

This file amends the DPD to permit the construction of a 572-stall parking structure north of the previously approved medical office building with cancer care center to accommodate patients and staff. The parking structure will have access points from the WTMC drop off area and Lake Drive. Construction of the project is scheduled to begin in early 2008. Additionally, a 0.7 acre area in the northeast corner of the site will be divided into three lots for residential use, and eventually sold. The previously approved DPD allowed for a five story parking structure (to be submitted as an amendment to the DPD at a future date) with between 650 and 750 parking spaces.

Columbia St. Mary's and the architect have worked with City staff, local businesses and other citizen groups to create a parking structure that can also serve as an attractive transition to the existing neighborhood to the north and east of the site.

On January 7, 2008, a public hearing was held and at that time several people spoke on the file. A representative of Water Tower Landmark Trust (WTLT) stated that, while the architects and Columbia St. Mary's (CSM) have been working with neighbors, the Terrace Avenue elevation still require some changes. It was agreed upon that WTLT would support the file moving forward so long as the architect and CSM continue to work with the neighbors over the next week. Another neighbor raised concerns with the north elevations and lightness from the stair tower. Since the proposed change complies with City plans for the area and is consistent with the General and Detailed Planned Developments, the City Plan Commission at its regular meeting on January 7, 2008 recommended approval of the subject file conditioned on using the option C east elevation concept and working with staff on the final design.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Michael D'Amato