



"A Ministry That Touches People"

Holy Cathedral
Church of God In Christ
2677 North 40th Street
Milwaukee, WI 53210

Pastor's Office (414) 447-1966
Church Office (414) 447-1967
Fax (414) 447-1964



May 17th, 2005

Department of City Development Planning Admin.
809 N. Broadway
2nd Floor
P.O. Box 324
Milwaukee, WI 53201

The Pastor and Board of Directors are preparing to build a Church Complex which will include a 2500 seat sanctuary and a multi-purpose building connected to the Church.

The second building will include our Word of Hope Family Resource and Family Technology Resource Centers along with a Dining room-kitchen, Chapel and Wrap-around offices for community outreach services. These services include Job Placement and Training, Social Services, Health Care, ATODA Support Group and Mentoring for adults and juveniles. The attachment also provides more detail on both buildings.

Pursuant to section 295 through 815, we will provide for the following:

- Sufficient Parking
- Set-backs
- Landscaping
- Building Topography
- Storm water retention

As we continue to move forward on our building project, we will work cooperatively with the city to bring this project to fruition. Upon completing the building of our church complex, we will use an additional two acres for parking.

Please let us know if there is any additional information that you will need from us.

Sincerely,

Pastor C.H. McClelland



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The Cathedral Heights Project Proposed Building Plan

* Two buildings with a foyer connecting both buildings

- Welcome Center – Foyer
- Sanctuary – Seating capacity of 2,500
- Fan shape with wrap around choir loft seating of 150 – 175
- Musicians area

- First Tier – Pulpit with seating on both sides of pulpit / 125-150
- Second Tier (extended) seating approximate 75 each side
- **Four Sections:**
- Two middle sections seating 400 each
- Two outer sections seating 300 each
- Balcony 300-425

- **Baptistry** – Located back of the choir with baths and showers

- **Executive Offices:** Receptionist/Secretaries
- Pastor & Wife
- Conference Room
- Chief Financial Officer
- Finance Office
- Nursery
- Telecast & Tape Room (Tele Communication Center)
- Class rooms – Additional Offices
- Choir rooms large enough for rehearsals and robes
- Men & Women Lounge
- Executive Suite
- Engineer – Maintenance Supply Area
- Garage attached

"But my God shall supply all your need according to his riches in Glory by Christ Jesus." Philipians 4:19

Second Building

- Dining/Fellowship Hall seating capacity 350
- Chapel seating capacity 350
- Word of Hope Family Resource Center
- 12 desk and chairs with the capacity to expand to 24 desk and chairs via cubicles
- Waiting area for approximate 12 persons

- **Family Technology Resource Center**
- Desk cubicles
- Computer stations
- Storage area for file cabinets and other materials

Offices: President – Vice President

- Executive Director
- Director – Personnel
- Office Manager
- Budget & Finance Office
- Coordinator's Office
- Library (near front)
- Book Store

Word of Hope Ministries, Inc.

A MINISTRY THAT TOUCHES PEOPLE

2677 North 40th Street

Milwaukee, Wisconsin 53210

Office: 414/447-1965

Technology: 414/447-0138

Fax: 414/447-1964



July 25, 2005

Department of City Development
ATTN: Vanessa

Dear Vanessa:

I am adding the additional language for purposes of supplementing the plan of operation. The Holy Cathedral Church of God in Christ is a religious organization and conducts religious services. Its services are typically conducted at the following times:

Sunday 8:30am, 11:00am, 6:45pm

Tuesday 7:00pm

Friday 7:00pm

- * While attendance varies from event to event, attendance on Sunday is approximately 700-900 people and on other days it is approximately 200-300 people. In addition to the religious services, ancillary ministries of the church are conducted at the facility, including but not limited to meetings of church auxiliaries. It would be uncommon for these meetings to exceed more than 100 persons in attendance at one time.

The facilities will also house the technology and employment job placement components of operations. The hours of those programs are 8:30am to 4:00pm Monday – Fridays with extended hours being 5:30pm-7:30pm Monday – Wednesday. The number of persons on the site at any one time in connection with these activities would not exceed 60-75 people (40-50 clients, 10-20 employees).

The church has a full time maintenance and operation staff that conducts regular cleaning of the facilities, exterior and interior.

It is contemplated that the Family Life Center will be a community resource where neighbors will be invited to attend family life activities to improve family life skills. It is expected that there will be collaborations with other community groups to provide outreach or business services. Examples of such organizations would be as listed on exhibit A. Typically such collaborative efforts would not exceed 10-15 people.

Periodically there will be special events for religious services that would normally be held including such things as weddings, funerals, banquets, and the like.

Sincerely,

Dr. C. H. McClelland

Dr. C. H. McClelland
President



THOMAS
KLOIBER
& ASSOCIATES, INC.

January 24, 2007

City of Milwaukee
Department of Development
809 N. Broadway Street
Milwaukee, Wisconsin 53202

DETAILED PLANNED DEVELOPMENT STATISTICAL SHEET

Reference 295-907-2-c-1 Milwaukee Zoning Ordinance

C-1-a. Gross land area 435,616 sq.ft. lot 2.

C-1-b. Land covered by principal building 77,526 sq.ft.

C-1-c. Land devoted to parking drives & sidewalks. 175,700 sq.ft.

C-1-d. Land devoted to landscaped open space (lot 2 only) 167,065 sq.ft.

C-1-e. N/A

C-1-f. 2 buildings. 1 main church, fellowship, chapel, offices, classrooms, and 1 maintenance garage.

C-1-g. N/A

C-1-h. N/A

C-1-i. Parking for 400 cars in (lot 2)

C-2 See enclosed vicinity map.

C-3 Plat of survey. No existing building on the site. Existing trees to be removed.

C-4 Site Plan See Yaggy/Colby site plans and Kloiber & Associate landscaping plan.

C-5 Site grading plan. See Yaggy/Colby site plans.

C-6 Utility Plan . See Yaggy/Colby plan.

C-7 Landscape plan. See Kloiber & Associates plans, sheet #1 of 12.

C-8 Elevations. See Kloiber & Associates plans, sheet #5 of 12 and #6 of 12.

C-9 Signs. See Kloiber & Associates landscape plan, sheet #1 of 12.

C-10 Pictures of the Site. See enclosed sets of 4X6 pictures, & 8 1/2 X 11 site picture views.

ARCHITECTS

DESIGNERS

PLANNERS



389 Wellhouse Dr.
Kimberley, WI 54136
(920) 734-4972
(tj)kassoc@aol.com

CERTIFIED SURVEY MAP NO. _____

Part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, STEPHAN G. SOUTHWELL, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of said 1/4 Section; thence North 00°22'08" West along the West line of said 1/4 Section 796.20 feet to a point in the extension of the centerline of West Douglas Avenue; thence North 89°27'04" East along said centerline and its extension 1055.40 feet to the point of beginning of the lands to be described; thence continuing North 89°27'04" East 1620.73 feet to a point in the East line of said 1/4 Section; thence South 00°41'34" East along said East line 752.24 feet to a point in the North line of West Florist Avenue; thence South 89°28'24" West along said North line 1624.99 feet to a point in the East line of North 73rd Street; thence North 00°22'08" West along said East line 751.61 feet to the point of beginning.

THAT I have made the survey, land division and map by the direction of HOLY CATHEDRAL CHURCH OF GOD IN CHRIST, INC., as owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 119 of the Milwaukee Code in surveying, dividing and mapping the same.

1-29-04

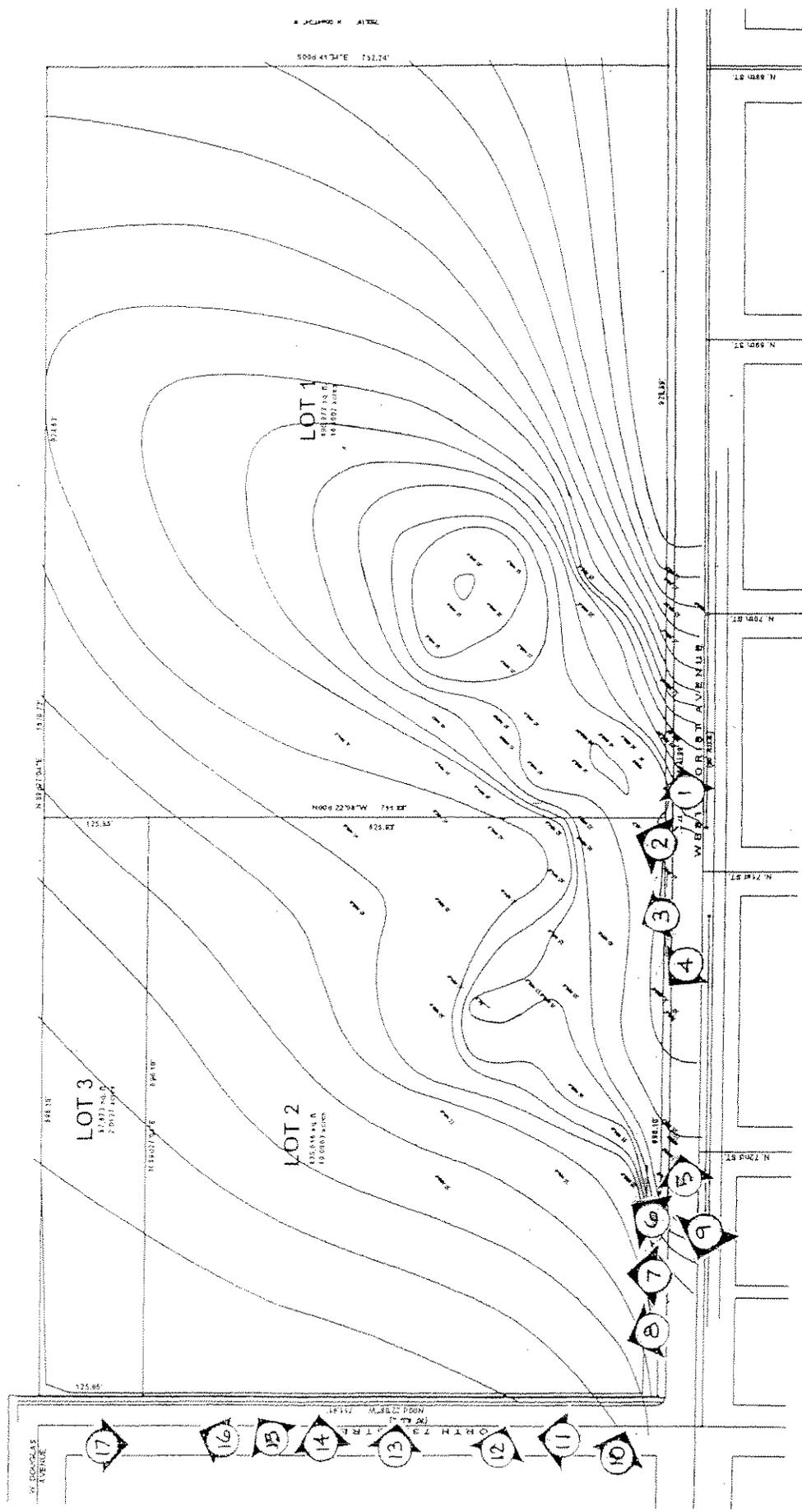
DATE

[Signature]
STEPHAN G. SOUTHWELL (SEAE)
REGISTERED LAND SURVEYOR
E-1939 S-1939
MILWAUKEE
WI
LAND SURVEYOR

THOMAS KLOBER
 101 N WISCONSIN AVE
 CHICAGO, ILL 60610
 (312) 467-1100

PROJECT: _____
 REVISIONS: _____

JOB NO.: _____
 FILE NO.: _____
 DRAWN BY: _____
 DATE: _____
 SHEET NO.: _____



NORTH

SITE PLAN

SCALE: 1/2" = 10' Graphical Scale

| DIVIDED PROPERTY AREA: | |
|------------------------|--------------|
| LOT 1 | 15,750 sq ft |
| LOT 2 | 15,000 sq ft |
| LOT 3 | 2,000 sq ft |

SITE PICTURE VIEWS