

June 21, 2005

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

Dear Committee Members:

Attached is File No. 050244, being an ordinance relating to the change in zoning from Multi-Family Residential (RM3) to Detailed Planned Development (DPD) known as Cathedral Heights, on land located on the north side of West Florist Avenue and east of North 73rd Street, in the 2nd Aldermanic District.

The rezoning would approve the proposed uses, setbacks, heights and design standards for a religious and educational complex on a 10 acre site generally on the corner of the church's 28-acre ownership. The church would have seating for 2500 parishioners and would include a sanctuary, religious assembly, classrooms for adult education, offices and community center for outreach services. It is also anticipated that a school would be constructed in the future. The main entrance would face West Florist Avenue. While a list of permitted uses have been provided, a full plan of operation and project description would be required in order to prepare a full zoning analysis.

A total of 363 surface parking spaces surrounding the building are proposed. An additional 151 spaces will be provided on Lot 3 to the north. Zoning would require about 416 parking stalls for 2500 seats. Four vehicular access drives are proposed; 2 along North 73rd and 2 would be along West Florist Avenue. While a detailed landscape plan is not required for general plan submittal, staff would recommend that the GPD meet the standards for Type A landscape screening along both street frontages and provide interior landscaping per City Code. Staff would additionally recommend pedestrian connections from the street frontages to the religious assembly.

On June 20, 2005, a public hearing was held and at that time there was no opposition to the proposed amendment. Since this proposed zoning change is consistent with the underlying residential zoning boundary and serves needs to the immediate residential area, staff believes that the proposed zoning change is consistent with the intent of "A Plan for Milwaukee's Northwest Side, 1987-1992". The City Plan Commission at its regular meeting on June 20, 2005 recommended approval of the ordinance with the following conditions: 1. Exclude parcel identified as 'Lot 1' from vicinity map and any references in Owner's Written Narrative, 2. Revise Owner's Written Narrative to include plan of operation and project description (i.e. current number of parishioners, projected number of

parishioners, times and days of various functions, etc.), phasing plan, signage, landscaping and lighting standards consistent with Multi-Family Residential (RM3) standards as well as a description of the building design, 3. Revise site plan to include setback dimensions to building and add pedestrian connections from the street to the building. Include location of freestanding signage, if proposed, 4. Incorporating Dept of Public Works comments, if any.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Davis