

June 6, 2011

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

Dear Committee Members:

File No. 110037 relates to the change in zoning from Detailed Planned Development known as St. Michael's Hospital, to Detailed Planned Development known as Wheaton Franciscan, on land located on the north side of West Villard Avenue, generally east of North 25th Street, in the 1st Aldermanic District.

This zoning change was applied for by Wheaton Franciscan, and will permit the construction of a new Family Care Center, which will replace the existing center currently operating on the former St. Michael's Hospital property. The vacant St. Michael's Hospital buildings will be razed, and a new, 27,000 +/- square foot Family Care Center (outpatient health clinic) will be constructed on the southeast corner of the site, along West Villard Avenue. Land has been preserved along the perimeter of the site to the west, north, and east to allow for future development on the site, though no future plans exist beyond the Family Care Center at this point. The existing surface parking lots on the northern portion of the site, and west of North 25th Street will be restored to lawn, as they will not be utilized by the new health clinic. The building will be constructed with high quality building materials, including metal panels, brick, and clear storefront glazing. Additionally, several sustainable features have been integrated into the design and layout of the building.

At this time, no further plans exist for the development of the remainder of this large site. Any future development plans would require an amendment to the DPD, and additional public hearings. As part of this DPD, only the health clinic and accessory uses will be permitted on the site.

On June 6, 2011, a public hearing was held and at that time two people raised concerns regarding the proposal. One topic that was brought up and was able to be addressed by zoning included the addition of landscape screening along Rohr Avenue, northeast of the proposed new clinic. The previous St. Michael's Hospital building acted as a buffer for the residents living north of Rohr, and with this structure in the process of being removed, the residents are requesting additional landscape buffer in this area. Since the proposed zoning change is consistent with the recommendations of the Near North Side Area Plan and the previous use of the site, the City Plan Commission at its regular meeting on June 6, 2011 recommended approval of the subject file, conditioned on Wheaton Franciscan working with DCD staff on adding additional landscape screening along the south side of Rohr Avenue, northeast of the proposed new building.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Ashanti Hamilton