

December 21, 2001

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

Dear Committee Members:

Attached is File No. 010443, being an ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as St. Luke's Medical Center on land located north of West Oklahoma Avenue and west of South 27th Street, in the 8th Aldermanic District.

This zoning change will allow for the renovation/addition of an existing building for a credit union and pharmacy with a drive-thru at the northwest corner of the campus in "Area J". Two building additions totaling 1638 square feet will be added on the northeast side and south corner of the existing building. Additional windows will be added along the northwest elevation at West Forest Home Avenue. The addition of a pedestrian walkway will provide direct access from West Forest Home Avenue to the main entrance. The proposed canopy for the drive-thru will be added with all cueing on site.

The existing surface parking lot with 567 stalls will be shared with the Aurora Forest Home Business Center administrative building. Approximately 23 parking spaces were lost with the building addition and drive thru lanes. The existing landscape screening along South 34th Street will remain.

Two additional illuminated monument signs are proposed that are consistent with the standards established by the general plan. One sign, approximately 15 square feet will be located at the entrance along South 34th Street. The second site sign will be at the corner of South 34th Street and West Forest Home Avenue in front of the building. This sign will be 28 square feet. Four, non-illuminated building signs will be added to the exterior facades. All signs will be individual flat cut out letters not exceeding 10'3" in length and 1'6" in height.

On December 10, 2001, a public hearing was held by the City Plan Commission. At that time there was no opposition to this proposal. Since this proposed zoning change is consistent with the City plans for the area and the previously approved general planned development, the City Plan Commission at its regular meeting on December 10, 2001 recommended approval of the attached ordinance conditioned on the following:

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1. Provide specifications/glass sample for windows along West Forest Home Avenue to ensure vision glass is being used.
2. Screen existing utilities along the southwest side of the building with upright coniferous shrubs.
3. Continue landscape screening along South 34th Street at the drive-thru lanes.
4. Provide pedestrian crossing from the proposed sidewalk off of West Forest Home Avenue

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan