

Coffee Chat & Development Meeting

2/24/23

Pilcrow Coffee Noon-1pm

Attendees- Tim, Evan, Rachel & Ryan Pattee

Agenda & Minutes:

Introductions

Ryan Pattee's Bio:

Bought his first house at 19, realized he could make money on real estate and then started an import company before moving on to development projects.

Previous projects – He has never directly taken on a project downtown Milwaukee, but instead prefers to work in smaller neighborhoods around the city.

A couple of his previous projects Pattee Group has done:

47th & Vliet- Was previously a run down daycare and the neighborhood was at risk of losing their west end conservatory. Leased under market value to a local independent business.

13th & Oklahoma- city tax foreclosure, worked with residents to find out that they needed and wanted a coffee shop. (ended up creating and herbal tea shop- been there for 4.5 years now.)

Also worked with Via (a restaurant within a local neighborhood)

They don't like to come in and force a solution, but work with the plans and desires of the neighborhood and the community's needed solutions.

He would like to continue to do this all over and likes to highlight neighborhoods uniqueness around Milwaukee

They have hundreds of residential locations within the Pattee group portfolio.

Outside of development and community investing Ryan is also the VP and a founding member for Crime Stoppers of Milwaukee.

Purpose of meeting:

Ryan wanted to meet with the board as a primary introduction and because we are tapped in to the neighborhood. He would like to host a listening session with as many neighbors as possible to find out what they would like in the space at 140 W Garfield Ave.

Location Details:

- Church is 8,300 square feet (2.5 floors)
- There are about 48 parking spaces
- Zoned for office & residential use, but they may seek rezoning or an exception
- (Ryan said he will forward us the architects document regarding zoning)
- Capacity for the church is 300 people but to be ADA compliant and renovated Ryan estimates a 150-200 person max
- Both the house and the church are on the federally recognized registry of historic places

Potential Ideas Mentioned

- Comedy Club
- Music Venue
- Coffee Shop
- Dinner & a Show
- Restaurant (afternoon/evening hours)
 - There is already a commercial kitchen in the place
 - Estimates that it will take about \$100k all in for assembly if they do a restaurant
- There are 4 investors and they are able to invest the fund needed to refurbish the space

Concerns/Issues

- There are accessibility issues (would need to add a lift/elevator)
- There might be concerns with getting a liquor license for a former church
- New roof is needed and is estimated to cost \$115,000

Business Ideas that will NOT be considered

- Bars
- Daycare
- Vape Shop
- Office space

Other items to note:

- They have a developer interested in building a 4 or 8 unit building within the lot
- Community involvement is the underlying mission. Be a good citizen, developer, and community member.
- Ryan wants to collaborate with MIAD for simulated stained glass to replicate the old windows.
- There is already a courtyard space which Ryan would like to convert to a garden space
- They are not in a rush and they want to get it right
- The development group paid cash for the building
- There is currently a day care tenant in the lower level
- They are looking for the right tenant for the church
- Within 1-2 months they plan to have a tenant in the house attached to the property

Actions Taken:

- Pattee Group noted that they have had a number of people reach out since the news articles have come out about the building purchase.
- They believe a listening session would be the best start to making a decision on what to develop, but they need our help getting enough people in the room.
- Ryan was added as a speaker to the neighborhood meeting for 3/1/23
- The input that they get on Tuesday should be enough to give them options to take back and narrow down the focus on development.
- More to come!