

March 27, 2007

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

Dear Committee Members:

File No. 061391 relates to the First Amendment to a Detailed Planned Development, 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 file amends the Detailed Planned Development to permit the construction of a church and administrative wing and to approve revised on-site parking and agreements for off-site parking.

Previously, the Detailed Planned Development was approved to permit the construction of a new 35,000 square foot religious assembly and theater to the south of the existing church, and additional surface parking to the east of the building. Since the approval, this has not been constructed. Instead, this Amendment to the DPD allows for the church and administrative wing to be constructed on the corner of North 60th Street and West Custer Avenue as Phase I. The existing church will be demolished as part of Phase 1 as well. Phase II will now be the construction of the previously approved theater/assembly area and main lobby portions to the south of the church. The Phase II building will be attached to the phase one addition at the entrance lobby.

On March 05 and March 26, 2007, public hearings were held and at that time several people spoke in support of the proposed zoning change. One neighbor whose property abuts the church parcel on North 60th Street had a few concerns over noise and parking. Her questions were addressed and answered by the architect. The Alderman's office raised concerns over parking and suggested using the second phase area for parking. The Alderman and church met and are in agreement that the Phase II area will be used for construction staging and will be maintained. Since the proposed change complies with the original planned development, the City Plan Commission at its regular meeting on March 26, 2007, ratified their March 5th recommendation and recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Joe Davis