

Exhibit A
File No. 210472
Detailed Planned Development known as Historic SS Peter & Paul School
2480 N Cramer Street
October 15, 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
3. The Property is currently owned by SS Peter & Paul and is therefore tax exempt. Repurposing the structure will bring community benefits and possible significant tax base previously unrealized by the City

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:	Existing building will remain, and any 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. Not more than 24 hotel rooms.
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 with cedar boards. Exterior location of trash enclosure location will require approval by the Administrative Review and Appeals Board.
Open space:	Existing, approximately 8,529 SF
Circulation, parking and loading:	Pedestrian access: Three (3) entrances along Cramer Street and an elevator ADA-access point along the north face of the building 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 , nine (9) 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: <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>Prior to issuance of building permits for this project, a shared parking agreement that has been recorded with the Register of Deeds and meets the criteria set forth in s. 295-403-2-b-3-e shall be</p>

	<p>provided to the Department of Neighborhood Services memorializing the availability of shared parking for this development as described within this section.</p> <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. Options for indoor bicycle parking are available in lower level storage areas beneath and adjacent to the stairs, in the classroom “coat closets” adjacent to each residential unit, and in the attached garages.</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. Residential loading for move-ins/move-outs may occur in the loading zone or along the north driveway adjacent to the church.</p>
<p>Landscaping:</p>	<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>
<p>Lighting:</p>	<p>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.</p>
<p>Utilities:</p>	<p>All utility lines shall be installed underground, and transformers shall be installed within the building or otherwise screened from view.</p>
<p>Signs (type, square footage, quantity and placement):</p>	<p>Signage will include a Type-A free-standing sign in the planter along Cramer Street with a maximum display area of 24 square feet, and a maximum height of 6 feet. For a Type-A sign, only individual letters or symbols may be internally illuminated. This type of sign includes,</p>

	<p>but is not limited to, letters or symbols cut from an opaque panel such as metal; pin-set letters where individual letters may be back-lit, carved entablature-type signs and other general individual-letter, non-illuminated signs.</p> <p>Type A wall, projecting and awning signs may be installed, with a maximum number of 1 per 25 lineal feet of the length of the building façade, and a maximum display area of 75 square feet for wall and projecting signs and a maximum of 20 square feet for an awning.</p> <p>All such signage shall comply with Sec. 295-407.</p> <p>Final signs will be reviewed and approved by DCD staff.</p>
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Site Statistics:

Gross land area:	0.4529 acres (19,729 SF)
Maximum amount of land covered by principal buildings (approx.):	Sq. ft.: Existing, approximately 11,200 SF % of site: Existing, approximately 56.8%
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Sq. ft.: Existing, approximately 8,529 SF % of site: Existing, approximately 43.2%
Minimum amount of land devoted to landscaped open space (approx.):	Sq. ft.: Existing, approximately 516 SF % of site: Existing, approximately 2.6%
Max proposed dwelling unit density (lot area per dwelling unit):	Not more than 30 dwelling units, or 657 SF/unit. Not more than 24 hotel rooms.
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</p>

DPD Owner's Written Narrative

	shall follow the provisions of the zoning code (s. 295-404), and shall be dependent on the type of use(s).
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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 Approved Uses

For any listed footnotes, the footnote serves as the Limited Use Standard. If the Limited Use Standard is not met, the use is not permitted.

RESIDENTIAL USES	GENERAL SERVICE USES
Single-family dwelling	Personal service
Two-family dwelling	Business service ¹
Multi-family dwelling ²	Catering service
Permanent supportive housing	Funeral home
Live-work unit	ACCOMODATION AND FOOD SERVICE USES
EDUCATIONAL USES	Bed and breakfast
Day care center ³	Hotel, commercial ⁴
Adult day care ⁵	Hotel, residential
School, elementary or secondary	Assembly hall (See Attachment 4) ⁴
College	Restaurant without drive-through facility
School, personal instruction	ENTERTAINMENT AND RECREATIONAL USES
COMMUNITY-SERVING USES	Health club
Library	Theater ^{4 6}
Cultural institution	UTILITY AND PUBLIC SERVICES USES
Community center	Broadcasting or recording studio ⁷
Religious assembly	TEMPORARY USES
COMMERCIAL AND OFFICE USES	Seasonal market ⁸

¹ Business Service: Commercial photography studio is a permitted use. Other Business Services (as outlined in the zoning code 295-201.89) are not permitted uses.

² Multi-family dwelling may not include housing specifically branded and marketed toward exclusively undergraduate students (subject to fair housing laws)

³ Day Care Center: The day care center shall have a maximum capacity of 40 children per shift. The day care center may not operate between the hours of 12am and 6am. The day care center shall have at least two (2) spaces available to the day care center for parking or loading, which spaces shall be located on the premises, or on the street immediately adjacent to the site of the day care center provided that such on-street spaces are available for public use during the operation of the day care center. The on-street parking spaces shall be in compliance with all city parking regulations and shall each measure at least 20 feet long if they are parallel parking spaces. The day care center shall provide an on-site outdoor play space that accommodates not less than one-third of the number of children for which the center is licensed, or shall be a minimum of 750 square feet, whichever is greater.

⁴ Hotel, Assembly Hall, and Theater uses may include a bar that is accessory to the primary use.

⁵ Adult day care is an establishment in which the operator is provided with compensation in return for providing adults with care for less than 24-hours at a time. Occupancy for this use is limited to 40 clients.

⁶ Theatre use shall be limited to a maximum capacity as outlined in Attachment 4.

⁷ Recording Studio: Hours of operation are limited to those in Attachment 4: “Hours of Operation”. Any recording studio incorporated into the project will be designed with a minimum sound transmission coefficient of 60. Wall mass, discontinuous construction, and sound dampening materials would all be utilized in the studio’s construction. As a recording studio, the goal would be to negate sound transmission through the walls of the space so as to prevent the effect of city noise on the recording process. Maximum capacity for this use is ten (10) persons.

⁸ Seasonal Market is subject to limited use standards as noted in 295-603-2-bb of the zoning code.

DPD Owner's Written Narrative

General office	Temporary real estate sales office ⁹
Government office	Live entertainment special event ¹⁰
Bank or other financial institution	
Retail establishment, general ¹¹	
Secondhand store ¹¹	
Artist studio	
HEALTH CARE AND SOCIAL ASSISTANCE USES	
Medical office	
Social service facility ¹²	

⁹ Temporary Real Estate Sales Office is subject to limited use standards as noted in 295-603-2-cc of the zoning code.

¹⁰ Live Entertainment Special Event is subject to limited use standards as noted in 295-603-2-ee of the zoning code.

¹¹ Retail Establishment and Secondhand Store are permitted subordinate uses within the building, provided they are related to the primary use of the building. For example, art sales or a gift shop.

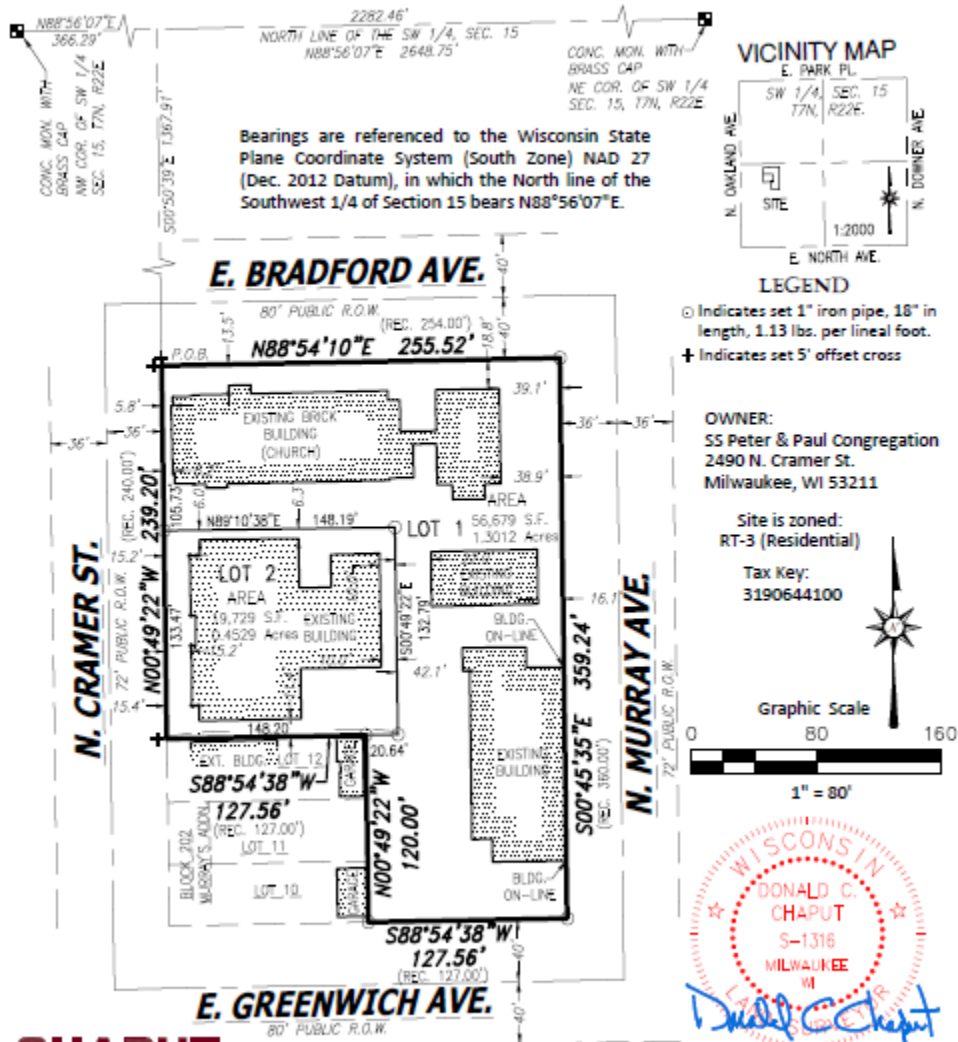
¹² Social Service Facility is a permitted subordinate use within the building, as long as the services provided are directly related to the primary use of the building, which may include: arts-related social services, life and job skills training, family counseling and therapy, financial counseling, elderly services, and services for persons with disabilities. If the use does not fit the definition outlined herein, it is prohibited.

Attachment 2

Certified Survey Map

CERTIFIED SURVEY MAP NO. _____

A redivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 14, 15, 16, 17 and 18, in Block 202, in Murray's Addition, in the Southwest 1/4 of the Southwest 1/4 of Section Fifteen (15), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.



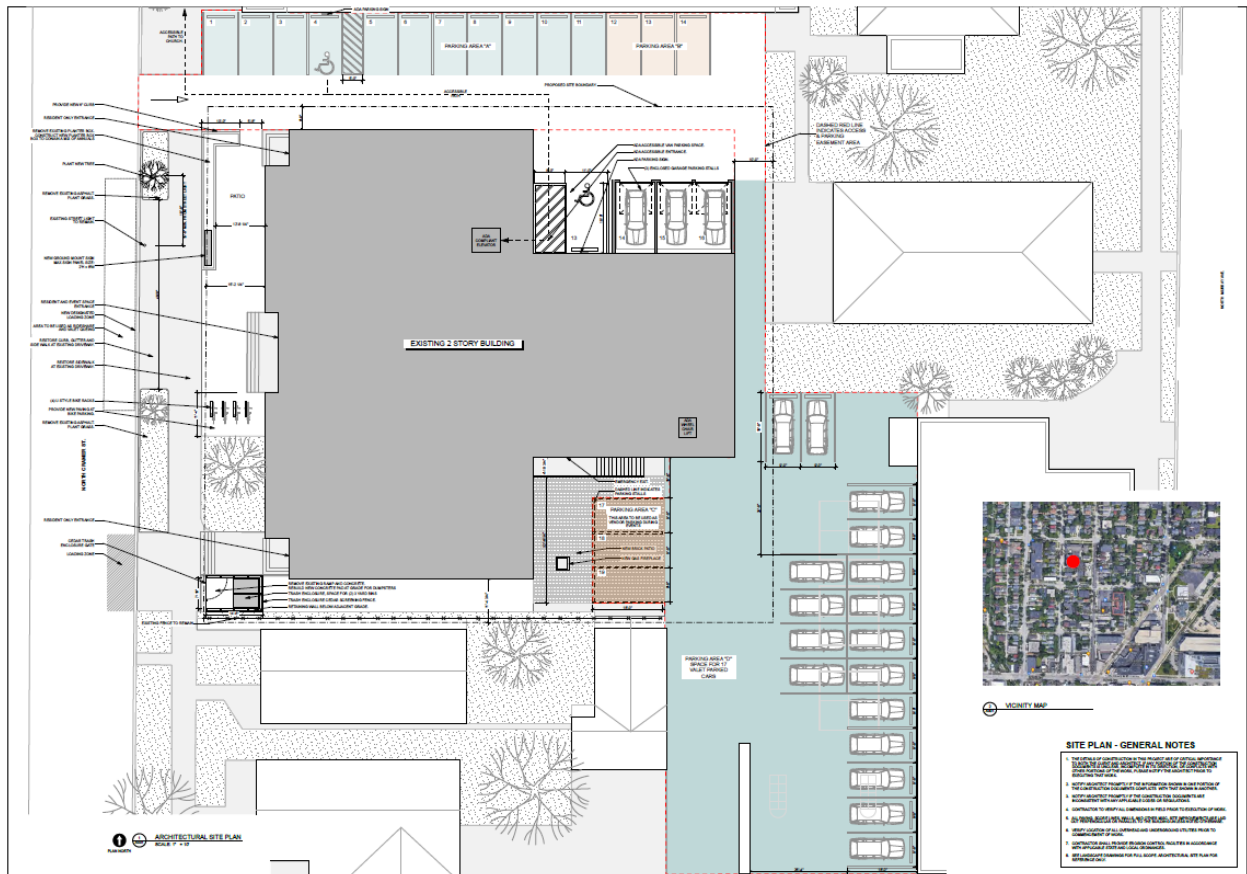
CHAPUT
LAND SURVEYS
244 W. Florida Street
Milwaukee, WI 53234
414-224-4068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: July 6, 2021
Drawing No. 2578-far
Sheet 1 of 4 Sheets

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>Event operator may utilize a portion of the space for community recreational purposes connected to the event space, such as indoor games for guests of the event.</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. First Floor auditorium, balcony, and related support space: Appx. 6,707 SF 2. #1 above + Lower Level event space: Appx. 12,442 SF 3. #1 above + #2 above + Hotel Suites: Appx. 30,000 SF (total gross SF of building) <p>Theater uses are incorporated into the square footages outlined above. The theater use is likely to include 6,707 SF (+/-) as outlined above in #1.</p>
<p>Maximum Event Capacity</p>	<ul style="list-style-type: none"> • Assembly Use: 250 guests total, whether in lower or upper level event space

	<ul style="list-style-type: none"> • Theater Seating: 515 (400 occupants seated on main floor + 115 in balcony) seated in rows of chairs with side aisles
Hours of Operation	<ul style="list-style-type: none"> • Monday - Thursday: 7am-11pm • Friday: 7am-midnight • Saturday: 12pm-midnight • Sunday: 10am-10pm <p>Illustrative Notes:</p> <ul style="list-style-type: none"> • Smaller events, professional/business meetings, and breakfast/lunch meetings are likely to occur during the day (7am-1pm). • Theater programs are anticipated to occur during weekdays or weekends between 5pm and 11pm. • Weddings and other large special events are anticipated principally on Friday, Saturday, and Sunday between the hours of 2pm and midnight.
Staffing	Event Operator will staff the venue throughout the duration of all events.
Deliveries	<p>Most deliveries will be made by box truck within the proposed loading zone on Cramer Street. Deliveries for catering and equipment will occur as required by each event, but are anticipated to range between 0-2 per day. Vendors (i.e. caterers, deejays, decorators, videographers, bartenders, etc.) will load and unload materials and equipment in the Cramer Street loading zone or in the drive aisle between the Property and the church. During the event, vendors will have access to Parking Area C.</p> <p>Vendors may choose to load and unload through the main Cramer Street entrance, or may utilize the elevator at the “ADA Compliant Entrance” noted on the Site Plan.</p>
Adjacent Land Uses	<p>North: Church</p> <p>West: Residential housing (single, duplex, and multifamily)</p> <p>East: Convent and school</p> <p>South: Residential housing (single, duplex, and multifamily)</p>
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.¹³ 2. Neighborhood street parking 3. Ride sharing services such as Uber, Lyft, taxis, etc. 4. Valet parking, which may increase the number of shared on-site parking stalls in Parking Area D¹⁴. If valet parking services are utilized, any agreement with a private valet service operating on the site will include a provision that public street parking cannot be utilized for private valet parking purposes. 5. Negotiation of private agreements with surrounding property owners with surface parking lots, as may be negotiated by the Event Operator 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 BublR bikes and electric scooters (if/when available)
<p>Loading Zone</p>	<p>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’.</p>
<p>Liquor and Operating Licenses</p>	<p>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</p>

¹³ On-site self-parking will not be available for event and theatre guests, except that Event Operator may decide on an event-by-event basis to provide valet service (or utilize a third-party valet service) to park Parking Area D. Hotel and housing uses will have exclusive use over dedicated parking stalls in the garages, Parking Areas A and B subject to posted limitations of shared parking use time as outlined in “District Standards” herein. If Property is utilized exclusively for events and theatre use(s), Parking Areas A and B will be available for self-park.

¹⁴ Valet service will be administered by either Event Operator or a third-party service. Cars will queue along Cramer Street. Valets will park cars in Parking Area D or in pre-negotiated surrounding parking lots as noted in “Transportation/Parking Plan” #5. Valet shall have the flexibility to reconfigure the parking layout in Parking Area D to more efficiently park cars, to increase the capacity of the lot. Any agreements with a private valet service operating on the site will include a provision that public street parking cannot be utilized for private valet parking purposes.

DPD Owner's Written Narrative

	<p>liquor licenses and entertainment permits will be applied for and held by Event Operator and utilized only during the related events.</p> <p>If alcohol is present during events, it will be served through a properly licensed catering or bartending service with staff properly licensed to serve alcohol and with the facility obtaining any and all required alcohol and/or event licenses as needed.</p> <p>All required licenses for special events and seminars per the standards set in Section 109 of the Milwaukee Code of Ordinances will be obtained. This will include any needed Public Entertainment Premises Licenses from the City Clerk License Division.</p> <p>Adequate measures will be taken to ensure that events end no later than the times described in the Plan of Operation including on-site staff, if necessary.</p>
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Attachment 5

Representative Building Layouts

**Note: For Illustration Only – Final configuration may vary based on final set of uses.
Site plan included in Attachment 3 is part of the formal DPD zoning district.**