



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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April 8, 2014

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 131704 relates to a Minor Modification to a Detailed Planned Development known as Cathedral Heights, for site and building modifications, on land located on the north side of West Florist Avenue, east of North 73rd Street, in the 2nd Aldermanic District.

This Minor Modification was requested by Holy Cathedral Church of God in Christ and would allow for changes to the previously approved building design and materials, and site plan. Specifically, the following items would change:

1. **Building square footage:** It was anticipated that the building square footage for Phase 1 was approximately 30,500 square feet. The applicant requests that this is changed to approximately 24,500 square feet at the time of construction, with the option to expand to the full 30,500 square feet in the future, as funding and need permits. Elevations of the expanded area shall match that of the existing.
2. **Parking:** Parking and driveways for this down-sized building (as shaded gray on attached site plan) shall be the similar to the previously approved site plan. The parking ratio shall be kept at a minimum ratio of 6 occupants to 1 vehicle.
3. **Design elements:** A few design elements are also proposed to change, including construction of flat roofs versus sloped roofs. The flat roofs shall be membrane type at various heights but they shall not be visible from street level. There shall also be sloped standing seam metal roof of dark brown at the building front. Kalwall translucent light panels will be added to the front façade under the new standing seam metal roof, and a 12- foot-high metal cross will be mounted on the peak of the metal roof.
4. **Building height:** The previously approved elevations showed heights to be as follows: 80 ft. to the top of the steeple, 12 feet to first floor ceiling, and 28 feet to second floor ceiling. These heights are now changed as follows:
 - a. Top of metal roof: 47 feet
 - b. Higher walls around worshipping area: 29.5 feet
 - c. Port-cochere: 21 feet
 - d. Lower walls around office rooms: 13 feet
5. **Other elements:** The circular drive at the front entrance of the church, along Florist Avenue, and the tower element in front of the entrance would be deferred to Phase 2 or sometime after Phase 1 is completed if there is a need and funding permits



Since the proposed zoning change is consistent with the previously approved GPD and DPD, the City Plan Commission at its regular meeting on April 7, 2014 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Joe Davis