

January 14, 2003

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

Dear Committee Members:

Attached is File No. 021261, being a substitute ordinance relating to the First Amendment to the Detailed Planned Development (DPD) known as St. Luke's Medical Center, Phase 3, located on the north side of West Oklahoma Avenue and west of South 27th Street, in the 8th Aldermanic District.

This amendment will allow for revisions to the height and configuration of the previously approved materials management area and parking structure located on the northwest corner of the hospital complex and south of the Kinnickinnic Parkway. Previously approved was a 2-phased, 6-story parking structure that extended over portion of Honey Creek. The height will now be increased to 12-stories. This increase in height is consistent with the approved general plan standards. All parking is now proposed to be constructed in one phase without building over portions of Honey Creek and the Kinnickinnic River.

The project will provide 1,360 structured parking stalls and 48 surface spaces for a total of 1,408 parking spaces. A total of 1,319 spaces were previously approved. Access to the parking structure will still be from South Kinnickinnic Parkway on the north side of the building. The parking structure will be precast concrete with portions of masonry cladding and glass enclosed elevator shafts. All ramping will be at the center of the structure and concealed from the public street. The loading docks and service areas will still be along the west side of the center, near the existing church. Building signage will be consistent with approved general plan standards.

On Monday, January 13, 2003, the City Plan Commission held a public hearing. At that time, no one spoke in opposition to the proposed amendment. Since this proposed zoning change is consistent with the general planned development for the medical center and City plans for the area, the City Plan Commission at its regular meeting on January 13, 2003 recommended approval of the attached substitute ordinance.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan