

June 17, 2002

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

Dear Committee Members:

Attached is File No. 020075, being a substitute ordinance relating to the change in zoning from General Planned Development (GPD) to Detailed Planned Development (DPD) known as St. Luke's Medical Center, Phase 3, located on West Side of South 27th Street and North of West Oklahoma Avenue, in the 8th Aldermanic District.

The third phase of the detail plan will allow for the construction of a 2-phased parking structure and relocation of nitrogen and oxygen tanks, loading docks and service areas located on the west side of the medical center between West Oklahoma Avenue and the Kinnickinnic Parkway. The first phase of construction will provide 485 parking stalls and 22 surface spaces. The second phase will provide 834 parking stalls for a total of 1,319 spaces.

Access to both phases of the parking structure will be from South Kinnickinnic Parkway on the east 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 second phase of the parking structure will be built over portions of Honey Creek and the Kinnickinnic River on concrete column pilings. The loading docks and service areas will be along the west side of the center, near the church.

On May 20, 2002, a public hearing was held at the City Plan Commission. At that time, there was no opposition to the amendment to the planned development. Since the proposed change in zoning meets the intent of the City's plans for the area, the City Plan Commission at its regular meeting on May 20, 2002, recommended approval of the attached substitute ordinance conditioned on the following:

1. Milwaukee County Parks Department approval of the amended lease agreement and additional landscaping/screening that would take place within the County Park.
2. Provide detailed plans for facade and landscape treatment along the west side of the expanded limits.
3. Revise the written narrative to provide information on the following:
 - a. Height and color of the nitrogen and oxygen tanks
 - b. Specification/image of the chain link fence including color and direction of the screening slats.
 - c. Information regarding the current location of the loading area and what changes are anticipated at those locations if new loading docks are approved.

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4. Screen (i.e. landscaping or combination of landscaping and fencing) loading dock areas along the entire length to the west.
5. Provide an interim landscape screening plan for the Phase 1 parking structure.
6. Continue same landscape treatment along the entire length of S. Kinnickinnic Parkway for the phase 2 limits for continuity along the street.
7. Revise building elevations for both phases to clearly indicate all building materials, where openings occur and the size of the wall sign. Indicate how vehicle headlights will be screened where openings occur.
8. Provide additional detailed drawings for the Phase 2 parking structure indicating the cladding of columns and material of the underside of the structure over the creek.

Sincerely,

Julie A. Penman
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Donovan