



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

September 27, 2021

To the Honorable Members of the
Zoning, Neighborhoods, and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 210472 relates 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.

This zoning change was requested by Matter X LLC and will allow the adaptive re-use of the historic school building on the SS Peter & Paul Catholic Parish Campus. As the building is currently part of the larger campus parcel, the applicant also filed a Certified Survey Map (CSM) to divide the property onto its own separate legal parcel with shared access and parking with the church campus. The currently vacant school building, which fronts on Cramer Street, was constructed in 1912 and consists of cream-colored brick in a Romanesque revival-style. The building contains 10 classrooms and a large central auditorium with a stage.

The applicant is seeking Historic Tax Credits from the National Parks Service to assist with the cost of redeveloping this structure. Given the layout and communal spaces available within the building and the rules set by the National Parks Service regarding the extent to which the internal layouts must be preserved in order to qualify for Historic Tax Credits, the applicant is requesting a series of potential uses for the building, including residential housing, office, live-work, hotel, event and performance space, educational, retail/service use, or a combination of these uses.

Seven dedicated parking stalls are provided and accessible at all times, along with 29 shared stalls with access during limited hours. The curb-cut in front of the main entrance will be removed and the drive between the sidewalk and the building will be converted into patio for use by guests and/or residents. The only proposed sign will be a monument sign in the planter along Cramer Street.

The City Plan Commission held a public hearing regarding this item at its regularly scheduled September 27, 2021 meeting. At the meeting, DCD Planning staff explained that a number of the proposed uses would normally require case-by-case review and Special Use approval by the Board of Zoning Appeals (BOZA) within neighborhood commercial districts and that staff has continued to work with the applicant to refine the proposed list of uses and create conditions and parameters for certain uses.

The applicant presented their redevelopment plans and the history of the building. Commissioners asked questions about parking, financing, and various proposed permitted uses. No members of the public spoke during the public hearing session. Third District Alderman Nik Kovac testified and summarized the September 22 community meeting he hosted to review the development.

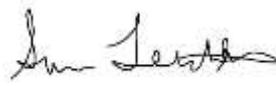


He shared comments made by the 38 attendees (who were mostly nearby residents), including concerns about parking impacts of the proposed uses on the nearby neighborhood, and the general preference of a number of attendees to not have uses such as taverns or brew pubs given the close proximity to North Avenue. Ald. Kovac also noted that he took a poll of the audience at the community meeting to gauge support for the proposal with 68% in support, 5% opposed, and 26% voting maybe, though he said after the meeting one attendee switched their vote from support to oppose.

After a lengthy discussion of the proposed uses and potential conditions, the commission voted on the file. Since the proposed DPD zoning will approve a mix of uses that will help to ensure the viability of preserving and adaptively reusing the subject building and the proposal is consistent with the recommendations of the Northeast Side Area Plan, the City Plan Commission at its regular meeting on September 27, 2021 recommended approval of the subject file conditioned on the applicant submitting final exhibits that incorporate staff comments including, but not limited to:

1. Refining the list of permitted uses to include additional parameters relating to several uses including, but not limited to assembly hall/theater, general retail and secondhand store, and broadcasting/recording studio, and removing other uses such as, but not limited to health clinic and indoor recreation facility, tavern and brew pub.
2. Revising signage standards to reduce the size of allowable freestanding and building wall signs.
3. Providing an architectural site plan that shows all required information outlined in the DPD Submittal Checklist.
4. Providing a signed copy of a shared parking agreement memorializing the parking arrangement that is noted in the DPD exhibits.
5. Updating the narrative to clarify that any operator would be prohibited from allowing private valet parking on public streets.

Sincerely,

A handwritten signature in black ink, appearing to read "Lafayette L. Crump".

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac