

March 27, 2001

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

Dear Committee Members:

Attached is File No. 000549, being a substitute ordinance approving the rezoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) known as St. Luke's Medical Center, located on the north side of West Oklahoma Avenue and west of South 27<sup>th</sup> Street, in the 8th Aldermanic District.

The first phase consists of the development of a 12-story cardiac care center and patient tower and a new central power plant building. The tower is at the center of the campus and is designed to span over the existing parking structure in order to preserve as many parking spaces as possible. The patient tower will be constructed of pre-cast concrete panels with brick veneer and glazing. This first phase also includes landscape improvements to existing surface parking areas facing South 27<sup>th</sup> Street and at vacated South 29<sup>th</sup> Street.

A total of 1962 parking spaces (both surface and within structures) are located within this first phase area. Remote off-site parking with a shuttle service will also be provided for employees due to the deficit in parking that will be created during construction. Permanent, remote parking facilities will also be constructed to fulfill parking needs.

The proposed exterior building signage is consistent with the existing building signage. Building signs and logos are proposed on each elevation, located on the top story of the new patient tower. The building signs will be composed of back-lit individual letters with an area of 560 square feet on each elevation. The logo signs will be internally lit and are 160 square feet in area. Two additional building signs are proposed on the north elevation with an area of 280 square feet each.

On March 26, 2001, a public hearing was held and at that time no one was in opposition to the proposed rezoning. Since the proposed zoning change meets the intent of the approved general planned development and City plans for the area, the City Plan Commission at its regular meeting on March 26, 2001 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Donovan