

Exhibit A
File No. 210472
Detailed Planned Development known as Historic SS Peter & Paul School
2480 N Cramer Street
September 3, 2021

Project Summary

Matter Development and Galbraith Carnahan Architects (Developer) intend to acquire, renovate, and adaptively re-use the historic school building located at 2480 N. Cramer Street (Property) on the SS Peter & Paul Catholic Parish Campus (Campus). The Property's main pedestrian entrance fronts onto N. Cramer Street, southeast of the intersection of N. Cramer St. & E. Bradford Ave. The Property is currently part of the larger Campus legal parcel. Developer has filed a certified survey map (CSM) to divide the Property onto its own separate legal parcel with shared access and parking with the Campus.

Developer's vision for the redevelopment of the Property consists of the following Intended Outcomes:

1. Restore the historic building by incorporating a use or combination of uses that are both financially feasible and compatible with the neighborhood and the Northeast Side Area Plan
2. Activate the neighborhood block along Cramer Street, which has long been adjacent to the vacant and deteriorated building

The building is beloved by the neighborhood and many former students throughout the city. However, the Property is now at risk of demolition and is in a state of significant deterioration requiring interior and exterior renovation. As a relatively small and costly neighborhood-based redevelopment, it is imperative that the uses in the Detailed Plan Development (DPD) district be as flexible as possible to allow Developer the ability to attract the right user or complimentary group of users. Potential uses for the building could include residential housing, office, live-work, event and performance space (with or without hotel suites), educational, retail/service use, or a combination of these uses and the uses identified in the List of Uses attached.

The approximately 30,000 SF building includes a large auditorium with stage, 10 classrooms, and a partially exposed lower level with high ceilings. The 1912 building is a historic Romanesque revival-style cream brick structure, designed by local architectural firm Erhard Brielmaier and Sons. On April 22, 2021, Developer received a Part 1 determination from the National Parks Service that the property is a certified historic structure and is included in the National Register of Historic Places. The renovation and subsequent use of the building will be sensitive to the interior and exterior historic character of the building.

The proposed redevelopment is consistent with the City's stated goals for the Northeast Side Area Plan. Within the Plan, the goal was identified to preserve the quality of life that attracted residents to live in the Upper East Side neighborhoods. This goal includes preserving the neighborhoods' architectural quality and unique character, adding value to the historic and diverse urban residential neighborhoods by blending housing and other development with the urban fabric, avoiding abrupt changes in scale and character. Further, the Plan specifically identifies former schools as possible redevelopment sites.

In addition to being a "Walker's Paradise" with a walk score of 92, the Property is a transit-oriented location that reduces reliance on cars, just one block from numerous other modes of public

transportation along the Oakland Avenue Transit Corridor, including Milwaukee County Transit System (MCTS) and several bike-share locations supported by well-marked traffic-separated bike lanes. The MCTS #15 bus route connects the neighborhood with downtown and all the way to the south side of Milwaukee. The Property also benefits from its connection to the Oak Leaf Recreational Trail, a multi-use trail system with over 125-miles of trail for cycling, running, etc. throughout Milwaukee County.

District Standards (s. 295-907):

Uses:	See attached List of Uses
Design standards:	Interior and exterior improvements will be consistent with standards set and approved by the National Parks Service for historic buildings
Density (sq. ft. of lot area/dwelling unit):	Not more than 30 dwelling units on 0.4529 acres (19,729 SF) of lot area, or 657 SF/unit
Space between structures:	Existing, see attached Certified Survey Map
Setbacks (approximately):	North: Existing, 6.0’ South: Existing, 11.4’ East: Existing, 10.0’ West: Existing, 15.2’
Screening:	Fencing along the south property line will remain. Trash enclosure will be screened on all four (4) sides.
Open space:	Existing, approximately 8,529 SF
Circulation, parking and loading:	<p>Pedestrian access: Three (3) entrances along Cramer Street and an elevator ADA-access point along the north face of the building</p> <p>Automobile access and parking: Seven (7) dedicated parking stalls will be provided and available at all times See Site Plan - Parking Area B/Garage/ADA stall, 12 shared stalls will be provided along the north property line near the church See Site Plan - Parking Area A, three (3) dedicated parking stalls will be provided on the southeast corner of the building with access during limited hours See Site Plan - Parking Area C, and 17 shared parking stalls will be provided in the southeast parking lot with access during limited hours See Site Plan - Parking Area D. Access to shared parking stalls in areas A, C, and D outlined above shall be limited to posted hours:</p> <ul style="list-style-type: none"> • Monday – Friday restricted 7:30am - 4:00pm • Saturday restricted 12:00pm - 5:00pm • Sunday restricted 9:00am - 12:00pm <p>Bicycle parking: Bicycle parking will be provided consistent with s. 265-404 of the zoning code based on the uses occupying the site. Four (4) outdoor bicycle parking spaces will be provided, at a minimum, along with indoor bicycle parking</p> <p>Loading: 60’ x 8’ loading zone in front of the building along Cramer Street to be requested. Loading for deliveries (and any potential catering or event-related installation services – i.e. tables, chairs, decorations, lighting, sound) will occur in the loading zone.</p>

DPD Owner’s Written Narrative

	Residential loading for move-ins/move-outs may occur in the loading zone or along the north driveway adjacent to the church.
Landscaping:	<p>Minimum landscaping shall include replacement of the existing failed planter box between the building and Cramer Street and removal of asphalt/planting grass in certain areas between the public walk and Cramer Street as shown on attached Site Plan</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.</p>
Lighting:	On-site lighting shall have cut-off fixtures that ensure that lighting levels and glare are controlled such that no light source shall be visible from an adjoining property or public right of way. The maximum illumination at the residential property line (south) shall be one foot-candle. Notwithstanding the foregoing limitations, decorative up-lighting on the building’s front façade and decorative “bistro-style” lighting in the southeast courtyard shall be permitted.
Utilities:	All utility lines shall be installed underground, and transformers shall be installed within the building or otherwise screened from view.
Signs (type, square footage, quantity and placement):	<p>Signage will generally include a monument sign in the planter along Cramer Street. All signs (permanent and/or temporary shall conform to the City zoning code). The monument sign may be internally lit.</p> <p>Final signs will be reviewed and approved by DCD staff.</p>

Site Statistics:

Gross land area:	0.4529 acres (19,729 SF)
Maximum amount of land covered by principal buildings (approx.):	<p>Sq. ft.: Existing, approximately 11,200 SF</p> <p>% of site: Existing, approximately 56.8%</p>
Maximum amount of land devoted to parking, drives and parking structures (approx.):	<p>Sq. ft.: Existing, approximately 8,529 SF</p> <p>% of site: Existing, approximately 43.2%</p>
Minimum amount of land devoted to landscaped open space (approx.):	<p>Sq. ft.: Existing, approximately 516 SF</p> <p>% of site: Existing, approximately 2.6%</p>

DPD Owner’s Written Narrative

Max proposed dwelling unit density (lot area per dwelling unit):	Not more than 30 dwelling units, or 657 SF/unit
Proposed number of buildings:	One (1) existing building
Max dwelling units:	30
Bedrooms per unit:	May include any mix of bedrooms per unit including efficiency apartments
Parking spaces provided (approx):	<p>Automobile spaces:</p> <p>Ratio per residential unit: 1.20 (including shared and dedicated stalls, assuming 30 residential units)</p> <p>Spaces per 1,000 sq ft for non-residential uses: Approximately 1.20:1,000 SF (including shared and dedicated stalls, assuming 100% of the building is occupied with non-residential uses)</p> <p>Bicycle spaces: 4 outdoor parking spaces shall be provided. Additional bicycle parking, including number, placement, and type shall follow the provisions of the zoning code (s. 295-404), and shall be dependent on the type of use(s).</p>

Time Limit on Zoning:

Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to GPD (General Planned Development) at that time unless the criteria identified in 295-907-c-11-a and –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.

Attachment 1

List of Uses

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

Attachment 3

Site Plan

Attachment 4

Assembly Hall Operational Standards

<p>General Description</p>	<p>The venue is anticipated to be operated by a third-party (or affiliated) professional event operator (“Event Operator”). Event Operator is anticipated to hold events for neighborhood groups, arts and performance groups, businesses, and private individuals. Business events may be held during the day (such as breakfast and lunch meetings, lunch-and-learn, etc.), other events such as weddings, arts and theater performances, art gallery nights, and live music are anticipated to be held in the evenings.</p> <p>Event guests may utilize the front patio along Cramer Street and the small patio on the southeast corner to gather upon arrival and are anticipated to use that space periodically during the event, but events occurring outside for the entire duration are not anticipated for this venue.</p> <p>Event Operator may operate this venue exclusively as event space, event space with related hotel rooms, or a combination of event space, housing, and offices.</p>
<p>Maximum SF</p>	<p>Possible options are outlined here, subject to final confirmation of needs of Event Operator:</p> <ol style="list-style-type: none"> 1. {A} First Floor Auditorium and related support space: Appx. 6,707 SF 2. {A} + {B} Lower Level: Appx. 16,707 SF 3. {A} + {B} + Hotel Suites: Appx. 30,000 SF (total gross SF of building)
<p>Maximum Capacity</p>	<p>200 guests</p>
<p>Hours of Operation</p>	<p>Smaller events, professional/business meetings, and breakfast/lunch meetings are likely to occur during the day (7am-1pm). Weddings and other events are anticipated principally on Friday, Saturday, and Sunday, and will end no later than midnight.</p>
<p>Staffing</p>	<p>Event Operator will staff the venue throughout the duration of all events.</p>
<p>Deliveries</p>	<p>Most deliveries will be made by box truck within the proposed loading zone on Cramer Street. Deliveries for catering and equipment will occur</p>

	as required by each event, but are anticipated to range between 0-2 per day.
Adjacent Land Uses	North: Church West: Residential housing (single, duplex, and multifamily) East: Convent and school South: Residential housing (single, duplex, and multifamily)
Transportation/Parking Plan	Event Operator may utilize a combination of different event parking and transportation strategies: <ol style="list-style-type: none"> 1. A combination of on-site and shared parking areas as described in the attached DPD narrative and the attached Site Plan 2. Neighborhood street parking 3. Ride sharing services 4. Valet parking, which may increase the number of shared on-site parking stalls in Parking Area D 5. Negotiation of private agreements with surrounding property owners with surface parking lots 6. Public parking lots, such as the Prospect Parking Garage near the intersection of Maryland & Prospect (with or without shuttle transportation), and public parking stalls available through parking apps (Parqex, etc.) 7. Frequent Milwaukee transit along Oakland Ave, North Ave, and other surrounding streets (busses) 8. “Last Mile” transportation such as Bubl bikes and electric scooters (if/when available)
Loading Zone	A loading zone will be requested for drop-offs and deliveries along Cramer Street in front of the building. The loading zone will be approximately 60’ x 8’.
Liquor and Operating Licenses	Event Operator will apply for and obtain all required City of Milwaukee Licenses from the City Clerk’s License Division prior to any event. Any liquor licenses and entertainment permits will be applied for and held by Event Operator and utilized only during the related events.

Attachment 5

Representative Building Layouts

Note: For Illustration Only – Final configuration may vary based on final set of uses