

"A Ministry That Touches People"

**Holy Cathedral
Church of God In Christ**

2677 North 40th Street
Milwaukee, WI 53210

Pastor's Office (414) 447-1966

Church Office (414) 447-1967

Fax (414) 447-1964



May 17th, 2005

Department of City Development Planning Admin.
809 N. Broadway
2nd Floor
P.O. Box 324
Milwaukee, WI 53201

The Pastor and Board of Directors are preparing to build a Church Complex which will include a 2500 seat sanctuary and a multi-purpose building connected to the Church.

The second building will include our Word of Hope Family Resource and Family Technology Resource Centers along with a Dining room-kitchen, Chapel and Wrap-around offices for community outreach services. These services include Job Placement and Training, Social Services, Health Care, ATODA Support Group and Mentoring for adults and juveniles. The attachment also provides more detail on both buildings.

Pursuant to section 295 through 815, we will provide for the following:

- Sufficient Parking
- Set-backs
- Landscaping
- Building Topography
- Storm water retention

As we continue to move forward on our building project, we will work cooperatively with the city to bring this project to fruition. Upon completing the building of our church complex, we will use an additional two acres for parking.

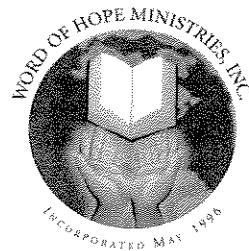
Please let us know if there is any additional information that you will need from us.

Sincerely,

Pastor C.H. McClelland

Exhibit 'A'
File no. 050244

"But my God shall supply all your need according to his riches in Glory by Christ Jesus." Philippians 4:19



"A Ministry That Touches People"

Holy Cathedral
Church of God In Christ
2677 North 40th Street
Milwaukee, WI 53210

Pastor's Office (414) 447-1966
Church Office (414) 447-1967
Fax (414) 447-1964



The Cathedral Heights Project Proposed Building Plan

* Two buildings with a foyer connecting both buildings

- Welcome Center – Foyer
- Sanctuary – Seating capacity of 2,500
- Fan shape with wrap around choir loft seating of 150 – 175
- Musicians area
- First Tier – Pulpit with seating on both sides of pulpit / 125-150
- Second Tier (extended) seating approximate 75 each side
- **Four Sections:**
- Two middle sections seating 400 each
- Two outer sections seating 300 each
- Balcony 300-425
- **Baptistry** – Located back of the choir with baths and showers
- **Executive Offices:** Receptionist/Secretaries
- Pastor & Wife
- Conference Room
- Chief Financial Officer
- Finance Office
- Nursery
- Telecast & Tape Room (Tele Communication Center)
- Class rooms – Additional Offices
- Choir rooms large enough for rehearsals and robes
- Men & Women Lounge
- Executive Suite
- Engineer – Maintenance Supply Area
- Garage attached

"But my God shall supply all your need according to his riches in Glory by Christ Jesus." Philippians 4:19

Milwaukee Development Center

Zoning Map Change Application

Date: May 15, 2005 Quarter Section: _____ Ald. District: _____

I/We request that the Common Council of the City of Milwaukee amend the zoning regulations as they relate to the property located at: 6900 West Florist Avenue
Milwaukee, Wisconsin

I/We request that the zoning regulations be amended as follows: _____
General Plan Development

To permit: New church and classrooms for Adult Education

Requested by: Name: Thomas J. Kloiber A.I.A.
(contact person) Address: 389 Welhouse Drive
Kimberly, Wisconsin 54136
Telephone: 920-734-4972 Fax: _____

Owner: Name: Pastor Charles H. McClelland
(if different from above) Address: Holy Cathedral Church of God in Christ
2677 N. 40th Street, Milwaukee, Wisconsin
Telephone: 414-447-1966 Fax: 414-447-1964

The undersigned states that he/she is an owner of interest in the property or an agent for the owner and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Charles H. McClelland 5-25-05
Signature Date

FEES:
General/Detailed Planned Development: \$1100.00 (payable to: Milwaukee City Treasurer)
Other Zoning Amendments: \$570.00 (payable to: Milwaukee City Treasurer)

Submit completed application and check to: Department of City Development
Planning Administration
809 N. Broadway, 2nd Floor
PO Box 324
Milwaukee, WI 53201
Telephone: (414) 286-5716 01/00



Detailed Plan Development Submittal Checklist

The following items must be submitted to the City Plan Commission as part of an application for approval of a detailed plan development.

- A "Detailed Plan Project Description and Owners Statement of Intent" containing a written description of the overall development concept and a statement as to how the plan provides for or complies with each of the district standards enumerated under s. 295-812 where applicable. This statement shall also make reference to the plans or exhibits included in the plan and include a statistical sheet indicating the following in square feet, acres and percentage of the total tract where applicable:
 1. Gross land area.
 2. Land covered by principal buildings.
 3. Land devoted to parking, drives and parking structures.
 4. Land devoted to landscaped open space.
 5. Proposed dwelling unit density if residential and/or total square footage devoted to non-residential uses.
 6. Proposed number of buildings.
 7. Dwelling units per building.
 8. Bedrooms per unit.
 9. Parking spaces provided, whether surface or in structures, and ratio per unit if residential, or per thousand square feet of building area if non-residential.
- A vicinity map showing the boundaries of the tract included in the general plan, the territory within 1,000 feet of the tract, its proposed access and significant community facilities in the surrounding area.
- A plat of survey showing the exterior boundaries, a legal description and the area of the proposed detailed plan tract. Existing buildings, trees of 5 inches in diameter at 4 feet in height, tree grouping and site features are also to be shown with an indication of whether they are to be retained, removed or altered.
- A site plan showing the general location of proposed structures and a description of their intended use and approximate height, open spaces, community facilities, if any, setbacks and buffers adjacent to the boundaries of the tract and from existing or proposed public rights-of-way, pedestrian and vehicular circulation systems and parking and garages, loading facilities, the location, type and size of all proposed signs, including sale, lease or construction signs, refuse collection facilities and tract lighting facilities.
- A site grading plan indicating existing and proposed topography at 2-foot contour intervals and showing how positive runoff of surface waters will be achieved and the means by which ultimate disposal of the development's surface waters will be accomplished without creating adverse conditions on adjoining properties.
- A utility plan showing the proposed location of storm and sanitary sewers, water mains and laterals, parking and roadway storm inlets and elevations.
- A landscape plan showing the location, number, size and type of all landscape and screening elements. Plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All planted material shall be maintained on a continuous basis, including tree and plant replacement.

- Elevations of each side of the exterior of any new building and/or structure being proposed. If the project is h. Elevations of each side of the exterior of any new building and/or structure being proposed. If the project is a rehabilitation of/ or addition to an existing building, please provide existing elevations and indicate any modifications to the exterior.
- Pictures of the site and surrounding context. This can be submitted as photographs, printed scanned images or in a digital format but cannot exceed 8.5 x 11.
- **13 sets of collated plans and written narrative- 11" x 17" in size** must be submitted to Planning Administration at least 2 weeks and 1 day prior to the scheduled City Plan Commission meeting.
- **2 sets of plans- oversize (i.e. 24" x 36")** must be submitted to Planning Administration at least 2 weeks and 1 day prior to the scheduled City Plan Commission meeting.

Rev. 04/10/01

May 15, 2005

HOLY CATHEDRAL Church of God in Christ
Pastor Charles H. McClelland

PLAN DEVELOPMENT CHECKLIST

1. Gross Land Area: 435,616 sq.ft. – Lot 2
2. Land covered by principal building: 78,260 sq.ft.
3. Land devoted to parking, drives, and parking structures: 133,500 sq.ft.
4. Land devoted to landscaped open space (Lot 2 only): 207,716 sq.ft.
5. N/A
6. 2 Buildings: 1 Main Church, Fellowship, Chapel and Offices; 1 Maintenance Garage
7. N/A
8. N/A
9. Parking for 363 cars in Phase 1 (Lot 2) development and 151 additional parking spaces for Phase II (Lot 3) development.
10. See enclosed Vicinity Map
11. Plat of Survey included – No existing buildings or trees on the Site.
 - ☐ SITE PLAN: See Site Plan, Floor Plans, & Elevations included on 24"x36" size sheets.
 - ☐ SITE GRADING PLAN – Not required at this General Development Stage.
 - ☐ UTILITY PLAN – Not required at this General Development Stage.
 - ☐ LANDSCAPE PLAN – Detailed Landscape plan to be provided at final plan submittal.
 - ☐ ELEVATIONS – See Elevation drawings on the 24"x36" size drawings.
 - ☐ PICTURES OF THE SITE: See enclosed site pictures on 8-1/2x11 size sheets.

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, STEPHAN G. SOUTHWELL, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

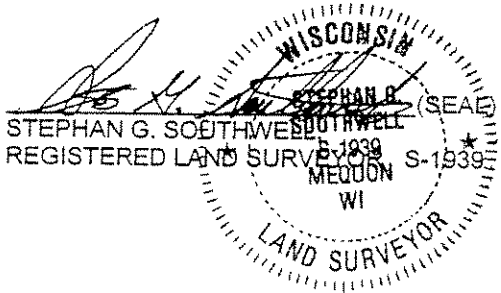
COMMENCING at the Southwest corner of said 1/4 Section; thence North 00°22'08" West along the West line of said 1/4 Section 796.20 feet to a point in the extension of the centerline of West Douglas Avenue; thence North 89°27'04" East along said centerline and its extension 1055.40 feet to the point of beginning of the lands to be described; thence continuing North 89°27'04" East 1620.73 feet to a point in the East line of said 1/4 Section; thence South 00°41'34" East along said East line 752.24 feet to a point in the North line of West Florist Avenue; thence South 89°28'24" West along said North line 1624.99 feet to a point in the East line of North 73rd Street; thence North 00°22'08" West along said East line 751.61 feet to the point of beginning.

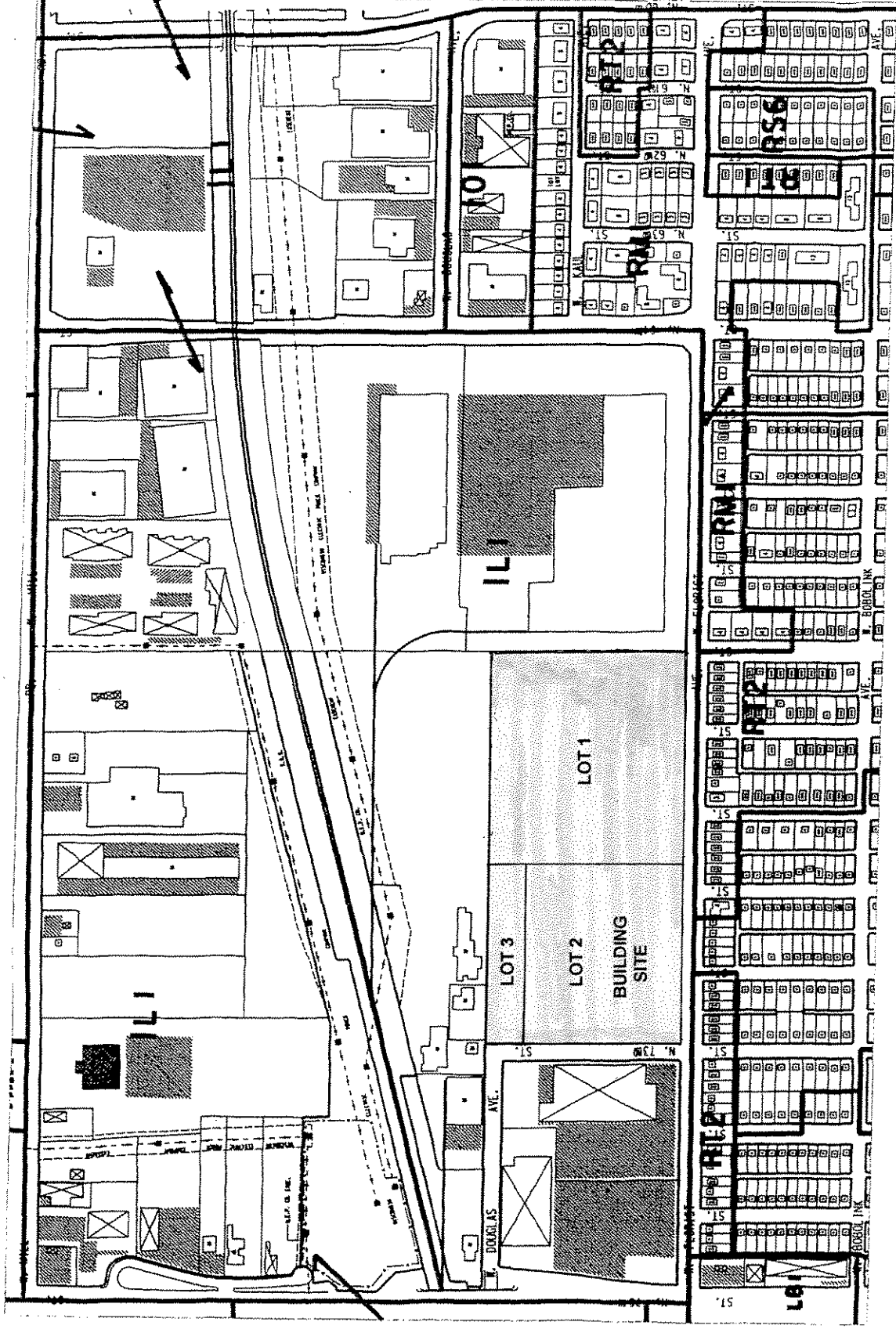
THAT I have made the survey, land division and map by the direction of HOLY CATHEDRAL CHURCH OF GOD IN CHRIST, INC., as owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code in surveying, dividing and mapping the same.

1-29-04
DATE

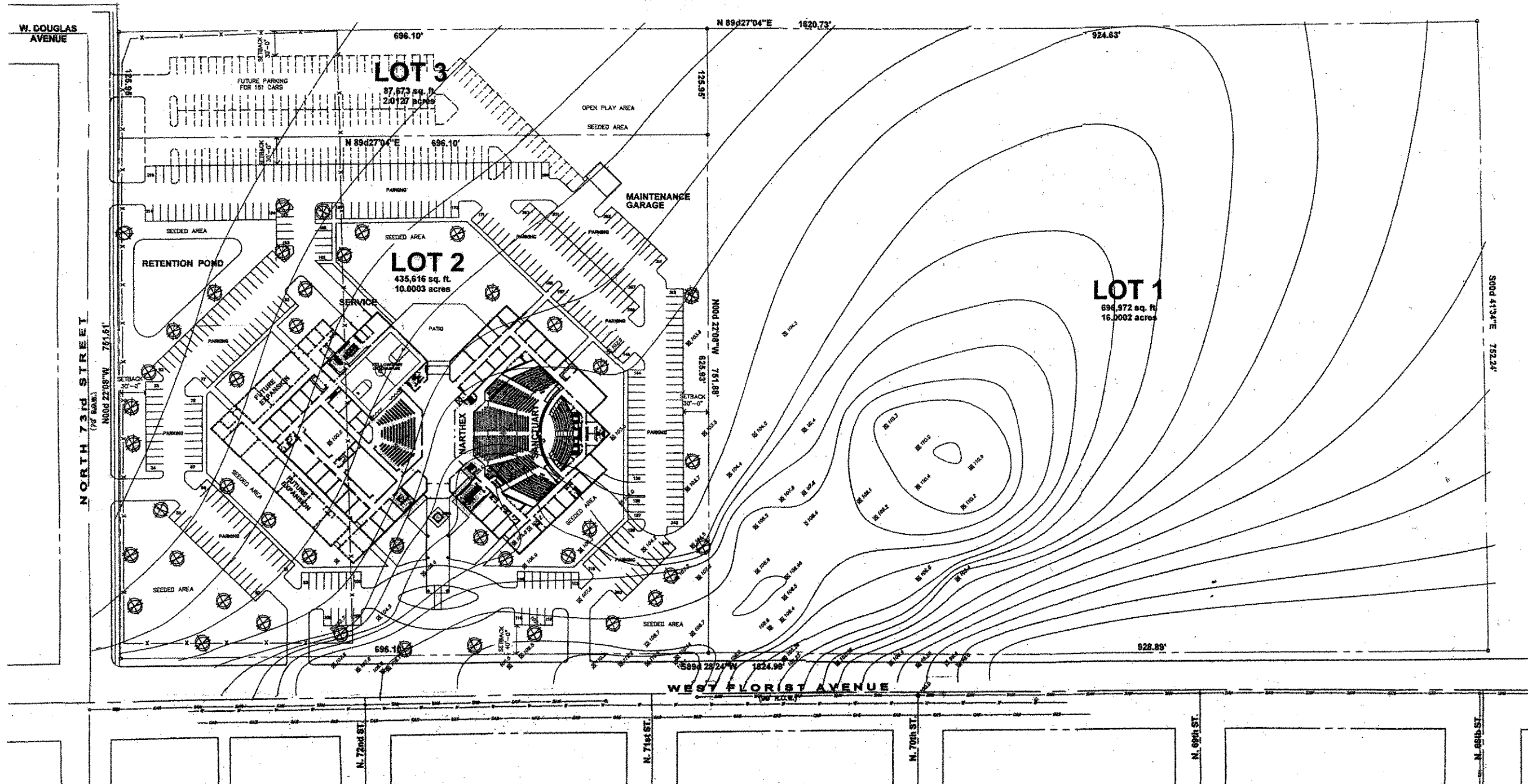




VICINITY MAP

HOLY CATHEDRAL Church of God in Christ
6900 West Florist Avenue
Milwaukee, Wisconsin

Exhibit 'A'
File no. 050244



PROPOSED PARKING
FOR 363 CARS (LOT 2)

FUTURE PARKING
FOR 151 CARS

LANDSCAPING (PROPOSED)
TREES

DIVIDED PROPERTY AREAS:			
LOT 1: 694,372 sq. ft. 16.0002 acres	LOT 2: 433,616 sq. ft. 10.0003 acres	LOT 3: 87,873 sq. ft. 2.0127 acres	LOTS 2+3: 521,489 sq. ft. 12.0130 acres

S I T E P L A N
SCALE: 1" = 60.0'
1,220,261.00 sq. ft.
28.014 acres



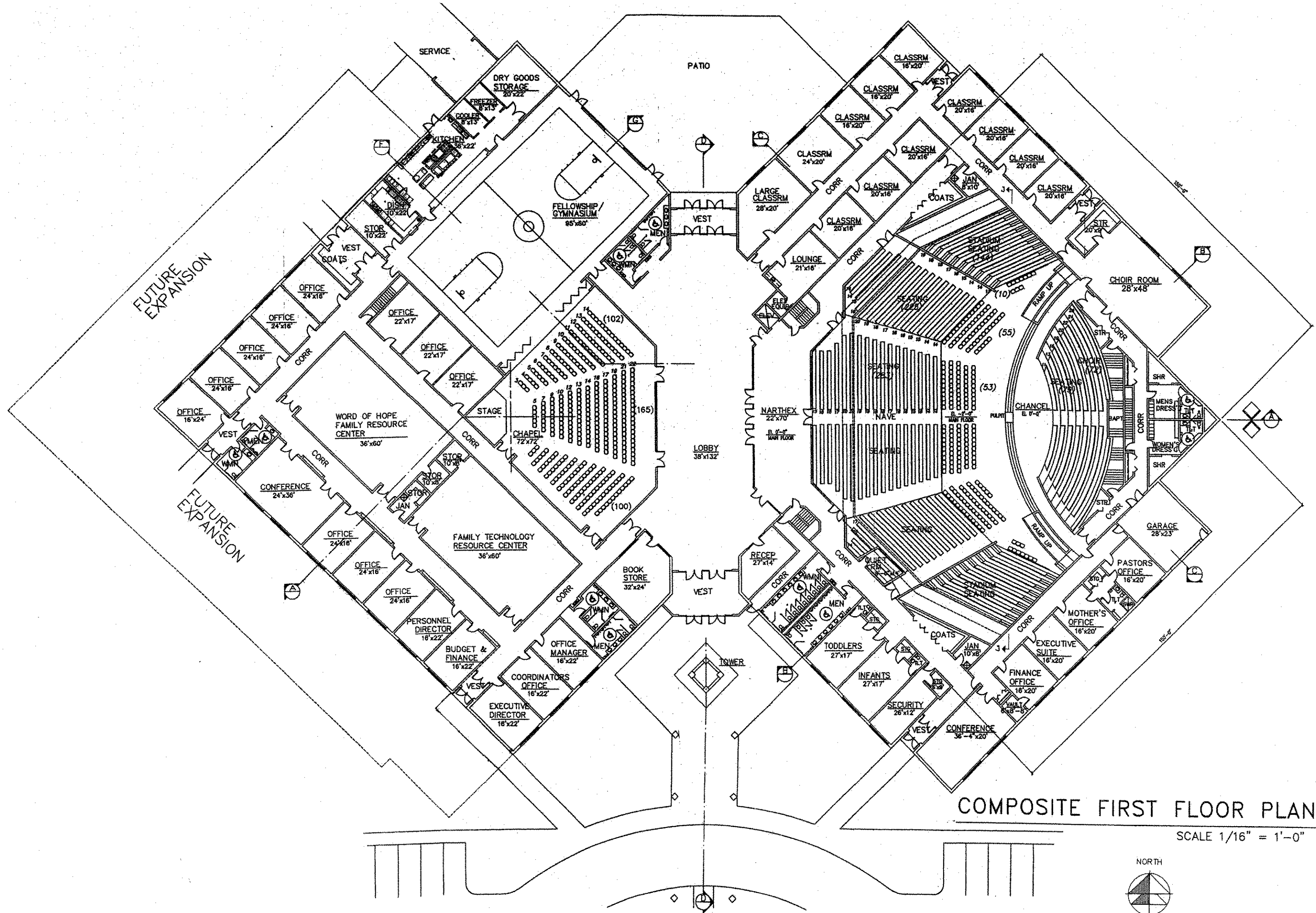
THOMAS KLOIBER & ASSOCIATES, Inc.
101 N. Webster Ave.
Green Bay, WI 54301
(920) 435-6363
(Fax) 435-2541

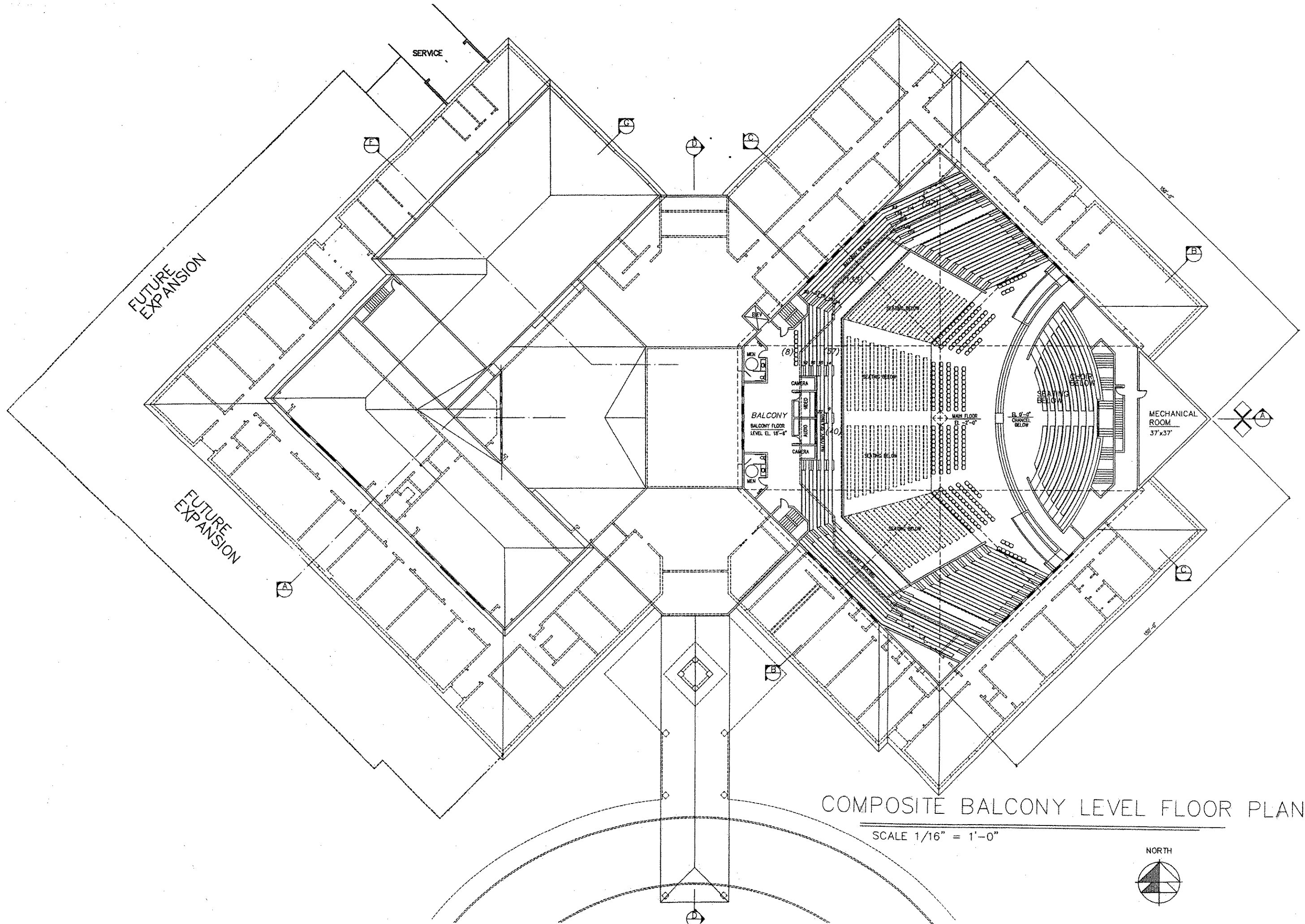
PROJECT
NEW CHURCH DEVELOPMENT
HOLY CATHEDRAL Church of God in Christ
111 Florist Ave., Milwaukee WI

JOB NO.
9930
FILE NO.
DRAWN BY
DATE
5-25-05
SHEET NO.
A.1

REVISIONS

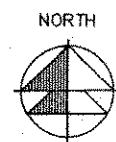
Copyright © 1999 KLOIBER & ASSOCIATES, Inc.





COMPOSITE BALCONY LEVEL FLOOR PLAN

SCALE 1/16" = 1'-0"



Written dimensions on these drawings shall have precedence over scaled dimensions. The architect shall be responsible for the accuracy of dimensions and conditions on the job. The contractor shall be responsible for the accuracy of dimensions and conditions on the job. All ideas, design, arrangement, and plans indicated or represented by this drawing are owned by and property of Klobier & Associates, Inc. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Klobier & Associates, Inc.

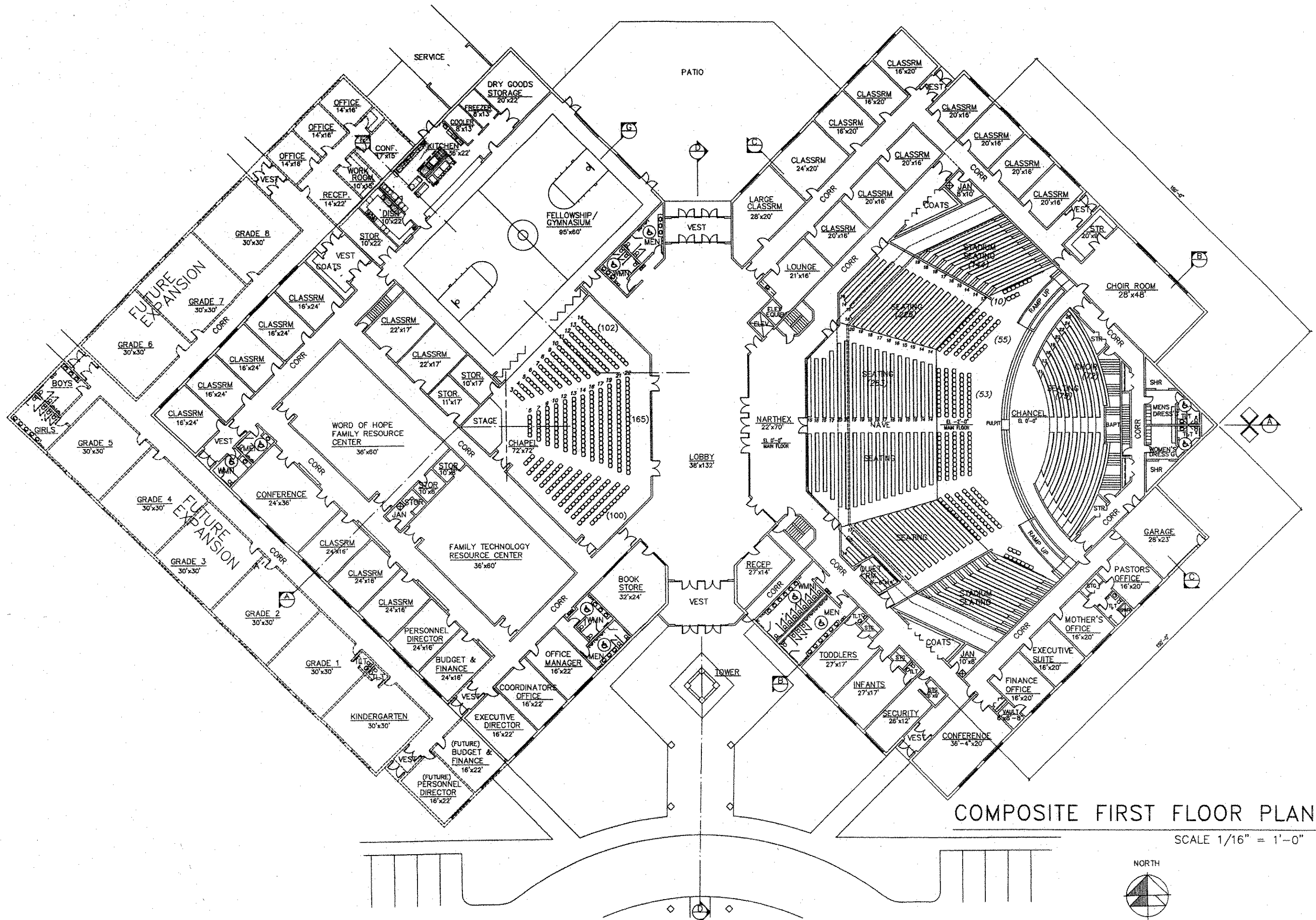
REVISIONS

PROJECT
 NEW CHURCH DEVELOPMENT
 HOLY CATHEDRAL Church of God in Christ
 W. Florist Ave., Milwaukee, WI

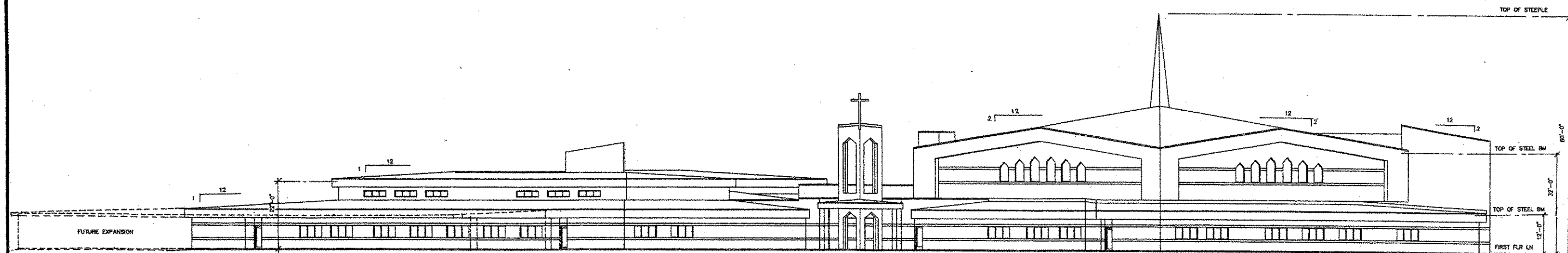
101 N. Webster Ave.
 Green Bay, WI 54301
 (920) 435-6363
 (Fax) 435-2541



JOB NO.
 9930
FILE NO.
DRAWN BY
 JCS
DATE
 4-18-05
SHEET NO.

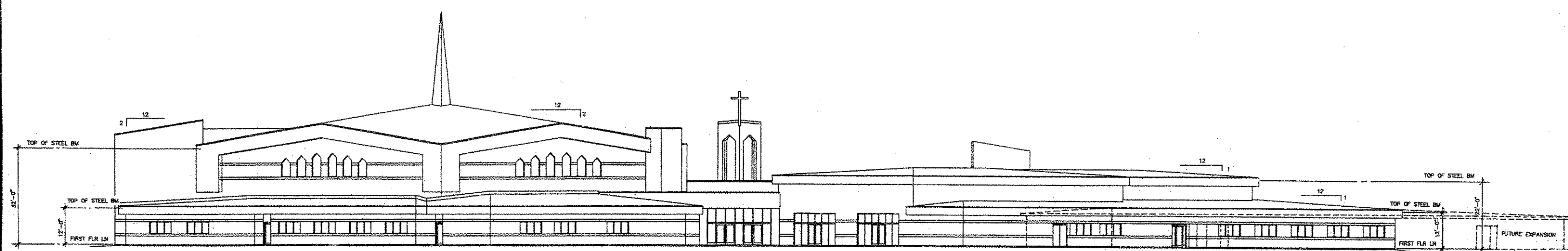


THOMAS KLOIBER & ASSOCIATES, INC. 101 N. Webster Ave. Green Bay, WI 54301 (920) 435-6363 (Fax) 435-2541	PROJECT NEW CHURCH DEVELOPMENT HOLY CATHEDRAL Church of God in Christ W. Florist Ave, Milwaukee, WI	REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>								
JOB NO. 9930 FILE NO. JCS DRAWN BY JCS DATE 12-4-04 SHEET NO.	Written dimensions on these drawings shall have precedence over verbal dimensions. The contractor shall be responsible for obtaining all necessary permits and for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.									



SOUTH ELEVATION

SCALE 1/16" = 1'-0"



NORTH ELEVATION

SCALE 1/16" = 1'-0"

COPYRIGHT © 1999 KLOIBER & ASSOCIATES, INC.

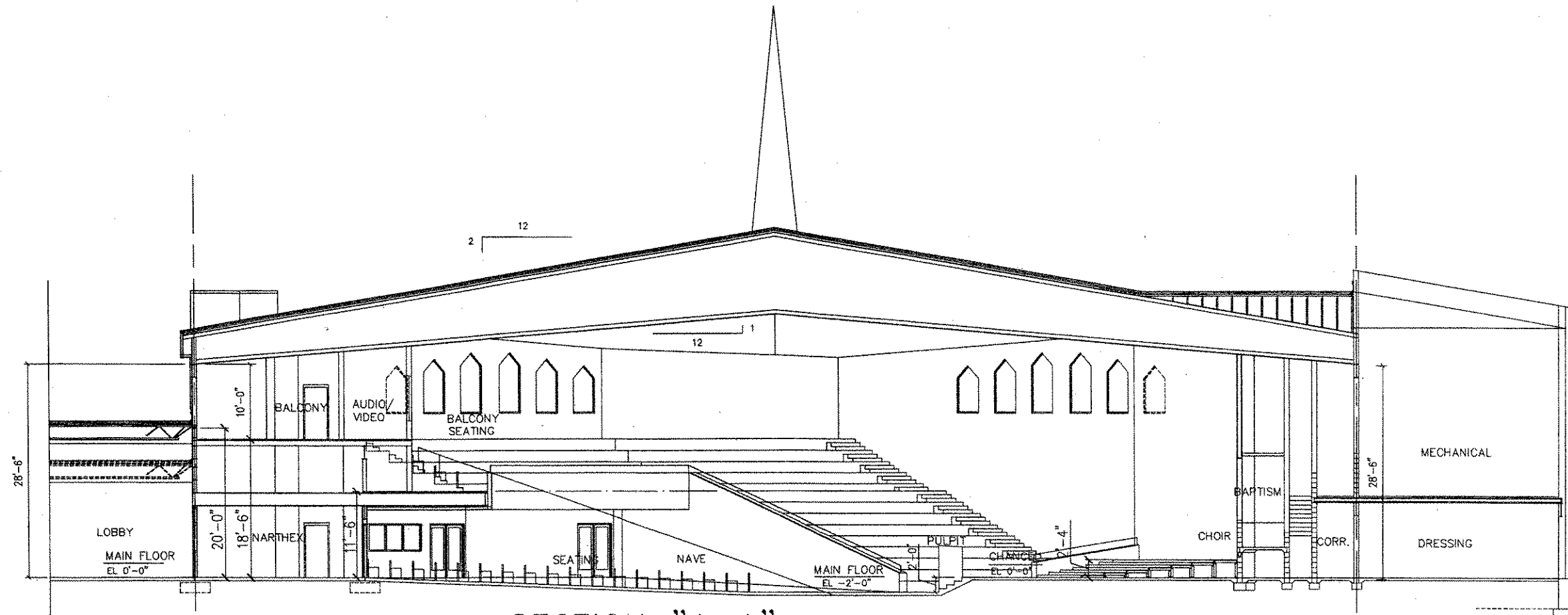
Written elevations on these drawings shall have precedence over scaled elevations. Contractors shall verify all dimensions and conditions shown on these drawings prior to the execution of any work. All dimensions, elevations, and plans indicated or represented by this drawing are deemed to be the property of Klobier & Associates, Inc. No part of this drawing shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Klobier & Associates, Inc.

REVISIONS

PROJECT
 NEW CHURCH DEVELOPMENT
 HOLY CATHEDRAL Church of God in Christ
 W. Elmer Ave. Milwaukee, WI

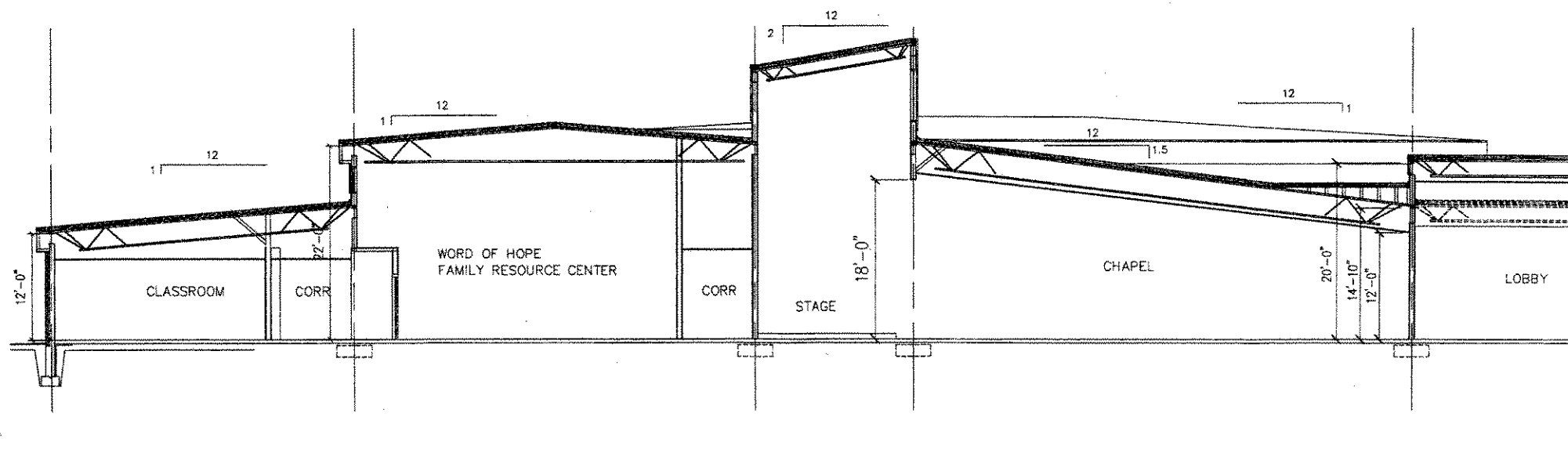
101 N. Webster Ave.
 Green Bay, WI 54301
 (920) 435-6363
THOMAS KLOIBER
 ARCHITECTS, P.C.

JOB NO.
 9930
FILE NO.
DRAWN BY
 JCS
DATE
 9-10-04
SHEET NO.
 of SHTS



SECTION "A-A" (PRELIMINARY)

SCALE: 1/8" = 1'-0"



When dimensions on these drawings shall have precedence over scaled dimensions. Dimensions shall verify and be responsible for all dimensions and conditions on the drawings. All dimensions shall be verified by the architect prior to construction. All dimensions shall be verified by the architect prior to construction. All dimensions shall be verified by the architect prior to construction. All dimensions shall be verified by the architect prior to construction.

REVISIONS

PROJECT
NEW CHURCH DEVELOPMENT
HOLY CATHEDRAL Church of God in Christ

101 N. Webster Ave.
Green Bay, WI 54301
(920) 435-6363

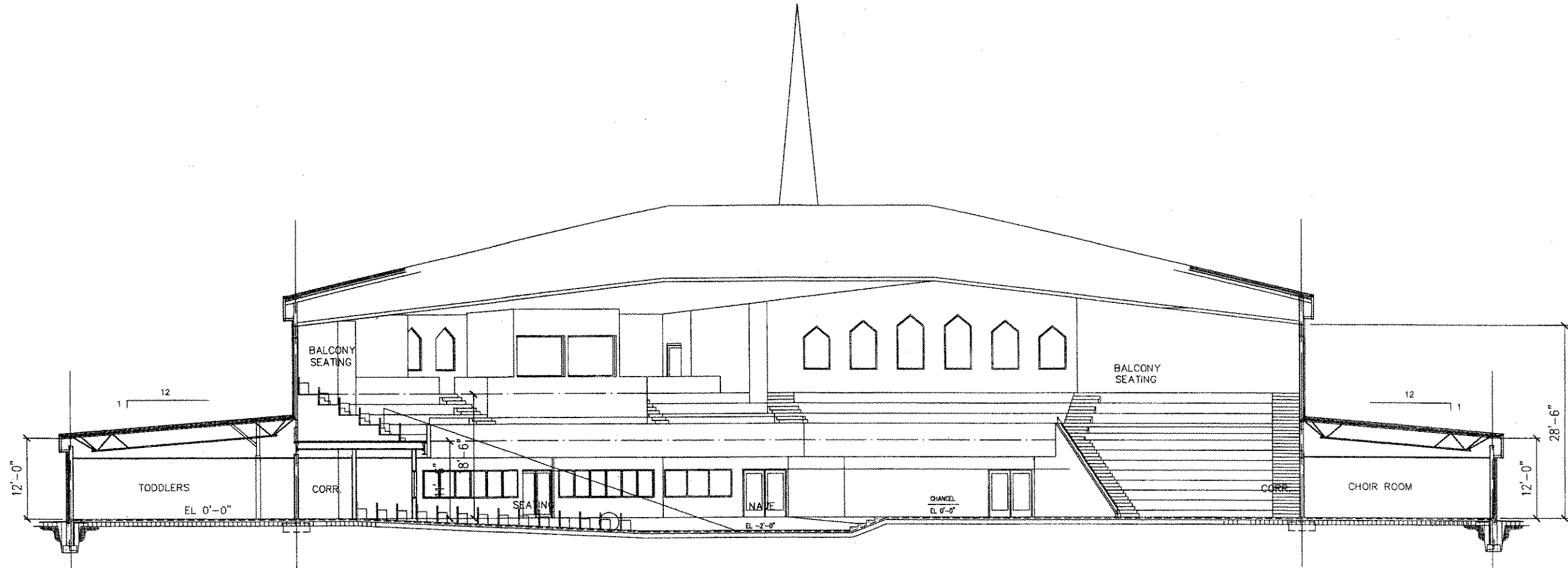
**THOMAS
KLOIBER**

JOB NO.
9930
FILE NO.

DRAWN BY
JCS

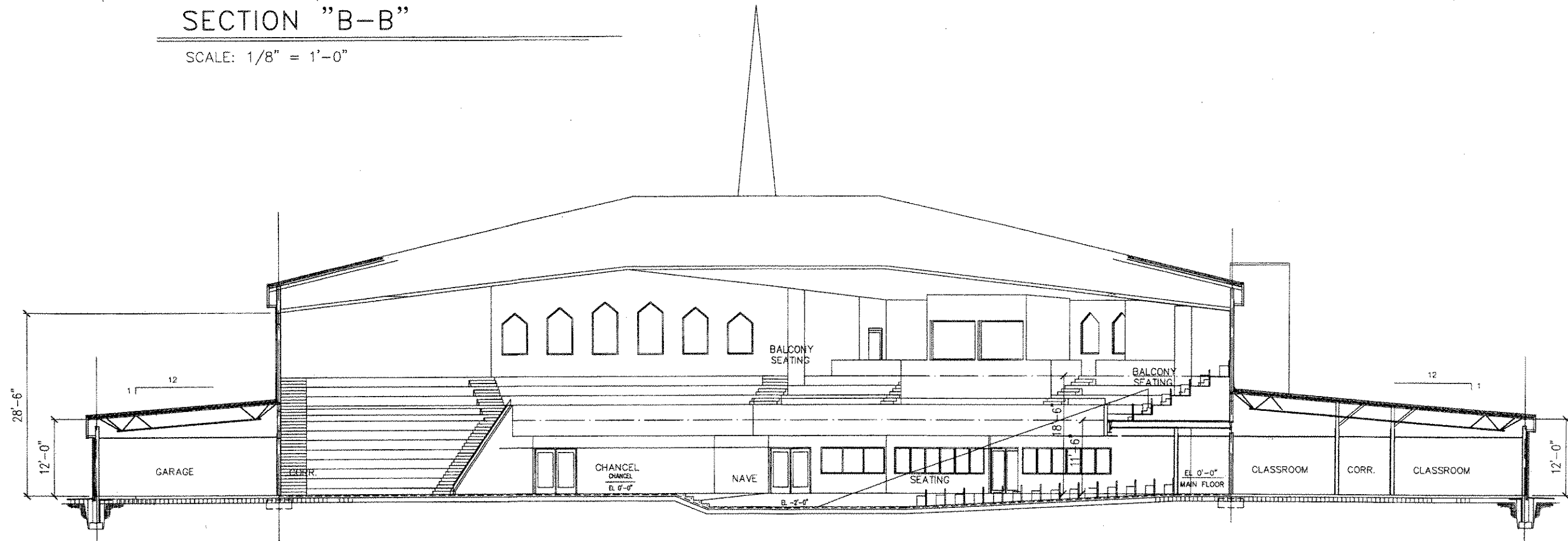
DATE
9-10-0

SHEET NC



SECTION "B-B"

SCALE: 1/8" = 1'-0"



SECTION "C-C"

SCALE: 1/8" = 1'-0"

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. All dimensions shall be in feet and inches, rounded to the nearest 1/8". All dimensions shall be taken from the finished conditions shown by these drawings prior to the execution of any work. All items, design, arrangements, and plans indicated or represented by this drawing are owned by, and property of, Klobier & Associates. None of the items, arrangements, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Klobier & Associates.

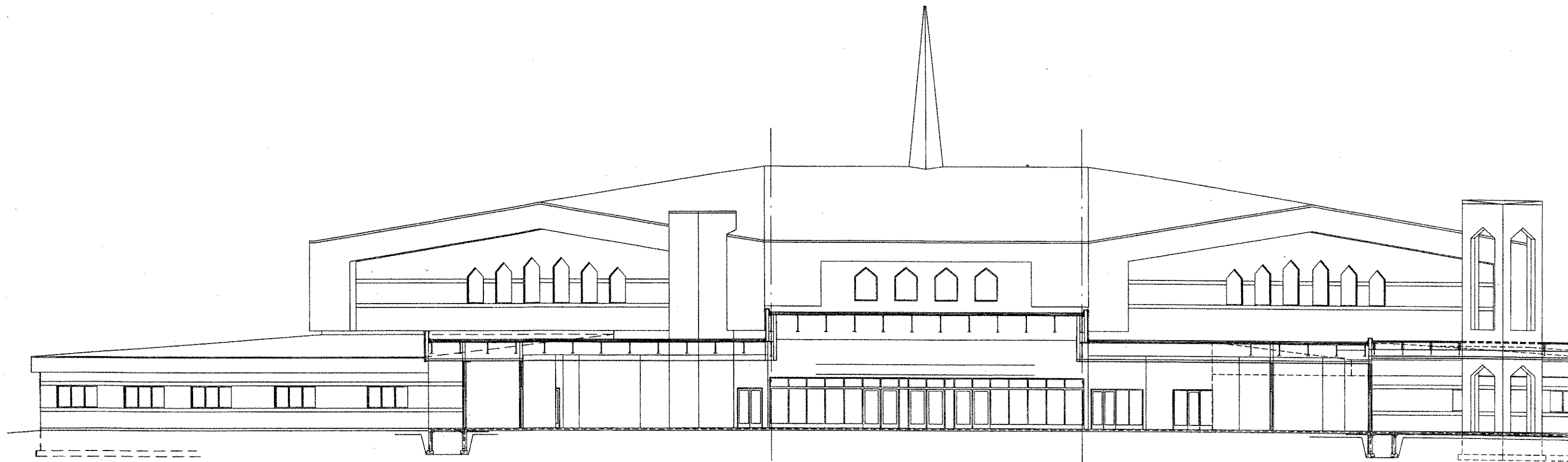
REVISIONS

PROJECT
NEW CHURCH DEVELOPMENT
HOLY CATHEDRAL Church of God in Christ
W. Florist Ave., Milwaukee, WI

101 N. Webster Ave.
Green Bay, WI 54301
(920) 435-6363
(Fax) 435-2541

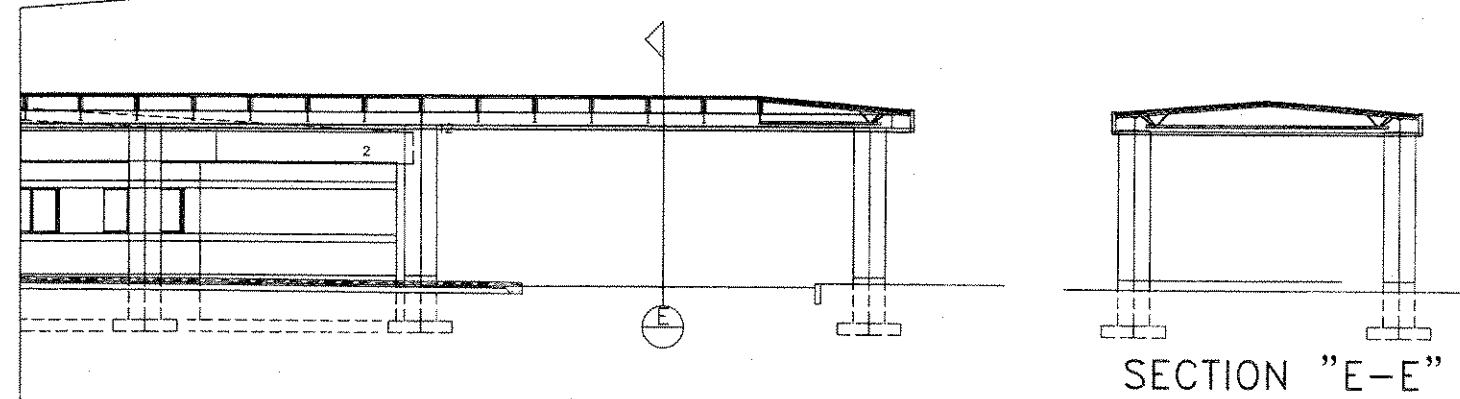
THOMAS KLOIBER & ASSOCIATES, Inc.

JOB NO.
9930
FILE NO.
DRAWN BY
JCS
DATE
9-10-04
SHEET NO.



SECTION "D-D"

SCALE: 1/8" = 1'-0"



SECTION "E-E"

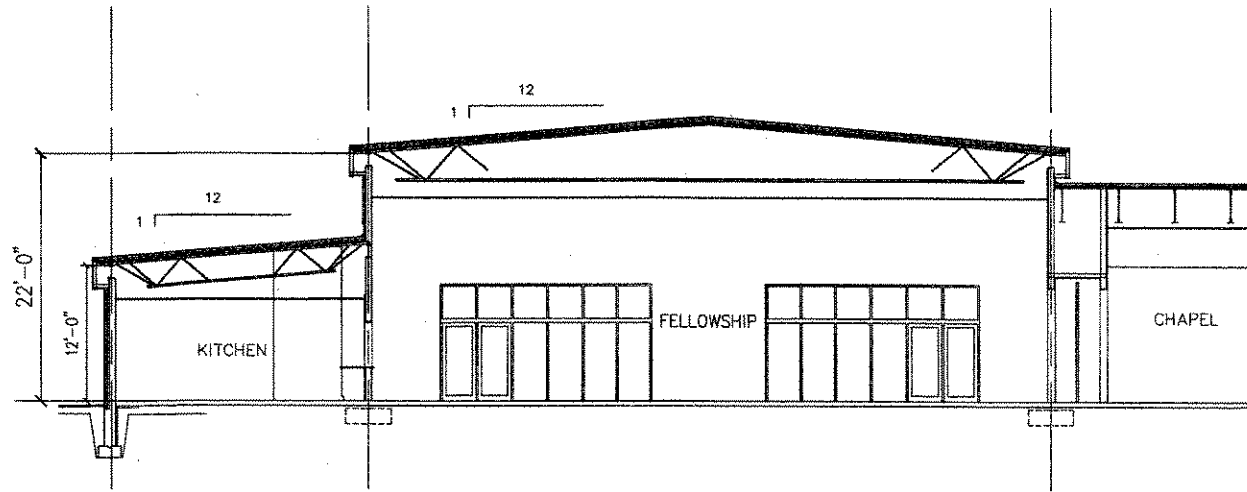
NEW CHURCH DEVELOPMENT
HOLY CATHEDRAL Church of God in Christ
W. Florist Ave., Milwaukee, WI

101 N. Webster Ave.
Green Bay, WI 54301
(920) 435-6363
(Fax) 435-2541



JOB NO.
9930
FILE NO.
DRAWN BY
JCS
DATE
9-10-04
SHEET NO.

of SHTS



SECTION "F-F"

SCALE: 1/8" = 1'-0"

JOB NO.
9930
FILE NO.
DRAWN BY
JCS
DATE
9-10-04
SHEET NO.



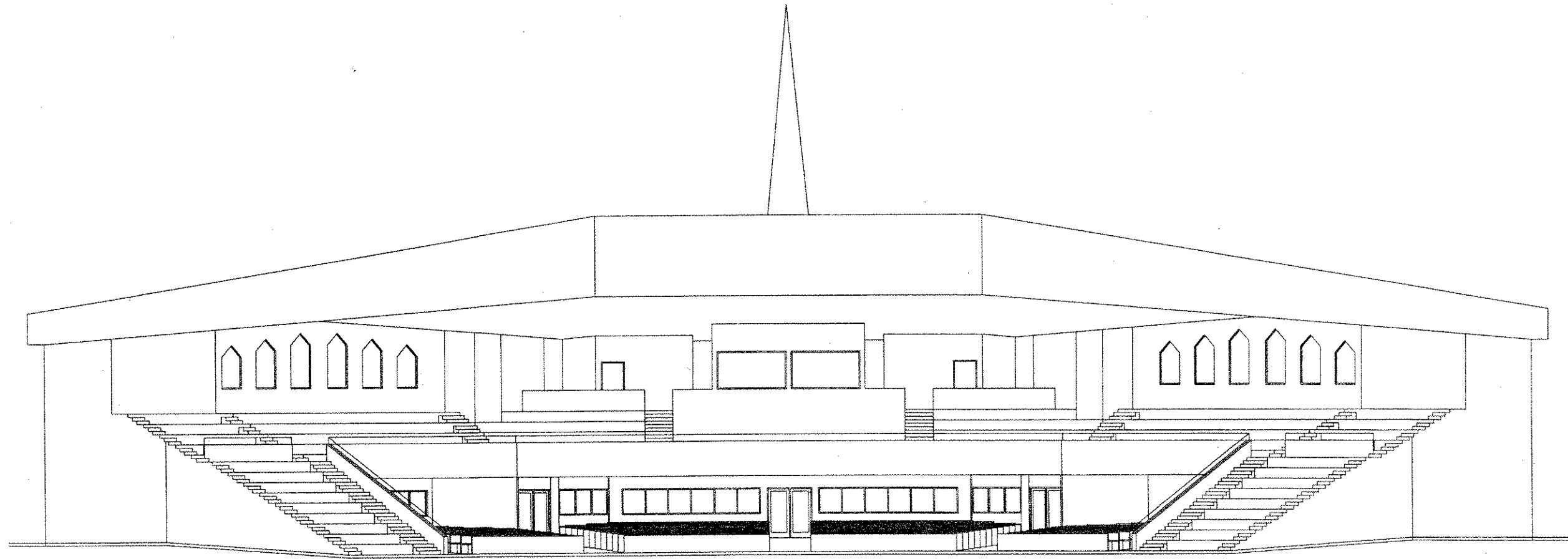
THOMAS
KLOIBER
& ASSOCIATES, Inc.

101 N. Webster Ave.
Green Bay, WI 54301
(920) 435-6363
(Fax) 435-2541

PROJECT
NEW CHURCH DEVELOPMENT
HOLY CATHEDRAL Church of God in Christ
W. Florist Ave., Milwaukee, WI

REVISIONS	

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Klobier & Associates shall be notified of any variances from the dimensions on the drawings. All items, design, arrangements, and plans indicated or represented by this drawing are owned by and property of Klobier & Associates. None of the ideas, arrangements or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Klobier & Associates.



SECTION "J-J" BALCONY INTERIOR

SCALE: 1/8" = 1'-0"

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. Klobber & Associates shall be notified of any variations from the dimensions on conditions shown by these drawings prior to the execution of any work. No part of these drawings shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Klobber & Associates. None of the items, equipment, or plans shall be used by or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of Klobber & Associates.

REVISIONS

PROJECT
NEW CHURCH DEVELOPMENT
HOLY CATHEDRAL Church of God in Christ
W. Florist Ave., Milwaukee, WI

101 N. Webster Ave.
Green Bay, WI 54301
(920) 435-6363
(Fax) 435-2541

THOMAS
KLOBER
& ASSOCIATES, Inc.



JOB NO.
9930
FILE NO.

DRAWN BY
JCS

DATE
9-10-04

SHEET NO.

of SHTS