

April 20, 2005

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

Dear Committee Members:

Attached is File No. 031747, being an ordinance relating to the change in zoning from Local Business (LB2) to Detailed Planned Development (DPD) known as Columbia St. Mary's Prospect West, Phase 1, located on the North side of East North Avenue and West of North Prospect Avenue, in the 3rd Aldermanic District.

This ordinance changes the zoning to permit the construction of a mixed use, 5-story building at the northwest corner of Prospect and North and attached accessory parking structure. The first floor is currently planned for a Whole Foods grocery store but could be occupied with retail uses that include: general retail establishment, sit-down restaurant, health club, seasonal market and outdoor merchandise sales. Levels two through five would be occupied by health care and social assistance uses including medical offices, health clinic, hospital, medical research laboratory and medical service facility. This would be the first phase of Columbia St. Mary's Lake Drive Campus modernization.

The first level will include 54,192 s.f. of rentable space with main entry on Prospect Avenue near North Avenue. A second entry along Prospect Avenue near Maryland Avenue will serve as the main building entry and access to the first level retail. The second level will include 24,482 rentable s.f. of medical office suites to be occupied initially by Columbia St. Mary's Community Physicians (CSMCP). The space will be accessible via the parking structure. A monumental stair will connect the second to the first level. The third level will have 24,420 RSF, the fourth level 23,781 RSF and, the fifth level, also housing medical office suites will have 23,781 RSF. CSMCP will occupy floors two through four. CSM will make the fifth floor available to independent physicians who desire affiliation with and access to Columbia St. Mary's.

A lower level basement will provide parking spaces for 161 cars to accommodate the needs of the retail tenants. A five story parking structure will provide additional parking to complete the site total of 467 spaces. The parking structure will be available after hours for visitors to the surrounding business district. Vehicular access to the parking structure will primarily occur on Maryland Avenue. There will be separate entries for both the lower level retail parking and upper levels of medical office parking. Each level of the parking garage will have primary access to the suites through a glazed lobby that crosses an open light well.

A public hearing was held on April 18, 2005 at which time the neighbor to the North, a storage company, objected to the proposal due to density, height, green space and property damage concerns. Those who spoke in favor of the proposed amendment were Commissioner Rocky Marcoux, Columbia St. Mary's, and the East Side BID. The CSM representative stated that they are currently working with the neighbor to the North to resolve any concerns. Although they support the amendment, the East Side BID stated concerns for lack of green space and landscaping that may block their North Avenue neighbor. Since this proposed zoning change is consistent with City plans for the area, the City Plan Commission at its regular meeting on April 18, 2005 recommended that this substitute ordinance be approved conditioned on the following:

1. Addressing Department of Public Works comments, if any
2. Working with staff and revising building elevations for the commercial portions along W. North Ave. and N. Prospect Ave for more vertical emphasis. This may be accomplished by providing individual canopies along each bay or continuing the pilasters to the top of the parapet wall
3. Either submittal of wall sign specifications in advance of Zoning, Neighborhoods & Committee meeting or approval of wall signs as a minor modification with compliance to a master sign program to be established with the general planned development for the main hospital campus.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee