

March 9, 2004

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

Dear Committee Members:

Attached is File No. 031446, being a substitute ordinance relating to the First Amendment to the Detailed Planned Development (DPD) known as St. Michael's Hospital, located East of North 25th Street and North of West Villard Avenue, in the 1st Aldermanic District.

This amendment would allow for landscape replacement and fence installations at two surface parking lots (identified as the "East" and "West" lots) servicing the hospital. The existing white hawthorn hedge that surrounds both parking lots creates a nuisance with starling birds that roost in them. At several neighborhood meetings, neighbors have complained about problems with bird waste created by this infestation. Therefore, the hospital is proposing to replace this hedge with ornamental trees, coniferous shrubs and perennials. Due to security issues, the hospital proposes to retain a 6 foot high chain link fence around the perimeter of both parking lots that will be screened with the replacement landscaping. The number of parking spaces on these two lots will remain the same. The current total is 962 parking spaces. No new signage is proposed as part of this amendment. All other aspects of the general plan would remain the same.

A public hearing was held on March 8, 2004 at which time there was no objection to the proposed amendment. Since this proposed amendment is consistent with City plans for the area and meets the intent of the general plan, the City Plan Commission at its regular meeting on March 8, 2004 recommended that this substitute ordinance be approved.

Sincerely,

Patricia S. Algiers
Executive Secretary
City Plan Commission of Milwaukee