

February 7, 2005

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

Dear Committee Members:

Attached is File No. 040715, being a substitute ordinance approving the change in zoning from Single-Family Residential (RS6) and Two-Family Residential (RT2) to a Detailed Planned Development (DPD) known as Greater Mt. Sinai Church of God in Christ, on land located on the Southeast corner of North 60th Street and West Custer Avenue, in the 2nd Aldermanic District.

This ordinance would allow for the expansion of an existing ministry with the construction of a new 35,000 square foot religious assembly and theater at the corner of the site and additional surface parking to the east of the building. The main entrance and church/congregation would be situated at the corner of the property and 2 stories in height. The offices would be located along West Custer Avenue and the theater and banquet hall would be located along North 60th Street. Approximately 856 seats are proposed in the main congregation/church hall, about 362 seats would be in the mezzanine and 408 seats would be in the theater. A secondary entrance and lobby area is located off of North 60th Street. The new facility would allow for the ministry to provide and expand their services to the youth and community.

The exterior of the building would be a masonry ashlar stone at the base with scored EIFS above the base. Several tall, narrow windows are proposed along both street frontages. A series of sloping roofs would tie the masses of the building together.

Initially a total of 37 surface parking spaces would be provided on site. An additional 6 off site parking spaces across the street at the property to the north, also owned by the church, would be available for the church's use during normal hours of operation and 20 adjacent on-street parking spaces may be counted. The current zoning would require about 197 on-site parking stalls if full plans were developed that would seat 1,180 people. Therefore, the current proposal is deficient approximately 117-120 stalls for maximum capacity. The street frontage and interior of the parking lot would be landscaped with a combination of trees and shrubs.

On Monday, October 18, 2004, the City Plan Commission held a public hearing. At that time CPC recommended to refer to staff to work out parking issues. The applicant has now secured a parking space agreement with the Housing Authority of the City of Milwaukee to allow for the use of surface parking spaces that are available on Sunday. There are a total of 40 parking spaces, of which 20 to 30 would be available, as confirmed by the Housing Authority manager at Westlawn. Since this proposed rezoning is consistent with the city plans for the area, the City Plan Commission at its regular meeting on January 18, 2005 recommended approval of the attached substitute ordinance conditioned on the following:

1. Provide documentation indicating that adequate parking is available, or
2. providing revised plans reducing the development size to a level commensurate with available parking.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Davis
File