



S.S. Peter and Paul Congregation

September 26, 2021

Via Email

Kristin Connelly, AICP, Principal Planner
City of Milwaukee - Department of City Development
kristin.connelly@milwaukee.gov

Re: 2480 N. Cramer Street, Milwaukee, WI – Matter Development Rezoning

Dear Ms. Connelly,

As a follow-up to my comments during the recent neighborhood meeting relating to Matter Development's rezoning request for the property at 2480 N Cramer Street, I wanted to provide a written statement on behalf of SS Peter and Paul Parish. We support the application made by Aaron Matter and are confident the project will be a wonderful compliment to the neighborhood.

As stated during the meeting, we vetted the development team thoroughly because we wanted a buyer that would do a thoughtful preservation of the building and reuse it in a manner complimentary to our neighborhood. We did this as the seller of the property, but far more importantly, as the largest neighbor we have a substantial investment in the church, Catholic East Elementary and our other surrounding buildings to protect.

The property has been for sale for nearly five years, and we have taken hundreds of people through the building. The building was either too large and too complicated a project for the user-buyers, or was found to be not financially feasible by developers who couldn't justify spending the time on the project to yield a minimal number of potential apartment units. While the building has some wonderful architectural elements, it needs substantial capital improvements made, including a roof replacement and reconstruction of the built-in gutter system, all new mechanical systems, etc. A number of previous buyers interested in the property have walked away because construction cost estimates of \$3,000,000 to \$4,000,000 did not seem feasible.

Water infiltration has caused rapid deterioration of the property, having caused significant plaster damage, wood rot, and mold/mildew, and it is escalating. As a parish, we no longer need the space and don't have the resources necessary to make the repairs. Aaron and his partners from Galbraith Carnahan Architects have invested a great deal of time and money in their due diligence on the building, including going through the time-consuming process to receive the first phase of approvals from the National Parks Service and getting the building on the National Historic Register.

They have taken a leap of faith in order to preserve the building, and I am hopeful the City and neighbors will affirm their efforts so they may continue their investment of time and dollars on the project in pursuit of the right user(s) that will preserve the legacy of this building over the longer term. This is a great group who is passionate about the preservation of the building, reimagining its next life as an asset in the community, and we trust the City will make every effort to be a partner in bringing the project to fruition.

Sincerely,

SS Peter and Paul Parrish



James Piotrowski, COO

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