



205 W. Highland, Suite 303
 Milwaukee, WI 53203
 Phone: (414) 271-1812
 Fax: (414) 271-1830

February 19, 2007

City of Milwaukee Development Center
 809 N. Broadway, PO Box 324
 Milwaukee, WI 53201-0324

Re: Detailed Planed Development Review, Greater Mount Sinai Church of God and Christ, 5384 North 60th Street

Owner Statement:

For over thirty years, Greater Mount Sinai Church of God in Christ has stood on the corner of 60th and Custer with doors wide open. The demographic profiles of members in the community have changed over time, but not the Church's conviction to serve those in need. Rather than reconsider the Church's role in a community wrecked with turmoil, the group wants to intensify its efforts. The mission of the Greater Mt Sinai Ministry is to be a catalyst for improvement that reaches beyond the borders of their local community.

Although the church works with people of all ages, the objective is to focus on the youth. Youth who are involved in structured and engaging activities in the church have no time or desire to participate in crimes against society. Unfortunately the church feels that the limited space available in its current facility conflicts with its mission.

The ministry is strategically located where we it could easily serve many households within the local community. However, it is forced to turn people away at the door. Specifically, a lack of space factored heavily into the church's decision to suspend its after-school tutoring program. In a time of stringent federal and state mandates, our children need our assistance.

With a larger facility, the church feels it will be able to increase the number of people it serves and not have to turn others away. The Greater Mt Sinai Ministries serve the community in the following areas:

<ul style="list-style-type: none"> • Youth Choirs • Singles Ministry • Value building Mentoring Programs • Fine Arts Department • Young Men and Young Women Ministry • Prison Ministry • Senior Citizen Housing • Volunteer Income Tax Assistance • Big Brother / Big Sister • Purity Class • Couples Ministry • Sanctuary Choir • Deacon/Elders/Ministers • Senior/Youth Ushers • Drama Department • Sewing Circle 	<ul style="list-style-type: none"> • Evangelist Missionaries • Executive/Local Hospitality • Theatre of the Arts • Food Pantry • Transportation • Home and Foreign Mission • Vacation Bible School • Mother's Board • Victor C. Davis Angel Choir • Nurses Unit • Walter Davis Senior Complex • Nursing Home Ministry • Young Men's Christian Council • Pastor's Aid • Young Women's Christian Council • Praise and Worship • Youth Department
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Statement of Intent:

The greater Mt. Sinai ministries have been servicing the local community for over 34 years. Since its inception the ministries size and its role in the community has continued to grow. Currently the ministry finds itself with a surplus of services it would like to offer the community and a shortage of space to offer those services in. By replacing their existing building with a new and larger facility the greater Mt. Sinai ministries plan to expand their current services to the public as well as add new ones.

The new greater Mt. Sinai ministries complex will be built in two phases. Phase one, will involve the demolition of the existing church and the construction of a new larger church facility at the site of the old building. Phase two will be the construction of the theater/assembly area and the main lobby portions of the final Greater Mt. Sinai complex. The phase two building will be attached to the phase one addition at the entrance lobby.

The complete complex design is comprised of a number of dynamic forms that are anchored by masonry tower elements at their corners. Thematically the complex is comprised of three elements, a church/congregation element, a theater/assembly element and a central lobby that unifies the first two pieces.

The phase one church element is located directly on the corner of 60th and Custer. The building element anchors the corner of the intersection and opens to the public via a large civic scaled entrance comprised of a large porch and awning and an expansive glass entrance that offers a visual connection between the church congregation and the public.

The phase two theatre/assembly element runs south from the church and continues to hold the street edge along 60th Street.

The central entry lobby connects the theatre/assembly and church components. This building element also offers secondary points of entrance directly onto 60th street and to the building's parking lot located directly to the east of the structure. In addition to building circulation the entry lobby will serve as a gather space for all of the Greater Mount Sinai Church of God and Christ activities. The entry lobby will be built during phase two.

Detailed Planned Project Description

Standards Compliance, per s. 295-907:

- a. **Uses:** Church, Theatre, Banquet Hall
- b. **Design Standards:** See detailed plan Drawings
- c. **Density:** not applicable, non residential facility
- d. **Space Between Structures:** not applicable
- e. **Setbacks (see A0.0, site plan):**
Front setbacks, 60th street, West Custer Avenue: 2 feet

Back setback, southeast corner, adjacent to building: 4 feet
Side Setback, eastern and southern edge of parking lot, southern edge of building: 12 feet

f. Screening (see A0.0, site plan):

Wooden fencing to screen all side and back lots of property adjacent to private properties, existing and new landscaping to screen all street frontages

g. Open Spaces: not applicable

h. Circulation, Parking Lot and Loading (see A0.0, site plan):

Pedestrian Access to the building is afforded at 3 points, corner of 60th street and W. Custer Avenue, building midpoint at 60th street, building midpoint at parking lot.

Vehicular Access to the parking area is made from W. Custer Avenue. The lot provides a drop off point directly outside one of the main entrances.

Because of its location in an existing urban area, a large number of the CGOIC congregants walk or take public transportation to services. There are also car pool operations for the elderly. A public transit bus stop is located directly in front of the church on the corner of 60th and W. Custer Avenue.

New site plans provide parking for 35 standard parking stalls and 2 additional ADA stalls on site. In previous studies the city has awarded the possibility for 20 additional street parking spots adjacent to the site (Phase One submittal 25460 & 25714). The owner has also negotiated with an adjacent property owner to provide an additional 125 parking stalls at an off site location (agreement attached, owner to provide necessary park and ride service during operation).

There is one loading area, it is located directly south of building and accessed from 60th street.

Multiple events will not be scheduled simultaneously in the theatre, church or banquet spaces, to avoid crowding and parking issues.

i. Landscaping (see A0.0, site plan):

Mix of new and existing plantings, designed to be consistent with existing area landscaping

j. Lighting (see A0.0, site plan):

Low poll lighting fixtures at parking areas, architectural lighting at building

k. Utilities:

Future utility lines will be below grade. Existing above grade electric service box at West Custer Avenue to be relocated. New utility box location to be coordinated with utilities during design. New location to be in a less conspicuous site location and screened from general view by location, landscaping and / or site features.

I. Signs (see A0.0, site plan):

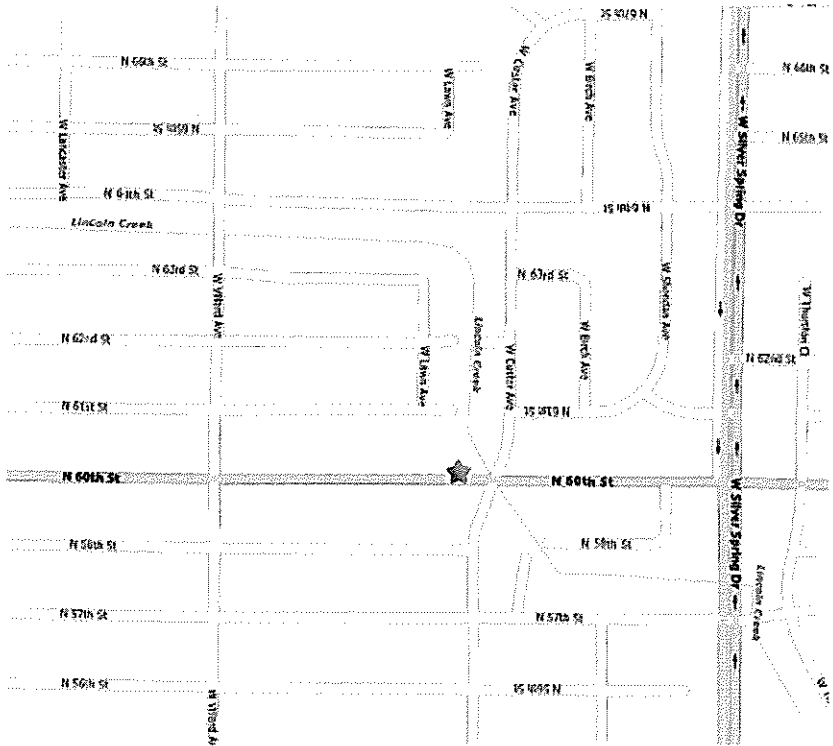
Building signage is to be applied at masonry base of porch at corner of 60th and Custer.

m. Sign Illumination: A non-visible lighting fixture will illuminate building signage at night.

Statistical Data			
	S.F.	Acres	Percentage of lot gross
gross land area	56,293 s.f.	1.27 acres	
Maximum amount of land covered by principal buildings	25,000 s.f.	0.57 acres	45%
Maximum amount of land devoted to parking	20,837 s.f.	0.48 acres	38%
Minimum amount of land devoted to landscaping and open space	9,456 s.f.	0.22 acres	17%
parking spaces provided	Parking		
	37 on site stalls		
	125 off site stalls		
	20 street stalls		
	Total	182 stalls	
Parking per S.F.	Building Phase, Gross both floors		S.F. Per Parking*
	Phase I: Church	20,000 s.f.	110 S.F. per Stall
	Phase II: Theatre / Banquet Hall	23,000 s.f.	126 S.F. per Stall

Note:

*Owner will Phase building events to avoid concurrent activities in theatre/banquet/church spaces. This will affect the parking totals per area



PARKING SPACE AGREEMENT

THIS AGREEMENT, made and effective as the 19th day of January, 2007, is between the Housing Authority of the CITY OF MILWAUKEE ("HACM"), through its Executive Director, and Greater Mt. Sinai Church of God in Christ Inc., located at 5384 N. 60th Street, Milwaukee, relative to the use of parking space at the parking lots owned by HACM at its Westlawn Development, lying between 5474 and 5500 North 61st Street; and lying 5400 North 67th bordering Birch and Sheridan (the "lots").

WHEREAS, Greater Mt. Sinai has requested that its congregation, visitors, and guests be allowed to use any available parking spaces at the lot to park their vehicles during its Sunday worship service; and

WHEREAS, HACM is willing and able to offer (125) underutilized parking spaces at two of its several Development parking lots in close proximity to Greater Mt. Sinai to assist this faith-based organization and neighbor;

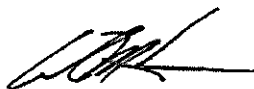
NOW, THEREFORE, In consideration of the mutual promises and covenants each made to each other, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed and understood by HACM and Greater Mt. Sinai:

1. Greater Mt. Sinai and the members of its congregation, guests, and visitors will be permitted to park their private vehicles on the lot on Sundays, between the hours of 9:00 A.M. and 3:00 P.M. free of charge, on any available, vacant parking spaces.
2. The term of this Agreement shall be for a period of one year, commencing on the day this Agreement is executed by the parties. Thereafter, the term of this Agreement shall automatically renew for additional one year periods unless either party shall have given the other party written notice of such party's intent to not renew the term of this Agreement at least five days prior to the end of the then existing term. This Agreement shall be terminated by either party upon five days written notice, to be mailed to the party.
3. HACM will not be liable for any damage or injury to the persons, property, equipment, or vehicles of any individual using the lot pursuant to this agreement, whether according to its terms and conditions or otherwise.
4. Greater Mt. Sinai agrees to indemnify, defend, and hold HACM harmless for injuries, death or property damage resulting, in whole or in part, from the use of the lot under this Agreement to the extent that any such injuries, deaths, or property damage directly or indirectly result from a negligent act or omission of Greater Mt. Sinai, or any officer, employee, congregation member, visitor, or guest using the lot hereunder.

5. HACM shall be named as an additional insured on any commercial general liability policy maintained by Greater Mt. Sinai, approved by the Milwaukee Office of the City Attorney, covering any liability that may result as a consequence of this Agreement.
6. Nothing contained herein shall be construed to afford Greater Mt. Sinai any right to maintain protect, or improve the lots during the term of this agreement, which activities shall remain the exclusive right and responsibility of HACM to be exercised solely as it deems fit.
7. This Agreement shall be governed by and interpreted under the laws of the State of Wisconsin.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day, month and year set forth below.

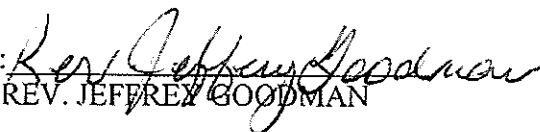
**HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE**



ANTONIO M. PÉREZ
Secretary-Executive Director

Dated: 1/16/07

GREATER MT. SINAI CHURCH OF GOD IN CHRIST, INC.

By: 
REV. JEFFREY GOODMAN

Dated: 1-19-07