



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

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

Dear Committee Members:

File No. 180316 relates to the 1st Amendment to the General Planned Development (GPD) known as Columbia St. Mary's and the 3rd Amendment to the Detailed Planned Development (DPD) known as Columbia St. Mary's Phase 1 to remove the northeast portion of 2320 North Lake Drive along North Terrace Avenue and rezone that portion to Single-Family, RS5, to accommodate the creation of three single-family lots on the subject site located on the west side of North Terrace Avenue, north of East North Avenue, in the 3rd Aldermanic District.

The GPD and DPD zoning for this site contemplated rezoning this portion of the site to allow for single-family residential development at some point in the future. This zoning change was requested by Ann Shuk to allow for development of three residential lots, and a Certified Survey Map (CSM) is underway to create the new lots. The houses will be required to follow the standards of the RS5 zoning district. Additionally, the DPD amendment file that approved the design of the parking structure and contemplated the future residential lots states that, in addition to the creation of three new residential lots, an area similar in size to one of the lots will be created adjacent to the southernmost of those lots. This land was to be indentured by Columbia St. Mary's in perpetuity and dedicated as a permanent open space buffer. This area was to be appropriately landscaped and maintained as passive garden space. Additionally, a ten-foot wide setback will be provided between the residential lots and the parking structure to permit routine maintenance activities along the east face of the structure.

Per the CSM that has been prepared and reviewed by City departments for the creation of the residential lots, the above noted open space is shown as part of one of the residential lots instead of remaining on the hospital lot. To ensure that the land will remain landscaped open space consistent with the intent of the DPD zoning, the applicant has agreed to record a deed restriction against that lot stating that the land within this area will remain permanent open space and will not be built upon. The deed restriction was drafted by the applicant's attorney and reviewed by a City of Milwaukee Assistant City Attorney. The applicant has committed to recording this document at the time that the CSM is recorded.

A public hearing was held by the CPC on July 16, 2018. At that time, several residents requested that the zoning file be held to allow them time to petition the Historic Preservation Commission (HPC) to have the North Point North local historic district boundary be expanded to include the proposed residential lots prior to them being rezoned. The file was held by CPC, and the expansion of the North Point North local historic boundary (file number 180615) was considered by the HPC on September 4, 2018 and recommended for approval. The file will be heard by the Zoning, Neighborhoods and Development Committee along with the zoning, CSM, and open space agreement files, on September 18th.

A second public hearing was held on September 10, 2018. At that time, two people appeared in support of the file, stating that they did not object to the rezoning of the land for the single-family lots provided the local historic district boundary is expanded to include them. Since the proposed zoning change



is consistent with what was contemplated by the GPD and DPD for this site, the applicant has agreed to record a deed restriction against the southern lot with respect to the permanent open space, the City Plan Commission at its regular meeting on July 16, 2018 recommended approval of the subject file conditioned on the approval of the Certified Survey Map, which will create the lots proposed to be rezoned, and the deed restriction with respect to the open space.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac