**File Number 150251**

**First Amendment to GPD known as Cathedral Heights**

Original file number 100875

Approved by Common Council on January 19, 2011

**HOLY CATHEDRAL CHURCH OF GOD IN CHRIST**

**CATHEDRAL HEIGHTS APARTMENTS LLC - Applicant**

**GENERAL PLAN DEVELOPMENT**
PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

I. COMPONENTS OF GENERAL PLAN AND SUPPORTING MATERIALS

The Holy Cathedral Church of God in Christ and Cathedral Heights Apartments LLC requests that the zoning of the property at 6900 West Florist Avenue (more particularly described as Lot 2 of CSM No. 8332) be changed from the previously approved General Plan Development (GPD) District to an amended General Plan Development (GPD) in accordance with this submission.

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

Plan Sheets

Sheet Index

GPD-1 Cover Sheet / Vicinity Map

GPD-2 Original Submittal ALTA/ACSM Survey

GPD-3 Original Submittal Project Boundary Description

GPD-4 Revised Building and Parking Site Plan

Exhibit A Revised Statistical Sheet

Exhibit A-1 Revised Additional Permitted Uses

Exhibit B Site Photographs

## II. OVERALLDEVELOPMENTCONCEPT

### Existing Conditions

The GPD site is an 8.1-acre site owned by Holy Cathedral Church of God in Christ. The parcel was recently the eastern portion of a larger 28 acre tract of former farmland, although the farmhouse and any associated outbuildings are no longer present. The adjacent property to the east is a large parcel with an active industrial use. The site to the immediate west, previously part of the larger tract, is now the site of a charter school. 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, previously 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 subdivided the original 28-acre site into three parcels. They have future plans to construct a new religious facility on the westerly 10 acres and they sold the middle 7.9 acres to the National Heritage Academies for construction of the Milwaukee Scholars Charter Academy. This GPD application is for the eastern 8.1 acres, which will is retained by the Church for future development.

The potential uses for the entire 8.1-acre parcel are noted in Exhibit A-1. This amendment adds multi-family as a permitted use. The church and Cathedral Heights Apartments LLC plan to build a 60 unit senior apartment residence or multi- family apartment residence at the south perimeter of the site on Florist Ave. as Phase 1 development. A Detailed Planned Development (DPD) will be applied for in the future. The rest of the site at this time is desired be used for future residential with the option for any of the other additional permitted uses from Exhibit A-1.

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 first building (Phase 1) as planned would have a maximum gross square footage of 65,000 square feet, with a maximum of three stories and a maximum height of 50 feet. Specific information on the building will be provided in the subsequent Detailed Plan Development (DPD) for the property. The number of parking spaces is established based on the principal residential use of multi-family housing based on 1 space per unit. Should the project become senior housing the number of parking spaces would be reduced.

While no immediate plans for additional development on the site are in place, the current understanding for future development would be 1-2 additional 60 unit apartment buildings with additional parking at a 1:1 ratio.

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 may be provided in the future via an access drive that connects to the Church's parcel to the west.

## III. COMPLIANCE WITH STANDARDS

The proposed amended 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)

| | | |
|---|---|---|
| Gross land area | 352,713 sf (8.10 ac) | |
| Max. principal building area | 65,000 sf (1.49 ac) | 18.5% of total |
| Max. parking & drive area | 90,000 sf (2.07 ac) | 25.5 % of total |
| Min. landscape & walk area | 135,831 sf (3.12 ac) | 38.5% of total |

B. Density (295-907.2.b-1e through b-1-l and 3.c. See Exhibit A.)

| | |
|---|---|
| Lot Area per dwelling unit | 352,713 sf / 180 units = 1,960 sf density |
| Proposed number of buildings: | Up to 3 |
| Dwelling units per building: | Up to 60 |
| Bedrooms per unit: | 1 to 3 |
| Parking spaces provided: | 180 surface spaces total or 1:1 ratio. Parking ratios will approximately follow the General Provisions of the Zoning Code for all other uses. |

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

The location of structures in the GPD will be 25 ft. minimum apart and comply 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 minimum of 25 feet. The industrial building to the east is setback 100 ft., the school to the wet is setback 130 ft., and the single family houses on the south side of Florist are set back between 20 and 25 ft. The Principal Façade area will have pedestrian and vehicular entrances designed for the public. 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 with 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 from other buildings on the property.

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 Sheet GPD-4. 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 Sheet GPD-4. 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 confirm 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. There will be a maximum of 1 freestanding sign at Florist Ave. with a maximum height of 6 feet and a maximum area of 24 square feet.

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. 8332.

M. Permitted Uses

The church and Cathedral Heights Apartments LLC plan to build a 60 unit senior apartment building or multi-family apartment residence at the south perimeter of the site on Florist Ave. as Phase 1. The rest of the site may be used for future residential or any of the other additional permitted uses from Exhibit A-1.

N. Design Standards

All 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 amended 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
CATHEDRAL HEIGHTS LLC
File No. 150251

| | | | | |
|---|---|---|---|---|
| 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 | 65,000 sf | 1.49 ac | 18.5 percent of total |
| 2.b-1-c | Maximum Amount of Land Devoted to Parking, Drives and Parking Structures | 90,000 sf | 2.07 ac | 25.5 percent of total |
| 2.b-1-d | Minimum Amount of Land Devoted to Landscaped Green Space (including walks) | 135,831 sf | 3.12 ac | 38.5 percent of total |
| 2.b-1-e | Maximum proposed dwelling Unit density | 352,713 sf<br>180 units | = 1960 sf density | |
| 2.b-1-f | Proposed Number of Buildings | 1-3 | | |
| 2.b-1-g | Dwelling Units Per Building | 60 | | |
| 2.b-1-h | Bedrooms per Unit | 1-3 bedrooms per unit | | |

2.b-1-i Surface Parking Spaces Provided (To be Finalized in DPD)

| | | |
|---|---|---|
| Phase 1 Residential | 60 spaces | = 1 per dwelling unit |
| Phase 2 Residential or Other | 120 spaces | = 1 per dwelling unit<br>or<br>1 per 500 sf up to 2,000 sf +<br>1 per 1,000 sf over 2,000 sf |
| TOTAL | 180 spaces | |

**EXHIBIT A -1**
GENERAL PLAN DEVELOPMENT - ADDITIONAL PERMITTED USES
HOLY CATHEDRAL CHURCH OF GOD IN CHRIST
File No. 150251

ASSEMBLY HALL means an establishment providing meeting space for social gatherings, including but not limited to wedding receptions, graduation parties and business or retirement functions. This term includes, but is not limited to, a banquet hall, rental hall, non-alcoholic social club, nondenominational chapel or meeting space for a club or membership organization. This term does not include a convention center.

COMMUNITY CENTER means 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. A community center may include a health clinic or social service facility if the clinic or facility is ancillary to the principle recreational, social, educational or cultural use of the premises.

CULTURAL INSTITUTION means an institution that displays or preserves objects of interest to the arts or sciences. This term includes, but is not limited to, a museum, art gallery, aquarium or planetarium.

DAY CARE CENTER means an establishment in which the operator is provided with compensation in return for providing individuals with care for less than 24 hours at a time. This term includes, but is not limited to, a day nursery, nursery school, adult day care center or other supplemental care facility. This term also includes a family day care home in which the operator does not reside.

HEALTH CLINIC means a group of associated offices for 4 or more physical or mental health care professionals who provide specialized diagnostic, testing, physical therapy or treatment services, including clerical and administrative services, to persons for periods of less than 24 hours. This term does not include a medical office or hospital

MULTI-FAMILY DWELLING means a building containing more than 2 dwelling units.

RECREATION FACILITY, INDOOR means a facility primarily used for the indoor conduct of, or participation in, recreational activities, and secondarily for the viewing of such activities. This term includes, but is not limited to, an indoor driving range, volleyball court, bowling alley, ice or roller skating rink, billiard hall, video game center, archery or shooting range, soccer field or basketball court. This term does not include a sports facility or health club.

RECREATION FACILITY, OUTDOOR means a facility primarily used for the outdoor conduct of, or participation in, recreational activities, and secondarily for the viewing of such activities. Such a facility may include one or more structures. This term includes, but is not limited to, a
golf facility, tennis, basketball or volleyball court, soccer, baseball or football field, or amusement or water park. This term does not include a sports facility or health club.

RELIGIOUS ASSEMBLY means a facility where people regularly assemble for religious worship and any incidental religious education, which is maintained and controlled by a religious body organized to sustain public worship. This term does not include an elementary or secondary school, a specialty/personal instruction school or a college

SCHOOL, SPECIALTY OR PERSONAL INSTRUCTION means a business, professional, trade or other specialty school. This term includes, but is not limited to, a school offering instruction in
music, art, dance, martial arts, GED preparation, computer use or programming, or cosmetology. This term does not include a flight school

SOCIAL SERVICE FACILITY means a facility operated by an organization which provides services such as training, counseling, health or the distribution of food or clothing. This term includes, but is not limited to, a facility offering life skills training, substance abuse counseling, housing services or a neighborhood recovery center. This term does not include an emergency residential shelter.

**EXHIBIT B**
GENERAL PLAN DEVELOPMENT – SITE PHOTOGRAPHS
HOLY CATHEDRAL CHURCH OF GOD IN CHRIST
File No. 150251

**Google Earth Aerial view – site is to east (right) of school parking lot**

**View from Florist Ave. at west boundary of site**

**View from Florist Ave. at center of site**

**View from Florist Ave. at east boundary of site**

**View down Florist Ave. toward site from east**

**View down Florist Ave. toward site from west**