

File Number 100875

HOLY CATHEDRAL CHURCH OF GOD IN CHRIST

GENERAL PLAN DEVELOPMENT

PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

November 19, 2010

Revised – November 29, 2010

I. COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS

The Holy Cathedral Church of God in Christ requests that the zoning of the property at 6900 West Florist Avenue, more particularly described as Lot 2 of CSM No. _____ be changed from an Industrial – Light (IL1) District to a General Plan Development (GPD) District in accordance with this submission. A draft copy of the CSM is attached.

This Statement of Owner's Intent, together with the accompanying plan sheets and related materials, identified below, constitutes and supports the general development plan:

Plan Sheets

Sheet Index

- GPD-1 Cover Sheet / Vicinity Map
- GPD-2 ALTA/ACSM Survey
- GPD-3 Proposed Project Boundary Description
- GPD-4A Proposed Building and Parking Site Plan – Alternative 1
- GPD-4B Proposed Building and Parking Site Plan – Alternative 2
- GPD-5 Proposed Perimeter Façade Standards

Exhibit A Statistical Sheet

Exhibit A-1 Additional Permitted Uses

Exhibit B Site Photographs

Draft Copy of CSM

II. OVERALL DEVELOPMENT CONCEPT

Existing Conditions

The GPD site is located on a vacant 28 acre tract of land owned by Holy Cathedral Church of God in Christ. The parcel was formerly farmland, although the farmhouse and any associated outbuildings are no longer present. The adjacent properties to the east and west are large parcels with active industrial uses. There is a wooded area, electric transmission lines, and industrial uses to the north. To the south is a well established residential neighborhood known as Havenwoods.

The 8.1-acre site, to be rezoned to a GPD, is moderately sloped towards the southeast corner, along West Florist Avenue. The site is currently open field with uncontrolled storm water runoff and no established curb cut locations. There are no significant trees or natural features. Public utilities are present in West Florist Avenue.

General Intent

The Holy Cathedral Church of God in Christ has future plans to construct a new facility on the westerly 10 acres of their 28-acre parcel. They are selling the middle 7.9 acres to the National Heritage Academies for construction of the proposed Milwaukee Scholars Charter Academy. This GPD is for the eastern 8.1 acres, which will be retained by the Church for future development.

The potential uses for the 8.1-acre parcel are not finalized at this time. It is currently contemplated that the property may be used as a Community Center, as defined under Section 295-203.4.c. In that instance, it would be a building or group of buildings operated by a public or non-profit group or agency and used for recreational, social, educational or cultural activities, and it may include a health clinic or social service facility that is ancillary to the principal recreational, social, educational, or cultural use of the premises. There would be facilities on the site that support and compliment the principal use, such as equipment or storage buildings, a gazebo, recreation equipment, or educational and cultural exhibits. Additional potential uses to be included as permitted uses are listed on Exhibit A-1 attached hereto and incorporated herein by this reference.

It is currently contemplated that the building(s) would have a maximum gross square footage of 100,000 square feet, with a maximum of two stories and a maximum height of 60 feet. Specific information on the building(s) will be provided in the subsequent Detailed Plan Development (DPD) for the property. The number of parking spaces would be established based on the principal use, as further defined in the subsequent Detailed Plan Development

(DPD) for the property. The number of parking spaces will comply with the City's parking standards per use as prescribed in the zoning code.

Landscaping for the site would meet City Ordinances as further described in III.H. Storm water runoff from the site will be managed in accordance with the City's Storm Water Ordinance. The site design will endeavor to include Low Impact Development (LID) storm water management Best Management Practices (BMPs) where practical, comparable in cost to other methods of storm water management, and feasible. This could include such measures as a green roof, rain gardens, bioswales, and pervious pavements. These measures will be used where practical, comparable in cost to other methods of storm water management, and feasible to reduce the size of any storm water detention facility, and to enhance the quality of storm water leaving the site. If practical, comparable in cost to other methods of storm water management, and feasible the detention facility will not have an open water surface, but instead will use vegetation and berming to encourage infiltration and evapotranspiration of storm water, and discourage nuisance waterfowl. Detention facilities will be integrated with the site design.

Primary access to the site will be from West Florist Avenue, at a single driveway. A secondary access will be provided via an access drive that connects to the Church's parcel to the west. Two alternative building and parking site plans have been provided as Sheets GPD-4A and GPD-4B to reflect different access options from West Florist Avenue.

III. COMPLIANCE WITH STANDARDS

The proposed GPD development rezoning complies with, or varies from, the standards prescribed by Section 295-907 of the Milwaukee Code of Ordinances in the following respects:

A. Size (295-907.2.b-1-a through b-1-d.)

See Exhibit A.

B. Density (295-907.3.c.)

Not applicable.

C. Space Between Structures (295-907.3.d.)

The location of structures in the GPD complies with the applicable provisions of the Wisconsin Administrative Code, ILHR Chs. 50-65.

D. Setbacks (295-907.3.e.)

Proposed standards for façade and landscaping treatments have been established for street edges within the development. The setbacks are defined below for each façade treatment. Refer to Sheet GPD-5 for the location of the treatments.

Principal Façade is defined as the public façade designed in accordance with the City of Milwaukee Urban Design Guidelines. The Principal Façade area will be associated with the portion of the building exposed to public view. The Principal Façade area will have setbacks from the property line of a maximum of 130 feet. The Principal Façade area will have pedestrian and vehicular entrances designed for the public, as well as for deliveries. The Principal Façade area will have landscaping and streetscape treatments designed to enhance the pedestrian experience. This could include decorative pavements, special lighting, street trees, planting beds, benches, or directional signage. There will be no parking spaces allowed within the Principal Façade setback area.

Secondary Façade is defined as the area not generally exposed to significant public contact. Secondary Façade areas will be associated with the sides and back of the building areas, utilities, and materials management facilities, facing the interiors of the project site. Pedestrian and vehicular access points will not be used by the public. The Secondary Façade areas will have a minimum setback of 25 feet.

E. Screening (295-907.3.f.)

Urban Landscape Treatment will be used as a landscape buffer along all streets. Landscaping shall conform to City of Milwaukee requirements. Screening of surface parking and circulation facilities will be comprised of regularly spaced trees and continuous base shrubs, and may include fencing that will create a barrier, but not be a visual screen. Plantings will create a continuous edge of plants, but the eye level zone will be mostly open, to allow for surveillance between parking lots and streets. Facilities such as mechanical equipment or enclosures, dumpsters, and other trash collection equipment, will be screened per Section 295-405.1.b-7, Type "G" Landscaping (object screening), wherever these facilities are visible to the public. Fencing and walls shall be in accordance with Table 295-405.1-c, Fence/Wall and Landscaping Requirements for Landscape Types, and Section 295-405.1.c-5.

F. Open Spaces (295-907.3.g.)

Open spaces are shown on Sheets GPD-4A and GPD-4B. Open spaces will include facilities for storm water management, and may include playgrounds and athletic fields and courts, pedestrian circulation, including sidewalks paved paths and seating areas; landscaped and garden areas with walls and fencing; informational features such as signs or kiosks; lighting, shielded so as to avoid causing glare on adjoining streets and residences; and decorative enhancements, such as flagpoles, artwork, or water features. Landscaping and screening in open spaces will be maintained so as not to create a nuisance or hazardous condition.

G. Circulation Facilities (295-907.3.h.)

The general location of circulation facilities, including pedestrian and vehicle access and egress, as well as drop-off and loading facilities are identified on Sheets GPD-4A and

GPD-4B. Adequate access for pedestrians and private vehicles shall be provided. Parking and loading facilities shall be located near the uses these facilities support and will be adequately screened. Facilities for the proper storage of bicycles will be provided in accordance with Section 295-403-2-c.

H. Landscaping (295-907.3.i.)

Site landscaping standards will conform to Section 295-405, Milwaukee Code of Ordinances; and will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). Surface parking and circulation facilities will be landscaped and screened as specified in III.E above. Open spaces will include the uses and related landscape standards as specified in III.F, above. Landscaping shall meet or exceed the requirements of Section 295-405.1.c, for planting materials, fencing and walls, and berms. Landscape features may encroach into the public right-of-way, with City approval, in accordance with Section 295-405.1.c-8.

I. Lighting (295-907.3.j.)

Building and site lighting will conform to the Illuminating Engineering Society Standards and City of Milwaukee Ordinances. All exterior lighting shall be shielded so as to avoid causing glare on adjoining streets, or light escape to nearby residences.

J. Utilities (295-907.3.k.)

New transformers and substations will be installed within buildings or will be otherwise screened from view. All utility lines to provide electric power, telephone services, and cable television or communications systems lines or cables shall be installed underground in easements, where feasible.

K. Signs (295-907.3.l.)

A signage program will be developed for the site. The signage program may include a main entrance sign, directional signs, identification signs, decorative lighting features, and canopy signs. The signage program will be submitted as part of a Detailed Plan Development (DPD) submittal. All signage will be "Type A" and will be comprised of individual letters. All freestanding signs will have a monument base.

L. Survey (295-907)

The ALTA/ACSM Survey, Sheet GPD-2 shows the overall property lines and the topography at 1-foot intervals for the GPD site, and the adjacent DPD site, before approval of the Certified Survey Map that creates the GPD parcel as Lot 2 of CSM No. _____.

M. Permitted Uses

The uses for the 8.1-acre parcel are not finalized at this time. It is currently contemplated that the property may be used as a Community Center, as defined under Section 295-203.4.c. In that instance, it would be a building or group of buildings operated by a public or non-profit group or agency and used for recreational, social, educational or cultural activities. It may include a health clinic or social service facility that is ancillary to the principal recreational, social, educational, or cultural use of the premises. There would be facilities on the site that support and compliment the principal use, such as equipment or storage buildings, a gazebo, recreational equipment, or educational and cultural exhibits. Additional potential uses to be included as permitted uses are listed on Exhibit A-1 attached hereto and incorporated herein by this reference.

N. Design Standards

While the future user of the site is yet unknown and there is currently no specific proposal for the site, conceptual design standards will ensure that the future development will be constructed with high quality building materials and will respect the urban fabric of Milwaukee. Specific design standards will be specified in the DPD for the property. The conceptual design standards are as follows:

- A. Facades facing public right-of-way will not be blank. Walls will have windows or architectural detailing treatments that offer depth to the wall composition.
- B. The exterior elevations will be broken into smaller forms and window openings to provide an appearance that will not be monolithic in nature.
- C. Building materials will be of high quality, particularly along the first/ground floor. Acceptable materials include masonry brick, stone, or architectural metal panels. Materials not to be proposed are vinyl siding, simulated stucco, and wood or cement board materials unless used sparingly or for trim details.
- D. Building will have a prominent main entrance that shall face the public street. The design of the entrance will be integral with the massing forms found on the remainder of the building.

IV. MINOR MODIFICATIONS

Section 295-907.2.i. of the Milwaukee Code of Ordinances provides that minor modifications to the general and detailed plans may be allowed, provided that such minor modifications do not result in certain changes to the plan relating to its general character, or such things as land coverage of buildings and parking areas. The property owner, in generating the plans for the GPD, has attempted to anticipate all factors required to complete the project successfully, and has invested a substantial amount of time and capital in doing so. However, neither the property owner nor the City of Milwaukee can predict how the plans set forth herein may unfold in their implementation. In recognition of this fact, and acknowledging the need to maintain flexibility of plans to be modified for particular circumstances, the property owner will

retain the right to make minor modifications to the GPD at any time in accordance with the applicable provisions of the City zoning code.

Minor improvements of the site may be allowed without resubmittal and approval of the GPD if sufficient detail is shown on the approved DPD.

V. “STATISTICAL SHEET” INFORMATION

Section 295-907.2.c-1 of the Milwaukee Code of Ordinances provides that this Owner’s GPD Project Description contain a statistical sheet setting forth specific information on the project. The pertinent information required under this Section is set forth on the Statistical Sheet attached hereto as Exhibit A. This information is subject to change as part of an approved DPD for the site.

EXHIBIT A
GENERAL PLAN DEVELOPMENT STATISTICAL SHEET
HOLY CATHEDRAL CHURCH OF GOD IN CHRIST
File No. 100875

2.b-1-a	Gross Land Area	352,713 sf	8.10 ac	
2.b-1-b	Maximum Amount of Land Covered by Principal Buildings	<u>100,000</u> sf	<u>2.30</u> ac	<u>28.3</u> percent of total
2.b-1-c	Maximum Amount of Land Devoted to Parking, Drives and Parking Structures	<u>150,000</u> sf	<u>3.44</u> ac	<u>42.5</u> percent of total
2.b-1-d	Minimum Amount of Land Devoted to Landscaped Green Space (including walks)	<u>75,000</u> sf	<u>1.72</u> ac	<u>21.2</u> percent of total
2.b-1-e	Total Area Devoted to Non-Residential Uses	<u>352,713</u> sf	<u>8.10</u> ac	<u>100</u> percent of total
2.b-1-f	Proposed Number of Buildings	<u>1 to 3</u>		
2.b-1-g	Dwelling Units Per Building	Not applicable		
2.b-1-h	Bedrooms per Unit	Not applicable		
2.b-1-i	Parking Spaces Provided	<u> </u> Surface [To be determined in DPD] <u>0</u> Structured <u> </u> Total <u> </u> Number of cars/1,000 gsf of building area		