



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

October 21, 2025

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number No. 250934 relates to the First Amendment to the Detailed Planned Development (DPD) known as St. Luke's Medical Center, Phase 1 to allow the expansion of an existing parking lot at 2700 West Oklahoma Avenue onto the site at 3025 South 27th Street, located on the west side of South 27th Street, north of West Oklahoma Avenue, in the 8th Aldermanic District.

The Parkway Building located at 3025 S. 27th Street was constructed in 1987 and is no longer needed by St. Luke's Medical Center, as the design and layout of the building no longer meet the current operational needs. St. Luke's Medical Center has razed the building and plans to expand the existing surface parking lot south of it, located on a portion of 2700 W. Oklahoma Avenue, onto the subject site. Significant landscaping will be added to the east, west and north sides of the expanded parking lot. Access to the parking lot via the internal roadways will remain unchanged.

A public hearing was held on Monday, October 20, 2025 at the regularly scheduled City Plan Commission meeting. A representative for GRAEF and two representatives for Aurora St. Luke's Medical Center appeared. There was discussion regarding parking needs, patient volume, greenspace and landscaping, wayfinding, lighting, and property tax assessment status of the demolished building. Nobody from the public was present to testify. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Ald. Zamarripa

