



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

Ald. Zamarripa
8th Ald. District

CITY PLAN COMMISSION ZONING REPORT

File No: [250934](#)

Location: 2700 W. Oklahoma Avenue & 3025 S. 27th Street; on the west side of S. 27th Street, north of W. Oklahoma Ave.

Applicant/Owner: St. Luke's Medical Center, Inc. – Advocate Aurora Health Care (owner/applicant)

Current Zoning: Detailed Planned Development (DPD) – St. Luke's Medical Center, Phase 1

Proposed Zoning: First Amendment to DPD – Phase 1

Proposal: A General Planned Development (GPD) known as St. Luke's Medical Center was established for the entire hospital complex in 2000 and was subsequently amended three times. Additionally, Detailed Planned Developments (DPDs) were established for the 3 phases within the hospital campus, all of which have been modified and/or amended. The sites that are subject to this file, 3025 S. 27th Street and 2700 W. Oklahoma Avenue, are within the Phase 1 DPD, which was established in 2001 and subsequently modified three times. At the time the GPD and DPDs were created, several of the buildings that are part of the hospital complex were existing.

This file relates to the 1st Amendment to the Phase 1 DPD. The property at 3025 S. 27th Street currently consists of the Parkway Building, which 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 plans to raze the building and expand the existing surface parking lot south of it, located on a portion of 2700 W. Oklahoma Avenue, onto the subject site. A total of 26 spaces will be added to the lot. 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. An illuminated wayfinding sign with approximately 15 sf per side may be added to the northeast corner of the site.

Adjacent Land Use: On its eastern side, St. Luke's Medical Center is adjacent to Casimir Pulaski High School and the Milwaukee Police Department District Six building, both buildings zoned Institutional District (TL). To the north and west of the campus are several

parks, zoned Parks District (PK), the parcels divided by streets. Additionally, past the parks, residential neighborhoods are located on the site's western site, zoned Two-Family Residential (RT3) and Single-Family Residential (RS6). South of the campus on W. Oklahoma Avenue, there are several sites, zoned Single-Family Residential (RS6), Local Business District (LB2), Residential and Office District (RO1); businesses, zoned LB2, include Einstein Bros. Bagels and Mad Chicken.

**Consistency with
Area Plan:**

The property is located within the Southwest Side Area Plan, which was adopted in 2009 and amended with the South 27th Street Strategic Action Plan in 2017. The area plan recommends supporting the evolving needs of institutional uses. This proposal to remove a building that no longer meets the needs of the medical center and to expand a well-utilized parking lot reflects evolving needs. Additionally, the Southwest Side Area Plan and the South 27th Street Strategic Action Plan recommend enhancing parking lots with landscaping. The proposal is consistent with the Southwest Side Area Plan.

**Previous City
Plan Action:**

2/17/2015 – City Plan Commission recommended approval of a substitute resolution relating to a minor modification to the DPD known as St. Luke's Medical Center, Phase 1, for facade modifications to an existing building located at 2900 West Oklahoma Avenue, allowing the installation of graphic film to existing glass in the parking structure that was not previously approved as part of the DPD. (FN [141508](#))

2/16/2012 – City Plan Commission recommended approval of a substitute resolution relating to a minor modification to the DPD known as St. Luke's Medical Center, Phase 1, for facade modifications, allowing the renovation of the existing Knisely building facade to replace degraded materials with new materials that integrate with the entire campus. (FN [111299](#))

5/20/2003 – City Plan Commission recommended approval of a substitute ordinance relating to the Amendment No. 3 to the GPD – St. Luke's Medical Center, allowing the amendment of the boundaries of the general plan to remove portions of land no longer required for a new parking structure on the westerly portion of the project area and to rezone this area to a Parks district. (FN [021759](#))

9/10/2002 – City Plan Commission recommended approval of a substitute resolution a minor modification to the DPD known as St. Luke's Medical Center, Phase 1, allowing the installation of a canopy sign at the entrance of the patient tower that was not part of the previously approved detailed plan. (FN [020721](#))

6/17/2002 – City Plan Commission recommended approval of a substitute ordinance relating to the Second Amendment to the GPD – St. Luke's Medical Center, allowing the expansion of the land area of the general plan area for the future construction of a parking structure. (FN [020080](#)).

9/2001 - City Plan Commission recommended approval of a substitute ordinance relating to the First Amendment to the GPD – St. Luke's Medical Center, allowing for

the addition of a credit union and pharmacy with a drive-thru. (FN [010444](#))

3/27/2001 – City Plan Commission recommended approval of a substitute ordinance relating to the change in zoning from a GPD to a DPD known as St. Luke's Medical Center, Phase 1, on land located on the west side of South 27th Street and north of West Oklahoma Avenue. (FN [000549](#))

5/2000 – City Plan Commission recommended approval of a change in zoning from Institutional, Industrial, Local Business, and Manufacturing to General Planned Development on land located north of West Oklahoma Avenue and west of South 27th Street. (FN [000152](#))

**Previous Common
Council Action:**

3/3/2015 – Common Council approved a substitute resolution relating to a minor modification to the DPD known as St. Luke's Medical Center, Phase 1, for facade modifications to an existing building located at 2900 West Oklahoma Avenue, allowing the installation of graphic film to existing glass in the parking structure that was not previously approved as part of the DPD. (FN [141508](#))

2/28/2012 – Common Council approved a substitute resolution relating to a minor modification to the DPD known as St. Luke's Medical Center, Phase 1, for facade modifications, allowing the renovation of the existing Knisely building facade to replace degraded materials with new materials that integrate with the entire campus. (FN [111299](#))

6/24/2003 – Common Council approved a substitute ordinance relating to the Amendment No. 3 to the GPD – St. Luke's Medical Center, allowing the amendment of the boundaries of the general plan to remove portions of land no longer required for a new parking structure on the westerly portion of the project area and to rezone this area to a Parks district. (FN [021759](#))

9/24/2002 – Common Council approved a substitute resolution a minor modification to the DPD known as St. Luke's Medical Center, Phase 1, allowing the installation of a canopy sign at the entrance of the patient tower that was not part of the previously approved detailed plan. (FN [020721](#))

8/1/2002 – Common Council approved a substitute ordinance relating to the Second Amendment to the GPD – St. Luke's Medical Center, allowing the expansion of the land area of the general plan area for the future construction of a parking structure. (FN [020080](#))

10/12/2001 – Common Council approved a substitute ordinance relating to the First Amendment to the GPD – St. Luke's Medical Center, allowing for the addition of a credit union and pharmacy with a drive-thru. (FN [010444](#))

4/10/2001 – Common Council approved a substitute ordinance relating to the change in zoning from a GPD to a DPD known as St. Luke's Medical Center, Phase 1, on land located on the west side of South 27th Street and north of West Oklahoma Avenue. (FN [000549](#))

6/30/2000 – Common Council approved of a change in zoning from Institutional, Industrial, Local Business, and Manufacturing to General Planned Development on land located north of West Oklahoma Avenue and west of South 27th Street. (FN [000152](#))

Recommendation:

Since this proposed amendment to the Phase 1 DPD will allow St. Luke's Medical Center to expand an existing parking lot in place of an obsolete building, and significant landscaping will be placed at the perimeter of the expanded lot, staff recommends approval of the subject file.