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To whom it may concern,

Regarding 1236 W. Pierce St., Milwaukee, WI.

I am currently the architect of record for alterations and additions provided for this building. I have been working with this project since March of 2009. Additions included a three-story passenger elevator constructed and attached to the exterior of the building on the North side. Interior alterations included providing for code compliant entrance and egress areas including stairways. Also, the entire third floor was altered with partitions and classroom areas for educational purposes. In addition, toilet rooms and other features were altered to provide for full accessibility. Mechanical installations such as, heating, electrical, plumbing and fire sprinkler systems were updated to be code compliant.

It was my understanding at that time that the second and third floors of this building were appropriately zoned and approved by BOZA for elementary-secondary school occupancy. Architectural plans and details were prepared for all required building permits obtained per City and State code requirements. At considerable expense, the building Owner completed construction as per the approved plans and obtained occupancy for the use of the third floor and other accessory areas as educational facilities.

The building is currently zoned for H I occupancy. In my professional opinion, as an architect, this structure is not conducive and is outdated for use as heavy industrial occupancies in our modern society. In urban environments, such as this, many older buildings are being revitalized to better serve neighborhood requirements. Heavy Industrial developments are currently being located in areas that are better suited for their needs, such as the Menomonee Valley. Therefore, I believe this building should be rezoned IM as to allow for commercial, office, retail, recreational, restaurant and hospitality, residential, educational and service occupancies. There are many new developments taking place in this area, such as mixed-use residential-business-retail occupancies. Public transportation is also readily available only one block from this building. Since 2009 I have had numerous opportunities to be at this property. On no occasion did I find any traffic situations to be an obstacle. There was always an available parking space in front of the building. There was never any safety issues with regards to truck or automobile traffic at intersections or in the area.

There are many areas currently within the city of Milwaukee that are providing charter schools for local neighborhoods. I believe that this building is ideally suited for such purpose.

Therefore, I highly recommend that this property be rezoned to IM to allow for the use of the second and third floor areas for educational occupancy as all of the previous costly improvements were provided and intended for such use. In addition, there is ample outdoor recreational areas for student use.

Sincerely,

Douglas A. Gallus.

Wisconsin Architect.

Past President- Association of Licensed Architects-Wisconsin