

October 7, 2025

City of Milwaukee
Historic Preservation Commission
841 N Broadway Rm B1
Milwaukee, WI 53202

Dear Historic Preservation Commission,

We are requesting permission to add an addition to an existing building, located at 501 W Mitchell Street located within the Mitchell Street Historic District. The building that exists today will largely be restored to its original condition. An addition will house fire stairs and utility uses to better serve the needs of the new use and provide better safety exists. The addition also provides a landing for the ADA ramp to enter the building as well as a landscaped area in the back.

“Religious Assembly” is the primary use of this building. This is a special use granted by BOZA in September 2025. The first floor will feature a larger, open function space for various parish groups to use and celebrate gatherings. This may include coffee after Mass, lectures, prayer, and some occasional light meals. The second floor and basement will include smaller spaces for religious education and parish group gatherings. Religious education will range in age from young kids (5) to adults. Typically, the building will be used most heavily on Sunday mornings with some lighter use during Saturdays and during the weekday evenings. All the functions are to serve the missions of the parish and support the religious nature of the use.

There are 600 parishioners registered at the Parish. However, this building will serve at most 150 at peak times (Sunday mornings) and far under 150 during all other times. Most parishioners live in the neighborhood or commute. The commuters park in the various parking lots owned by the church and via street parking. Pedestrian street crossing is done safely at the crosswalk. There is also private security patrolling the church and adjacent streets/parcels during main church events. The only occupant of the premises will be the parish and its members/guests. There will be no leases to 3rd parties and use by the building of non-parish members is anticipated to be occasional.

The building is on a street corner and is only adjacent to one property, which is currently vacant. The parcel behind (with an alley in between) is a Parish owned parking lot. Across 5th street is the freeway. Across Mitchell Street is the Parish Church Building.

The existing building will be restored to what we believe to be its original design. The brick will be replaced with Ivory Stone by Palmetto Brick Co as approved by Historic Preservation Commission on July 7th 2025. The windows will be replaced as is with wood window frames to match the existing conditions. The turret will be resided with cedar shake shingles and the roof of the turret will be refinished with copper diamond shingles. The addition will be constructed of primarily CMU backup walls with the same Ivory Stone Palmetto Brick Co brick veneer. Windows will be added to have similar dimensions as the existing windows and will be aluminum clad wood. For more detailed information please see plans, sections, and elevations.

The Parish Center is estimated to begin construction December 2025 and be completed in May 2026.
The construction cost and investment is estimated to be between \$3.5 and \$4 million dollars.

Sincerely,



Patrick Wesley