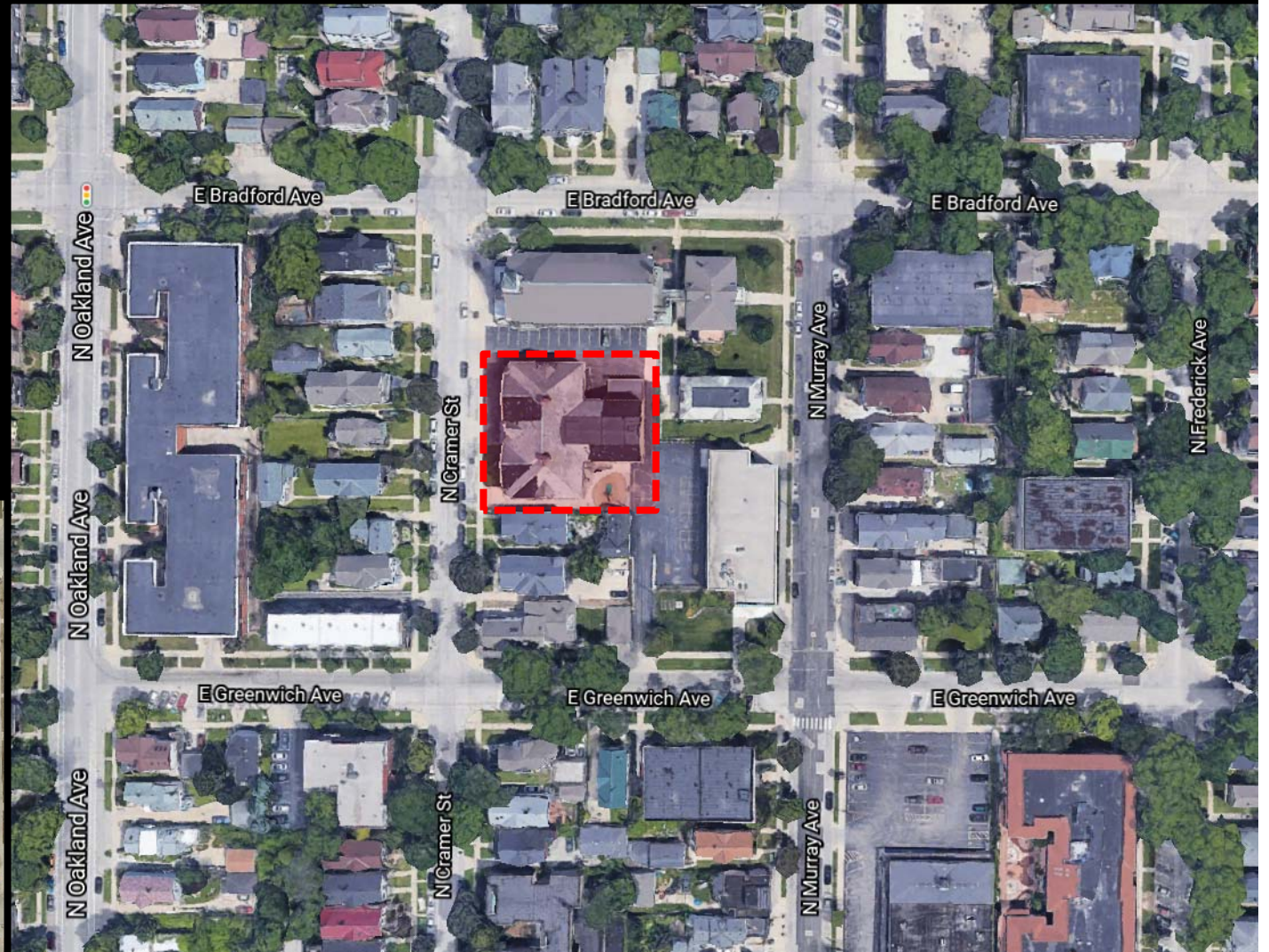
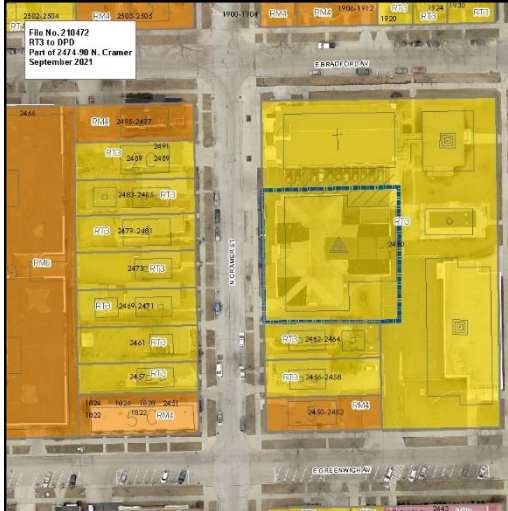


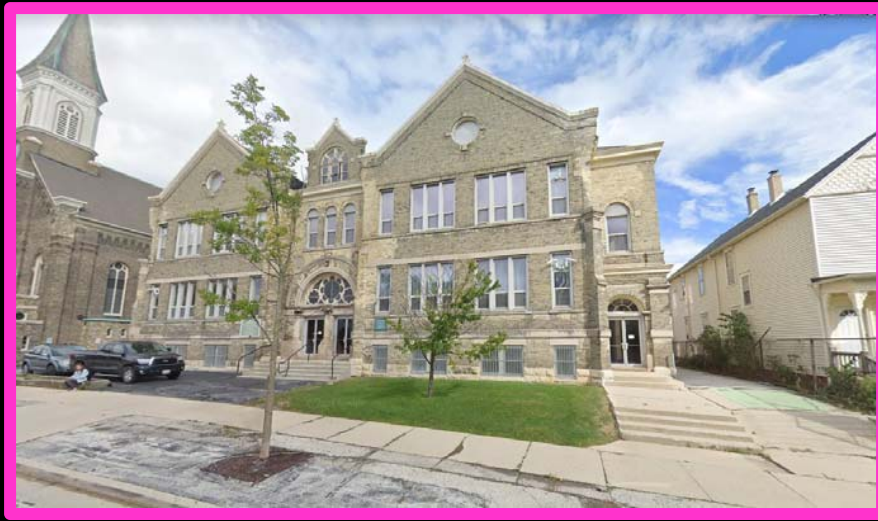
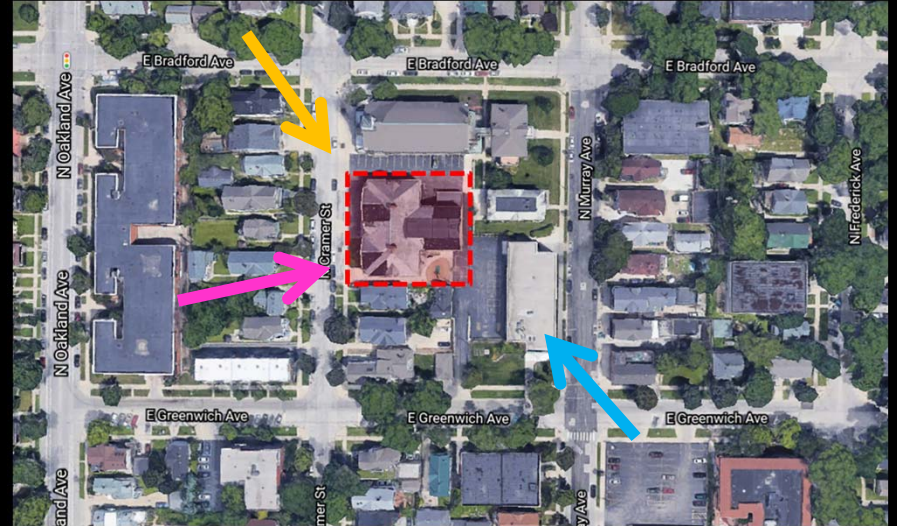
File No. 210472. A substitute ordinance relating to the change in zoning from Two-Family Residential, RT3, to a Detailed Planned Development, DPD, to allow the redevelopment of an existing building on part of 2480 North Cramer Street into residential and other uses, on land located on the east side of North Cramer Street, south of East Bradford Avenue, in the 3rd Aldermanic District.



File No. 210472. Site Context Photos.



View from North Cramer looking south-east

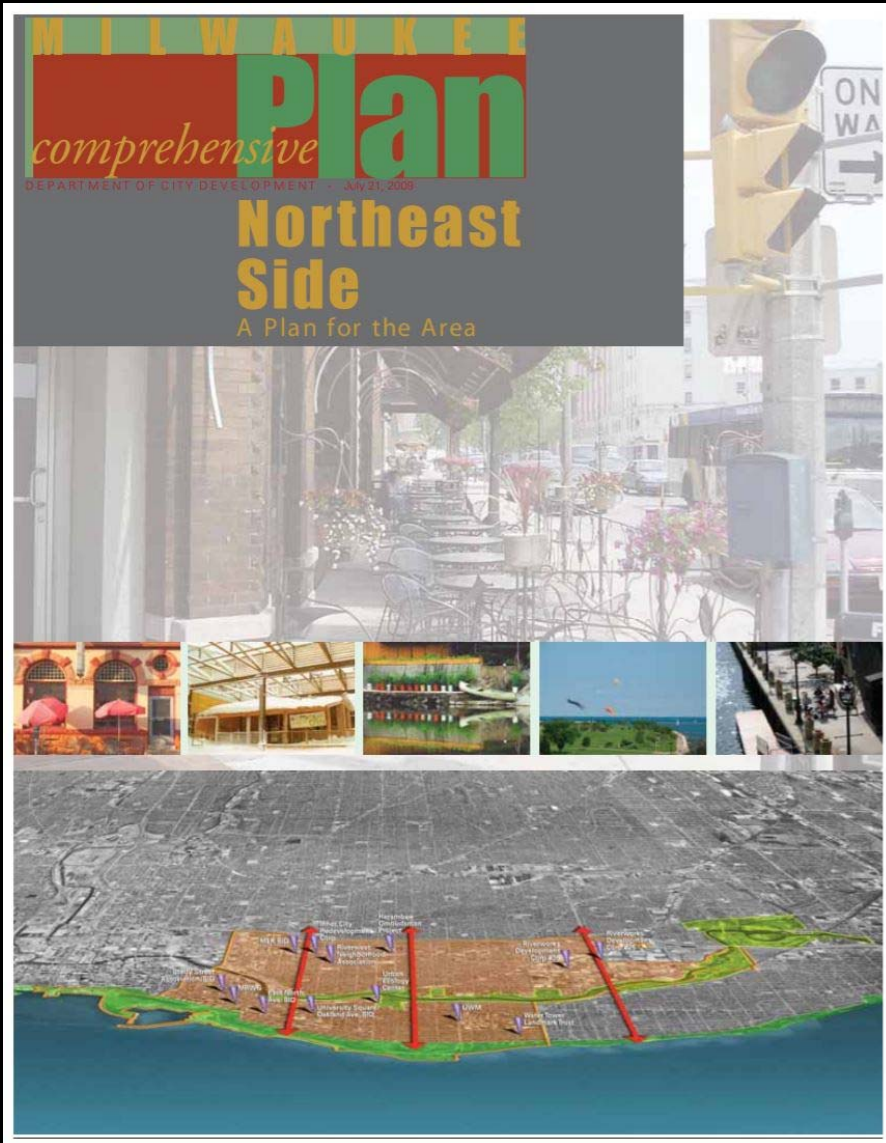


View from North Cramer looking east



Aerial view looking north-west

File No. 210472. Consistency with Area Plan.



Northeast Area Plan

- Adopted by Common Council in 2009
- Located in Upper East Side sub-area
- Recommends considering historic buildings as valuable and irreplaceable assets (pg. 87).
- Calls for minimizing parking as a component of redevelopment projects and reducing or eliminating parking requirements where good transit options are available (pg. 88).
- **The proposed DPD is consistent with the Northeast Area Plan.**



MATTER
DEVELOPMENT



GALBRAITH CARNAHAN ARCHITECTS

HISTORIC REPURPOSING

SS. PETER & PAUL SCHOOL

2480 N Cramer Street, Milwaukee

Dated: 9/24/21

INTRODUCTION

Presentation Outline

1. Historic building
2. Site
3. Uses and Detailed Planned Development (DPD)

- *Matter Development, Galbraith Carnahan & Wayne Rappold of CBRE*
- Contingent option to acquire this building from SS Peter & Paul
- We are passionate about the project's success; significant investments made
- Property is currently tax exempt, vacant, deteriorated, and at-risk
- Main development team challenges:
 - Costly project
 - Complexity and size (find the right occupant/occupants)
 - Repurposing a building “purpose built” for something else
- City process involves developing a list of uses for the building that are financially feasible and complimentary to the area
- Our baseline request is flexibility, ability to pivot within “guardrails”, and resiliency for the building over the long-term
- Neighborhood meeting with Alderman Kovac, polled favorably

SITE PLAN



Saints Peter & Paul Parish

Church Not Included

2480 N Cramer St,
Milwaukee, WI 53211

Convent Not Included

Knauer Plumbing,
Heating & Cooling, Inc.

Catholic East
Not Included

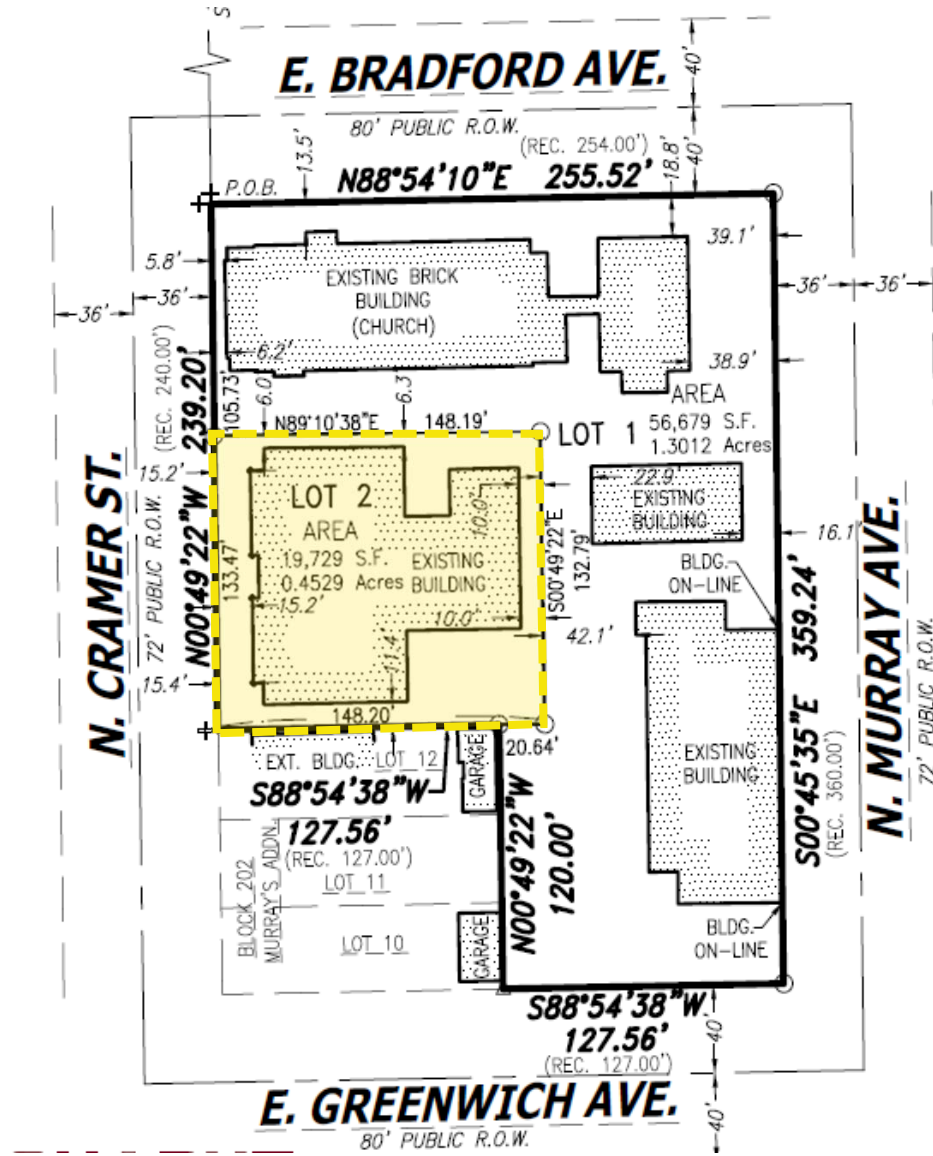
Ghost Light Tattoo Parlor
Tattoo shop

The Turning Page
Comic book store

SS PETER & PAUL SCHOOL

Matter Development | Galbraith Carnahan Architects

NEW LEGAL PARCEL - CSM



WEST ELEVATION



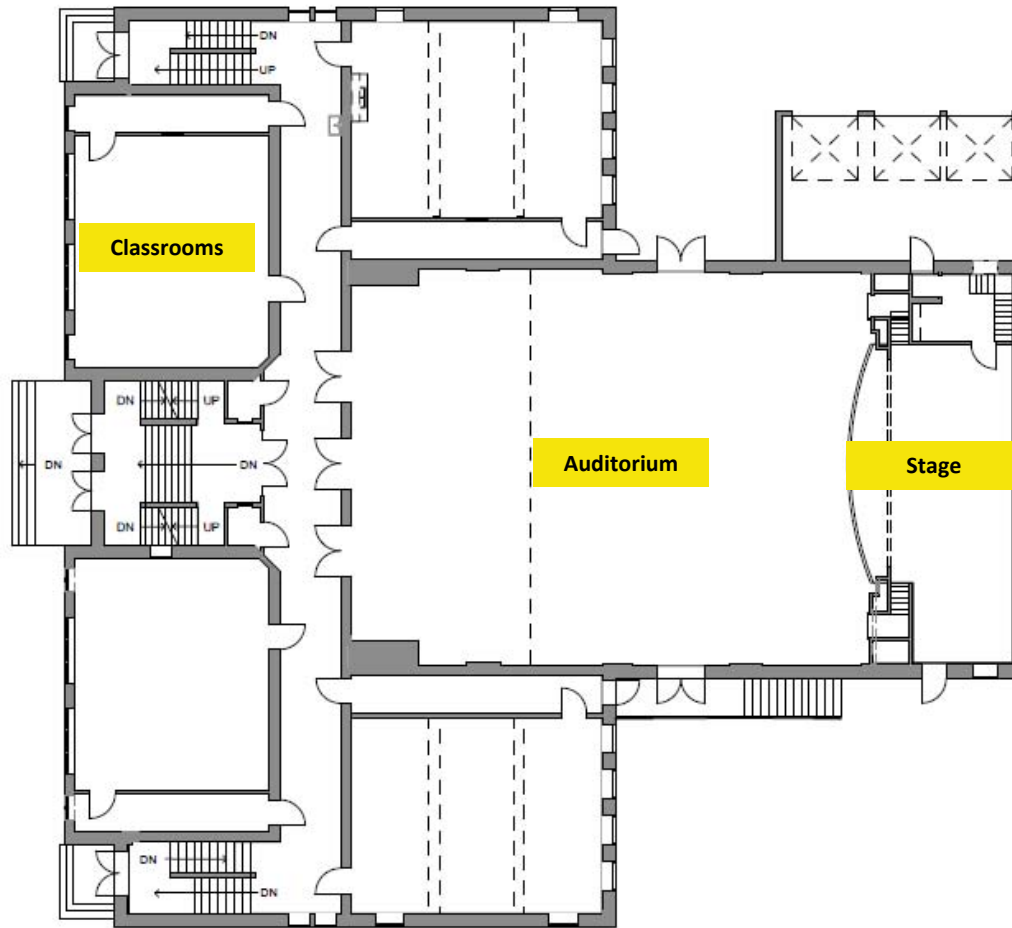
NORTH ELEVATION





EAST ELEVATION

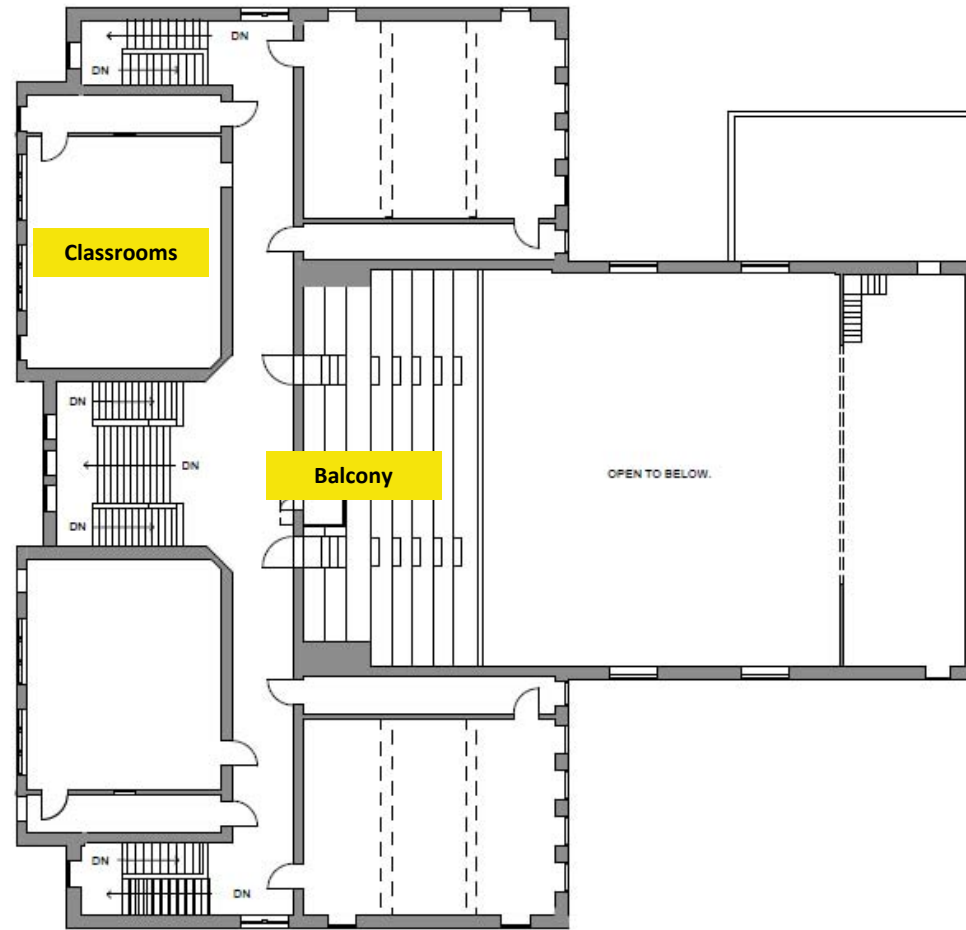




FLOOR PLAN – MAIN



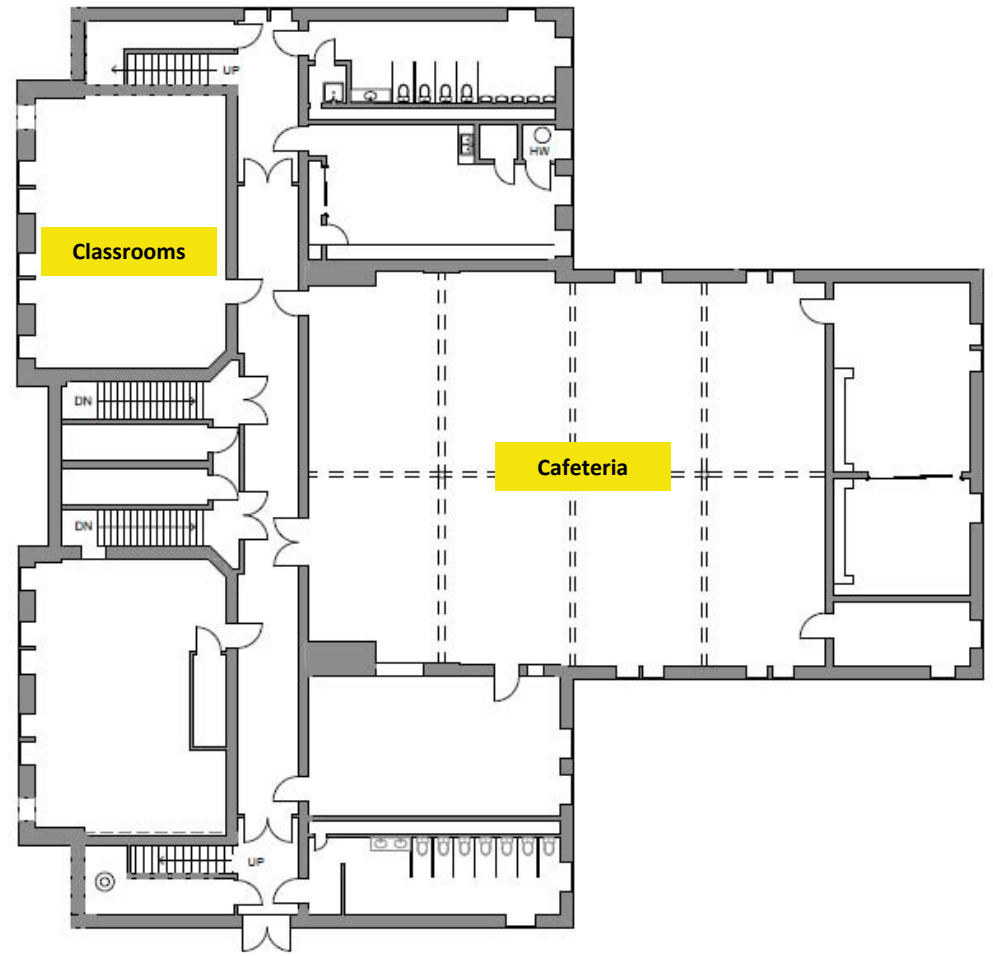
  EXISTING FIRST FLOOR
SCALE: 1/16" = 1'-0"



FLOOR PLAN - UPPER



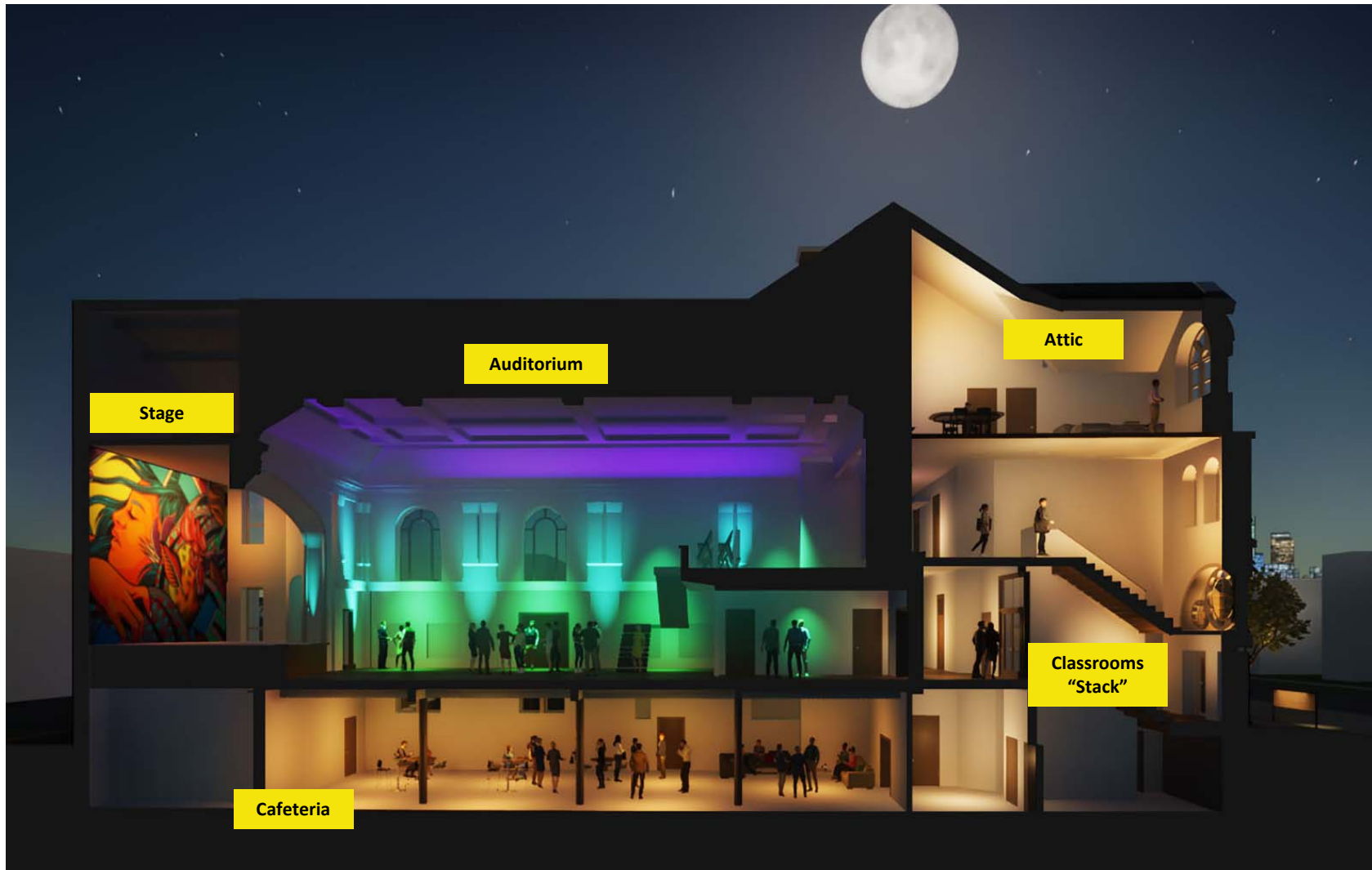
  **EXISTING SECOND FLOOR**
SCALE: 1/16" = 1'-0"

FLOOR PLAN - LOWER



 NORTH
 EXISTING LOWER LEVEL
SCALE: 1/16" = 1'-0"

BUILDING CROSS-SECTION



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



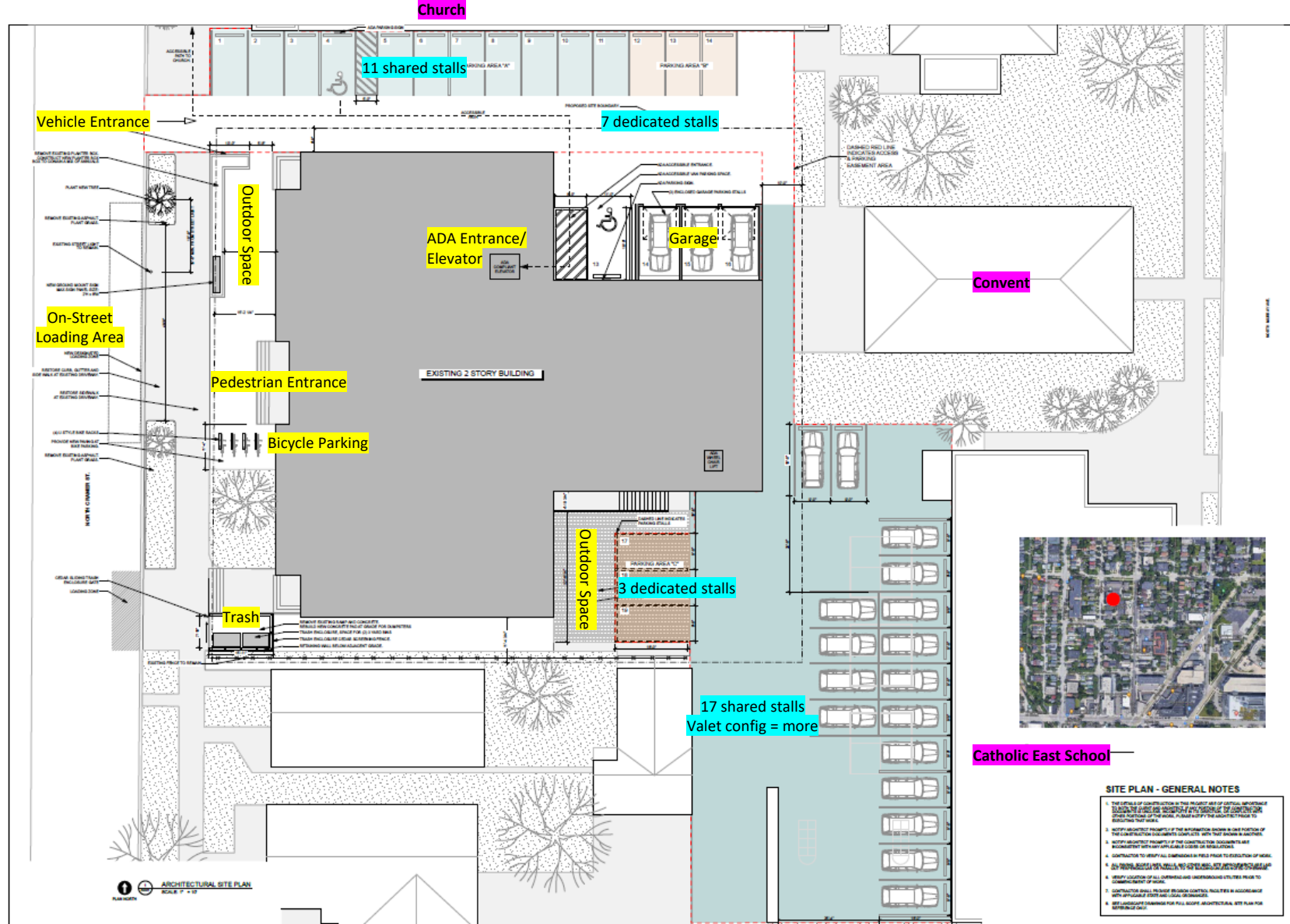
INTERIOR PHOTOS






INTERIOR PHOTOS



SITE PLAN



PLANNED LIST OF APPROVED USES

RESIDENTIAL USES	GENERAL SERVICE USES
Single-family dwelling	Personal service
Two-family dwelling	Business service ¹
Multi-family dwelling 	Catering service
Permanent supportive housing	Funeral home
Live-work unit	ACCOMODATION AND FOOD SERVICE USES
EDUCATIONAL USES	Bed and breakfast
Day care center ²	Hotel, commercial 
School, elementary or secondary	Hotel, residential
College	Tavern
School, personal instruction	Brewpub
COMMUNITY-SERVING USES	Assembly hall (See Attachment 4) 
Library	Restaurant without drive-through facility
Cultural institution	ENTERTAINMENT AND RECREATIONAL USES
Community center	Recreation facility, indoor
Religious assembly	Health club
COMMERCIAL AND OFFICE USES	Theater ³
General office	UTILITY AND PUBLIC SERVICES USES
Government office	Broadcasting or recording studio ⁴
Bank or other financial institution	TEMPORARY USES
Retail establishment, general	Seasonal market ⁵
Secondhand store	Temporary real estate sales office ⁶
Artist studio	Live entertainment special event ⁷
HEALTH CARE AND SOCIAL ASSISTANCE USES	
Medical office	

ILLUSTRATIVE CONCEPT 1 - HOUSING

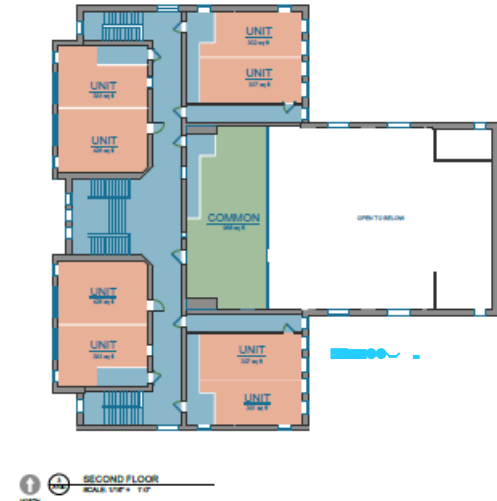
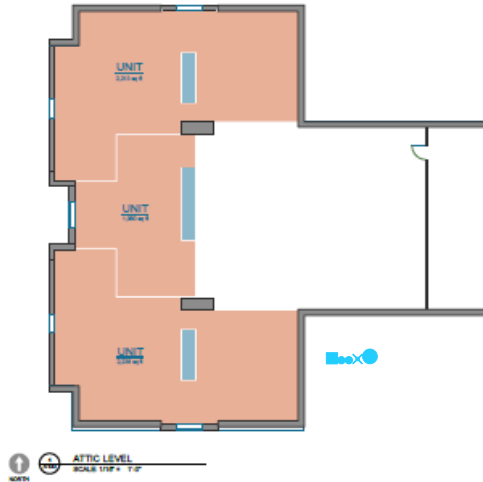
HOUSING CONCEPT

DATA TABLE

NUMBER OF UNITS	30 UNITS
SF OF COMMON SPACE	6,315 SF

Housing

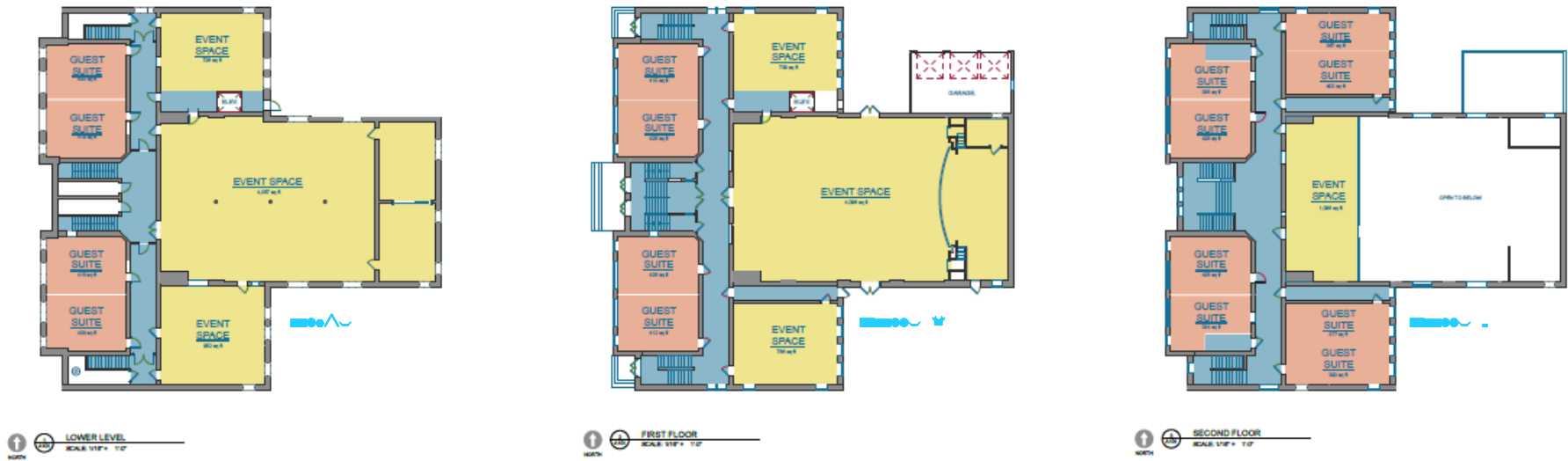
Common Area



* Note: Representative layout only – final configuration may vary from illustrative concepts

ILLUSTRATIVE CONCEPT 2 - VILLA

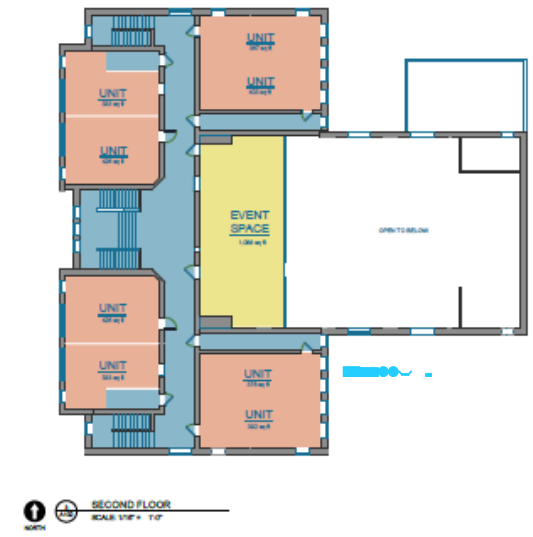
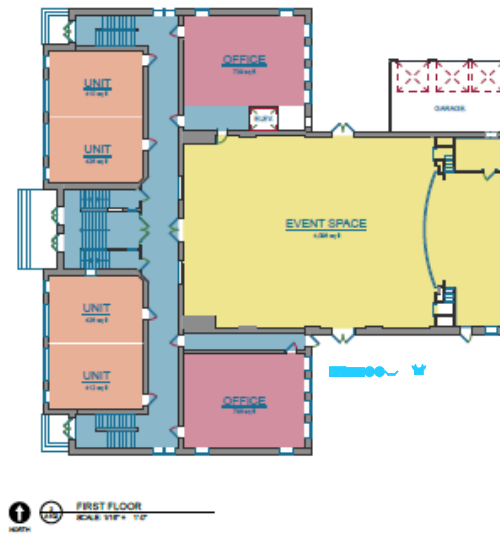
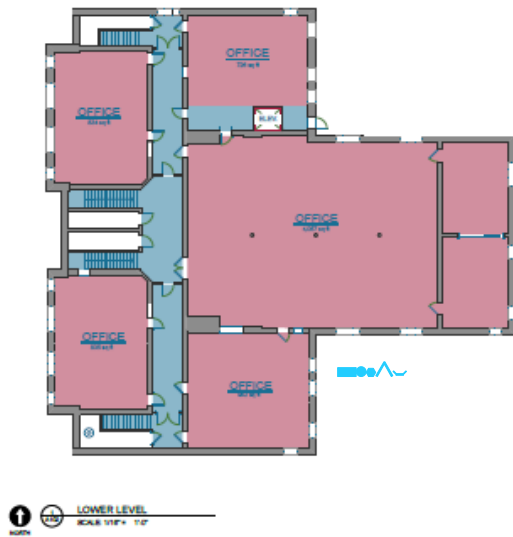
- Hotel Suites
- Events



** Note: Representative layout only – final configuration may vary from illustrative concepts*

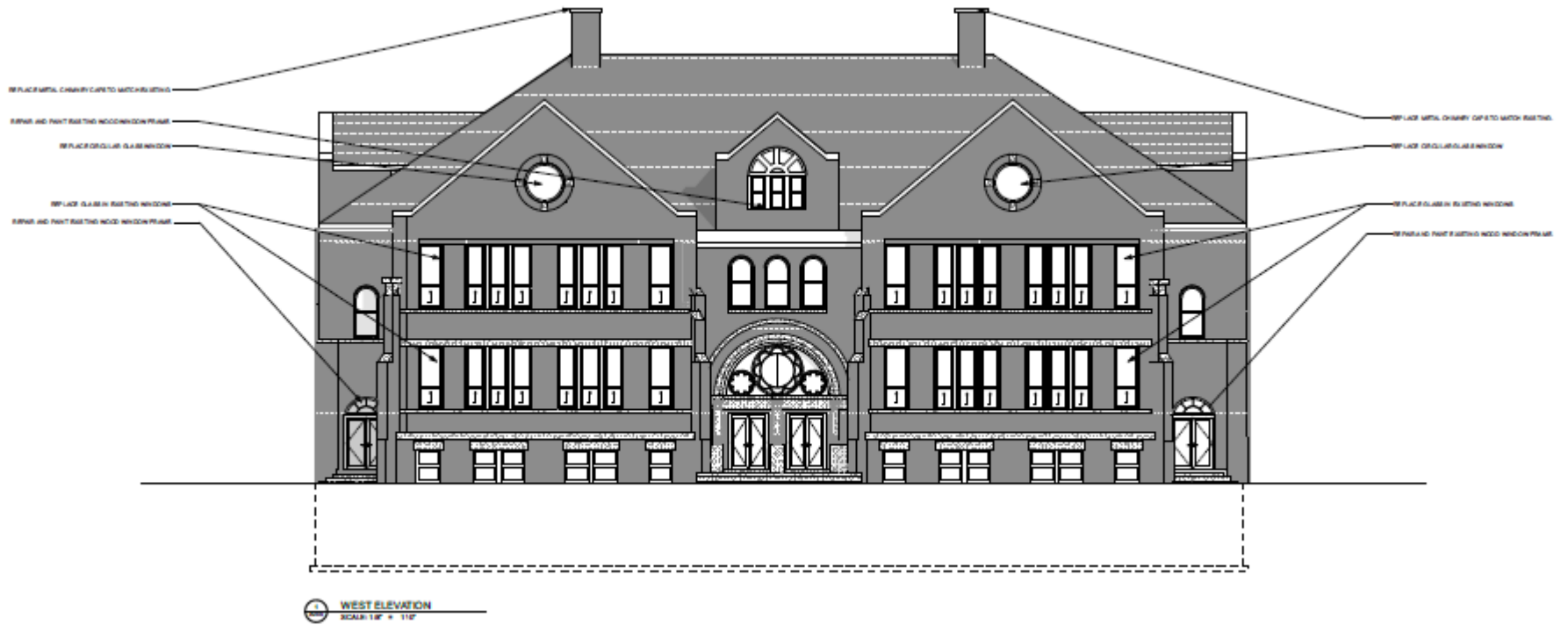
ILLUSTRATIVE CONCEPT 3 – ARTS COLLECTIVE

	Office
	Events
	Residential



* Note: Representative layout only – final configuration may vary from illustrative concepts

WEST ELEVATION



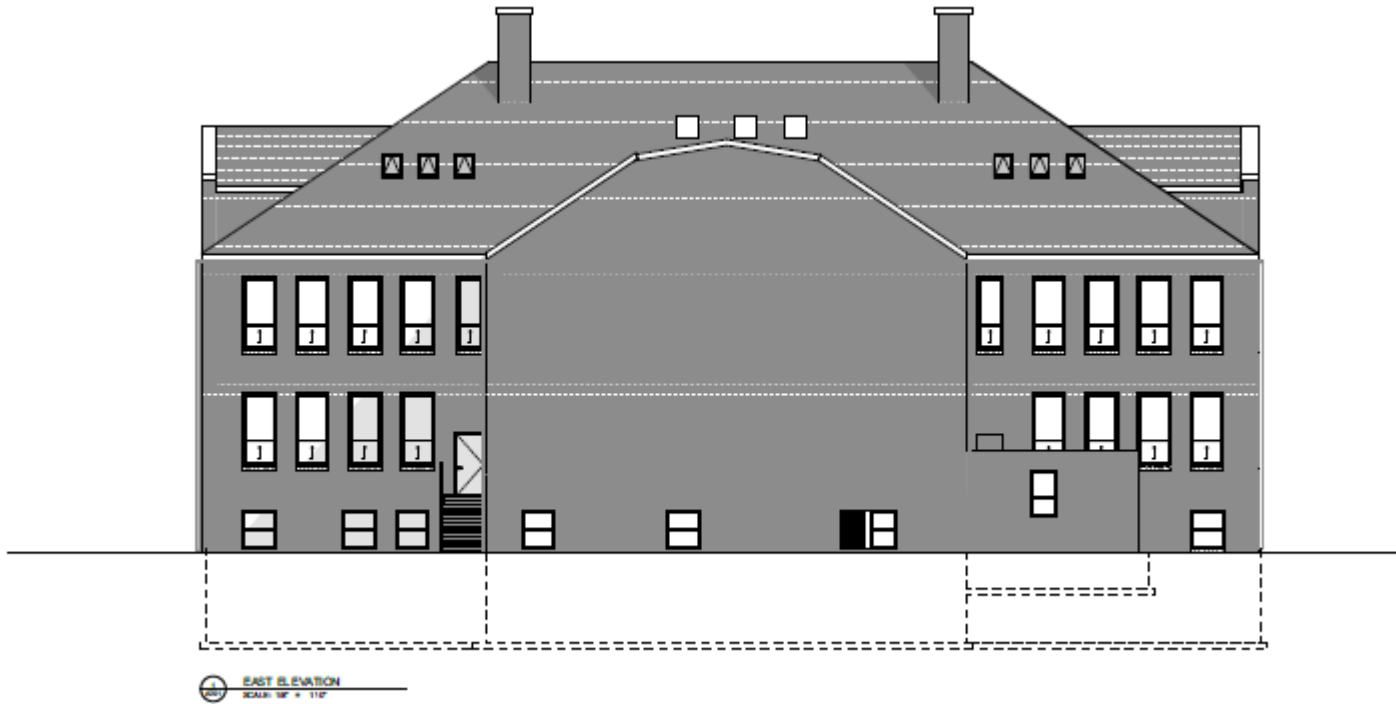
NORTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

