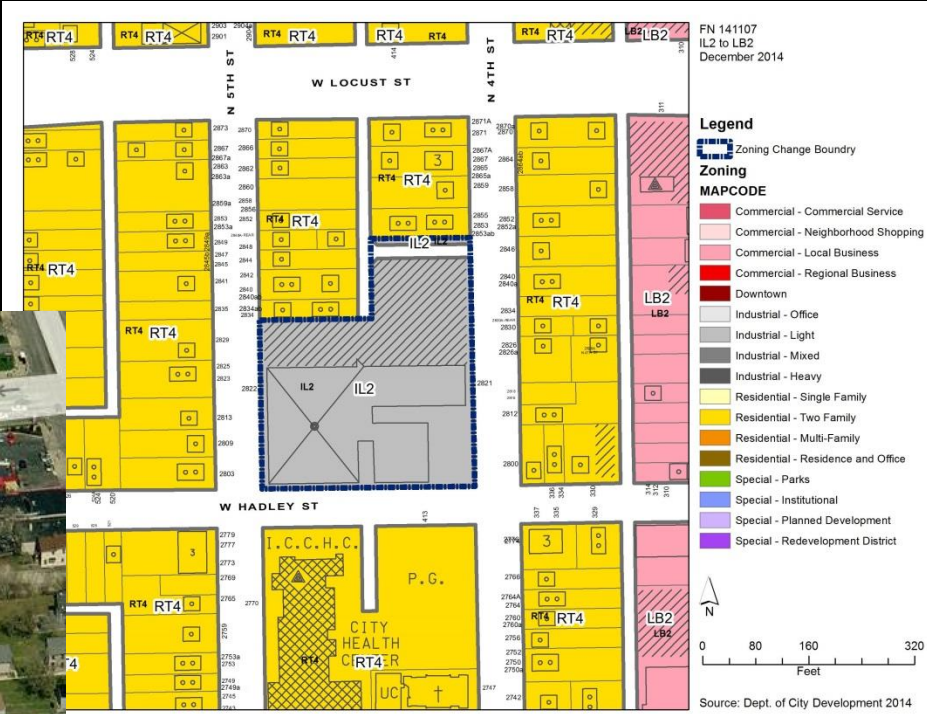


File No. 141107. An ordinance relating to the change in zoning from Industrial-Light to Local Business for adaptive reuse of the building located at 2801-2821 North 4th Street, on the north side of West Hadley Street, west of North 4th Street, in the 6th Aldermanic District.



File No. 141107. Site Context Photos



View of Site from North 4th Street, looking southwest



View of Site from W Hadley St and N 4th St

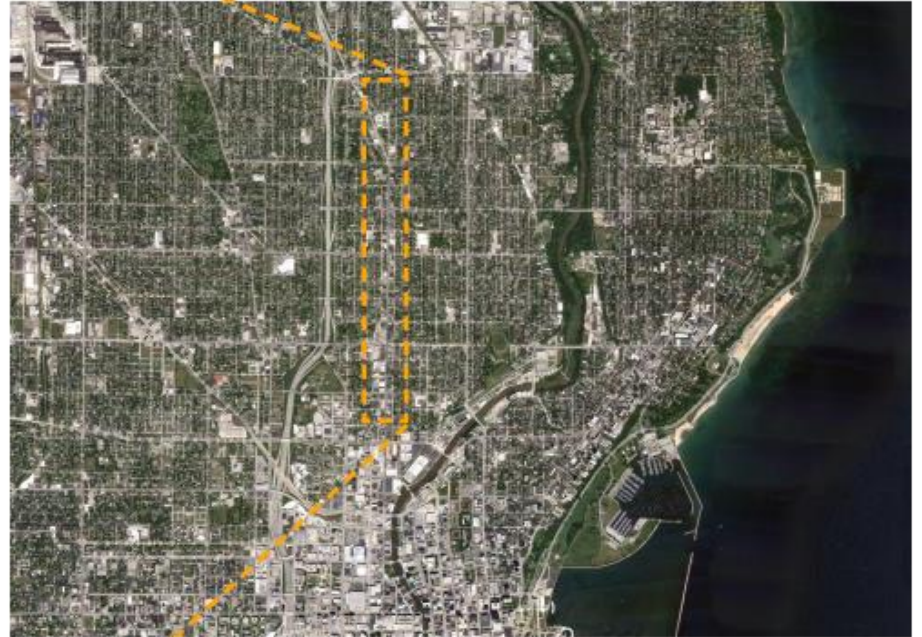


View of Site from W Hadley St and N 5th St



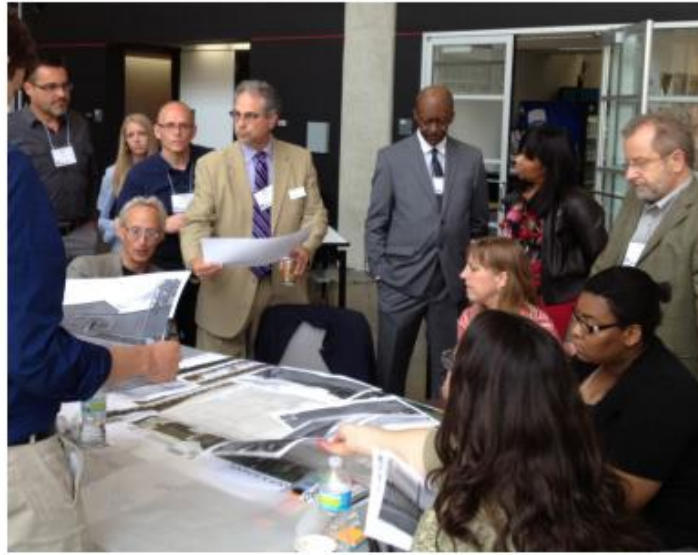
**DR MARTIN LUTHER KING JR. DRIVE
2013 VISIONING CHARETTE**





FOCUS AREA
W. NORTH AVE TO W. LOCUST ST,
BETWEEN N. 4TH ST & N PALMER ST

2013 VISIONING CHARETTE





SOUTH ELEVATION FROM HADLEY

SITE 1_W. LOCUST & MLK DRIVE

SITE 2_MILWAUKEE ENTERPRISE CENTER

SITE 3_5TH STREET SCHOOL

SITE 3A_W. CENTER & MLK DRIVE

SITE 4_MALCOLM X SCHOOL

SITE 5_W. CLARKE ST & MLK DRIVE

SITE 6_W. NORTH AVE & MLK DRIVE

SITE 2_MILWAUKEE ENTERPRISE CENTER



EXISTING SITE CONDITIONS

Originally built as a shoe factory, the Milwaukee Enterprise Center now houses a wide variety of businesses and professional services in large, lofty spaces. The building has a lack of parking and does not have a highly visible presence in the area, despite the many thousand square feet of rentable space that it has available. A large steam boiler building occupies the southwest corner of the site.



FOCUS GROUP INPUT

Developer Thoughts:

- Historic district (North Ave to North of Locust Ave)
- Connection to site I (W. Hadley & MLK Drive)
- Affordable methodology (Workforce)
- Foster opportunity for non-profits

Lender Thoughts:

- Need jobs
- Housing with economic development
- Tax credit project
- Training “command center”

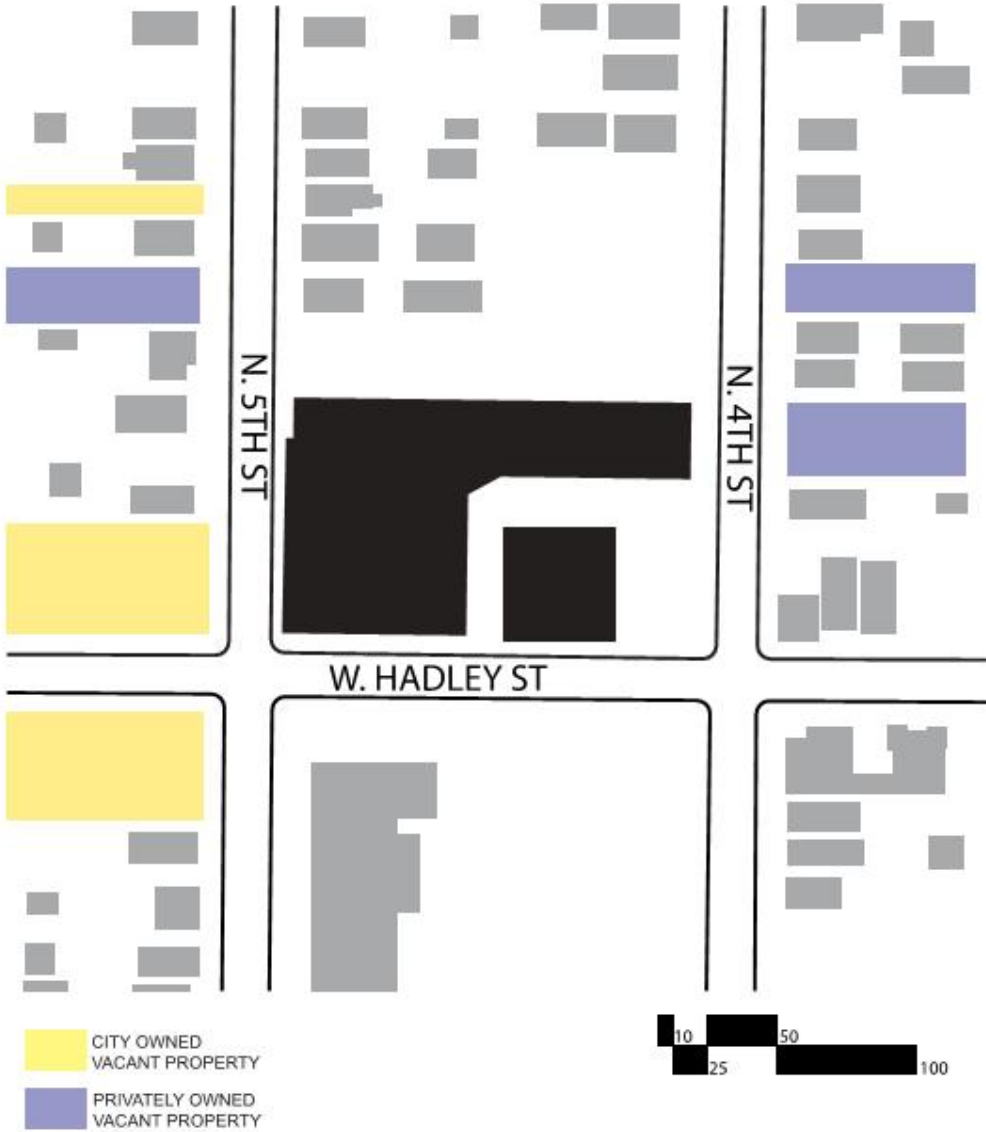
Base Program:

- Reuse all or portions of existing building
- On-site parking
- Potential connection to MLK Drive or Locust St
 - Public open space
 - Flexible use

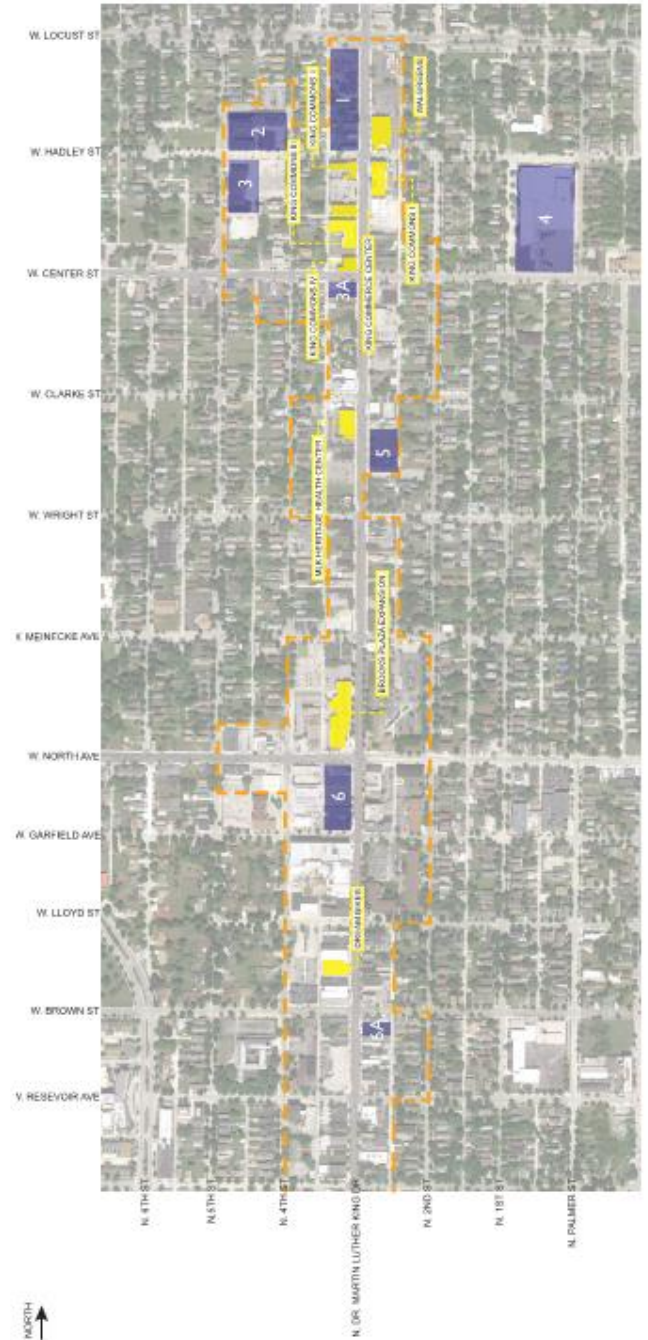
Zoning Information (IL2):

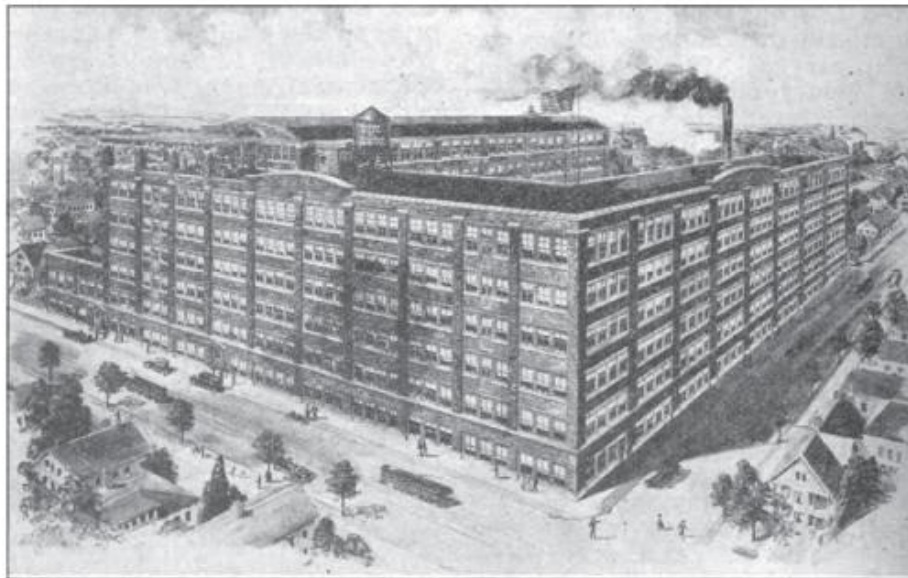
- No min/max height
- No parking requirements

SITE 2_MILWAUKEE ENTERPRISE CENTER



Owner	Address	Value	Lot Size	Zoning
2824 North 4th Street LLC	2821 N 4th St	\$1,400,000.00	97792	IL2





Nunn-Bush Shoe Factory, Milwaukee, Wis.

Image 1: Nunn-Bush Company Shoe Factory, looking northeast (1930).



Image 2: Architectural elevations of 1917 addition by Herman J. Esser.

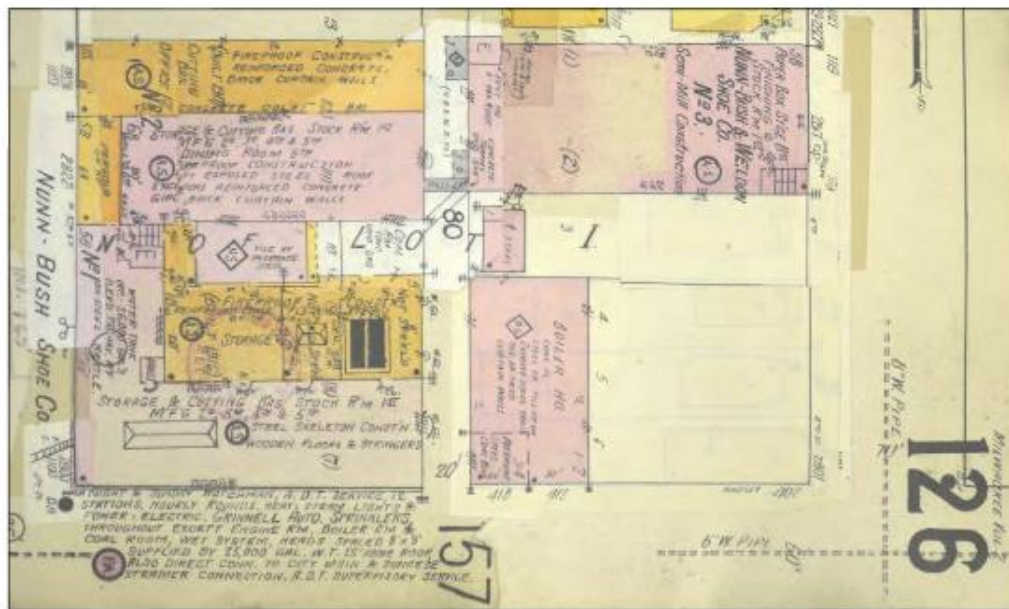


Image 3: Sanborn Insurance Map (1937).

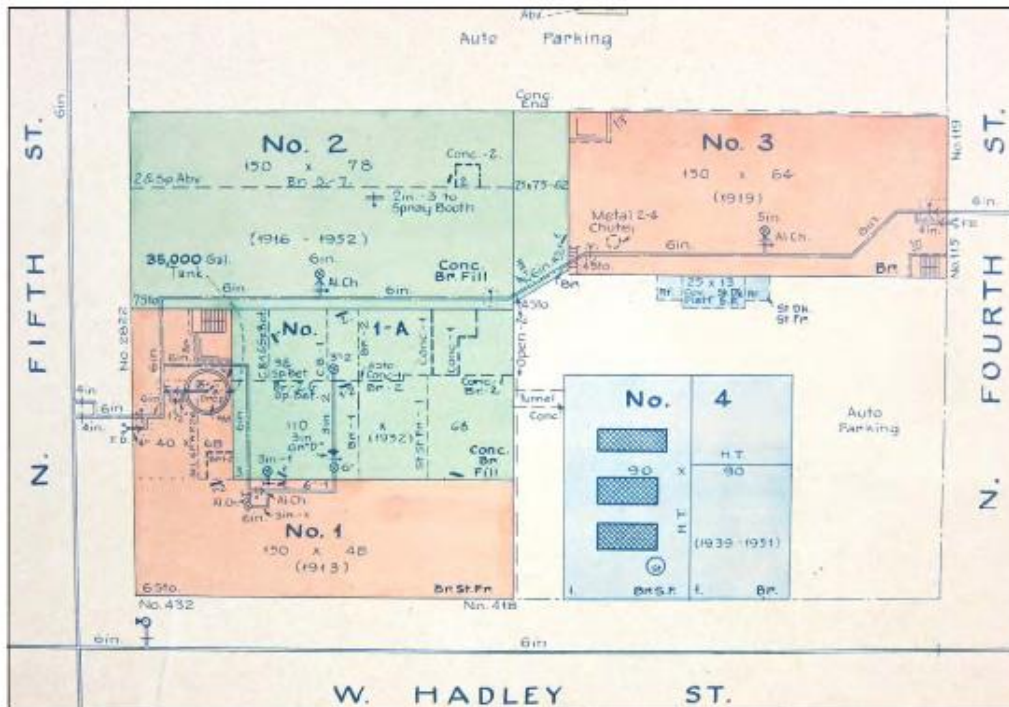


Image 4: Site Plan (1953).

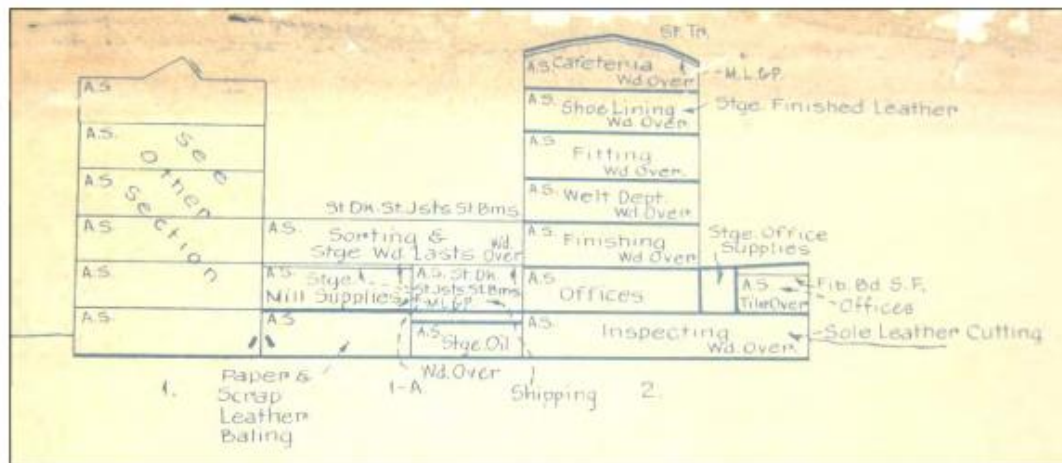


Image 5: Section through building looking south showing cafeteria/recreation hall on 6th floor (1953).



Image 6: Nunn-Bush Ladies Bowling League Costume Party in 6th floor cafeteria/recreational hall (1930).



H. L. Nunn

Image 7: Henry L. Nunn (1878-1972).



WHEN IT'S NOONTIME AT NUNN-BUSH

... President Nunn joins his "co-workers" in the big cafeteria on the sixth floor of the factory. The cafeteria was started twenty-two years ago by the management, but was turned over to the workers' union in 1929. For the last few months it has been operating at a loss; recently, rather than have one of their number laid off, the women who work in it asked for a 7.5 per cent pay cut. Such doings are fairly typical of Mr. Nunn's "industrial democracy." Nunn is a rigid vegetarian, eats peanuts instead of bread, and frequently tops off his meal with a taffy-like apple confection called "Aplets," which he urges companionably on favored visitors. Several members of the female office staff have been converted to vegetarianism, and they join him every noon at his special "vegetarian table." He plans to open a vegetarian restaurant in downtown Milwaukee shortly—a "really high-class restaurant," says Mr. Nunn, "named Ambrosia House."

Are NUNN-BUSH SHOES *too Good?*



Some Nunn-Bush merchants and some Nunn-Bush wearers actually tell us so. But the steadfast loyalty of men who wear Nunn-Bush shoes is gratifying proof that it pays to build a definitely superior product.

The many things we have learned about fine shoe comfort and fine shoe smartness are too technical to be easily described. But they can be experienced.

Live in a pair of Nunn-Bush shoes for rainy days and we will never have to tell you again. You'll BUY your next pair, two pairs, ten pairs, a hundred pairs — as many as you may need throughout the entire balance of your life.

It is only a short step to the superior comfort and smarter appearance of Nunn-Bush ANKLE-FASHIONED* OXFORDS. Why not take it?

**Ankle-fashioning is exclusively Nunn-Bush. A method of making the uppers to a more perfect, more durable fit, it means so much to shoe comfort and appearance as "preshank" means to a shirt.*

NUNN-BUSH • MILWAUKEE
NEW YORK • SAN FRANCISCO

Please WESTERN UNION or POSTAL TELEGRAPH
for name of your local Nunn-Bush dealer.



The Windsor
STYLE 609

Most Styles

\$7⁵⁰ to \$11

\$7.75 to \$11.00
West of Rockies

Nunn-Bush

Ankle fashioned Oxfords

MADE BY SALARIED CRAFTSMEN
...NOT HURRIED PIECEWORKERS

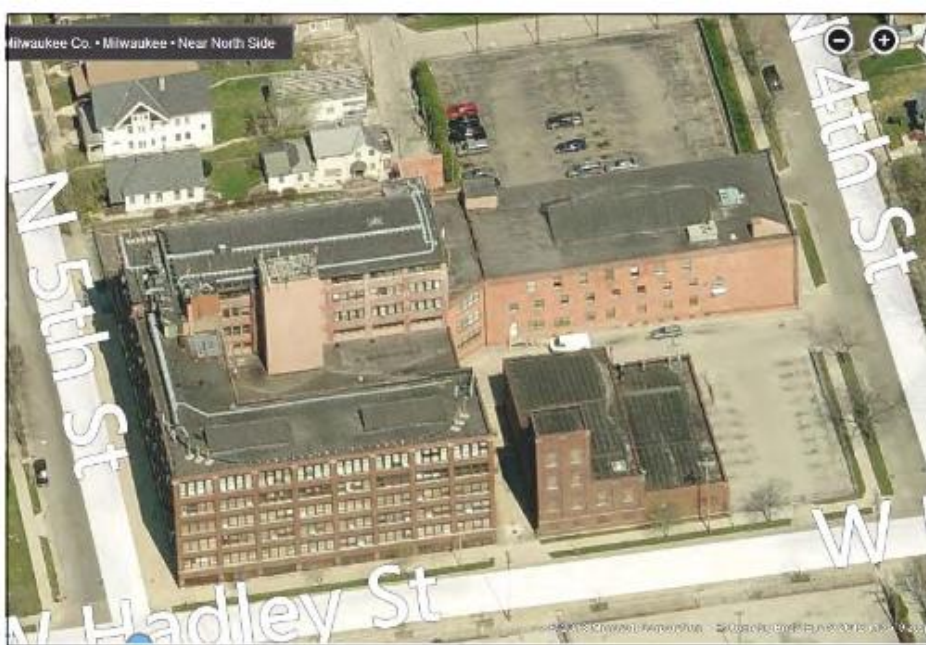


Image 10: Aerial view of site, looking north (2013).



Image 11: West and south elevations, looking northeast (2013).



Image 12: West and south elevations, looking northeast (2013).



Image 13: South elevation, looking west (2013).



Image 14: South and east elevations, looking northwest (2013).



Image 15: East elevation, looking southwest (2013).



Image 16: East elevation, looking northwest (2013).



Image 17: East and north elevations, looking southwest (2013).



Image 18: North elevation, looking west (2013).



Image 19: North elevation, looking east (2013).



Image 20: North and west elevations, looking southeast (2013).



Image 21: West elevation, looking southeast (2013).



Image 22: Stair in 1916 portion of complex (2013).



Image 23: Typical floor in 1916 portion of complex (2013).

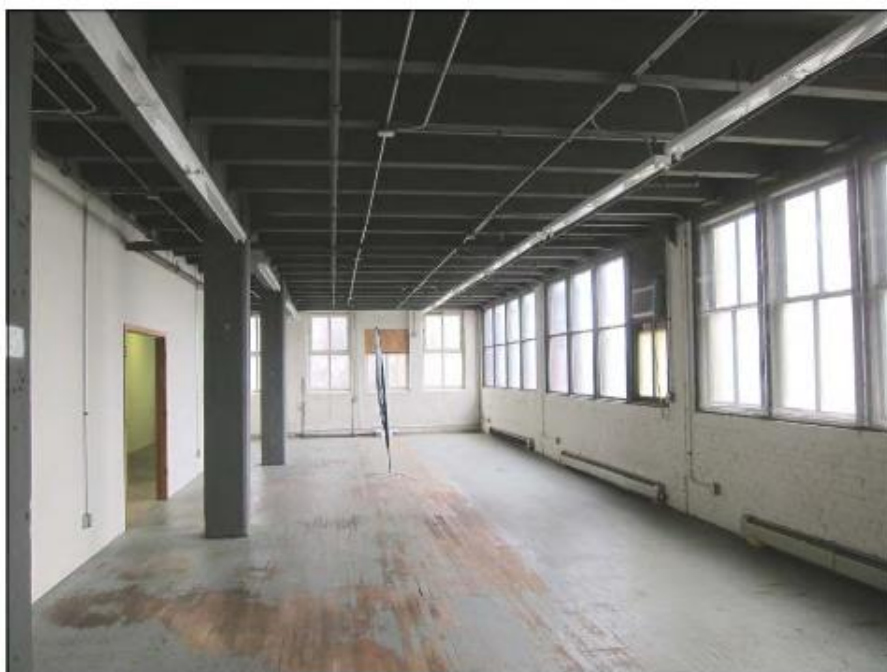


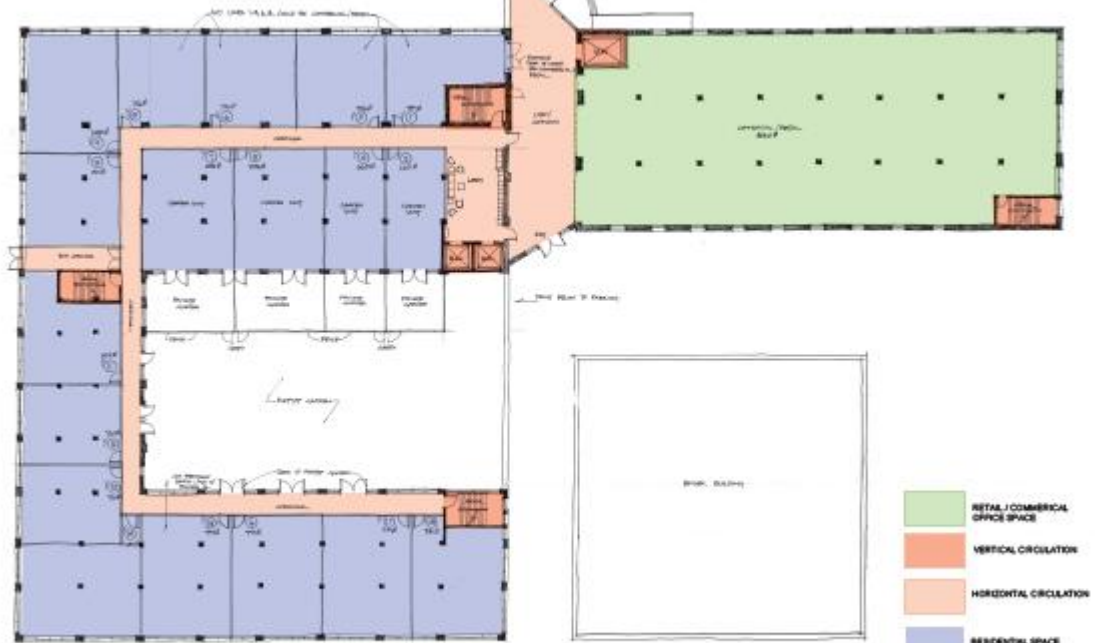
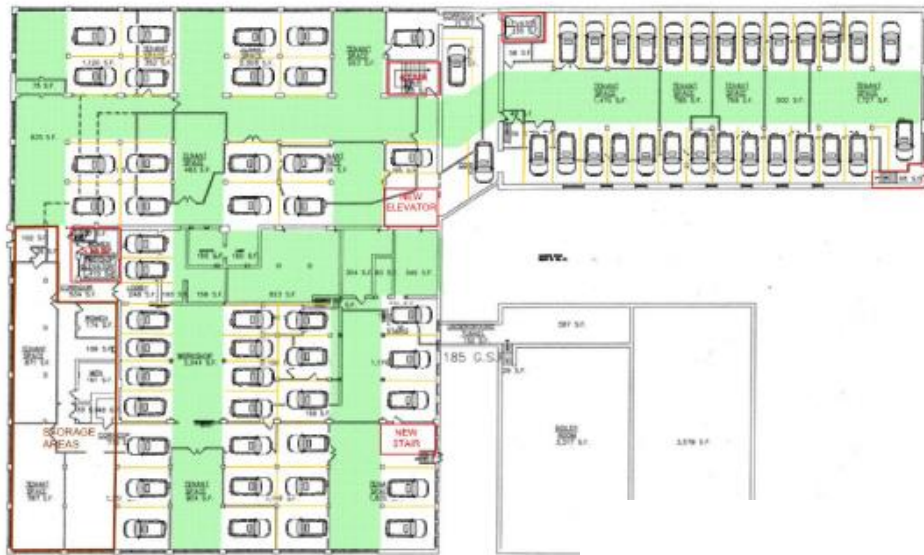
Image 24: : Typical floor in 1917 portion of complex (2013).



Image 25: Cafeteria/recreation hall on 6th floor of 1917 addition (2013).



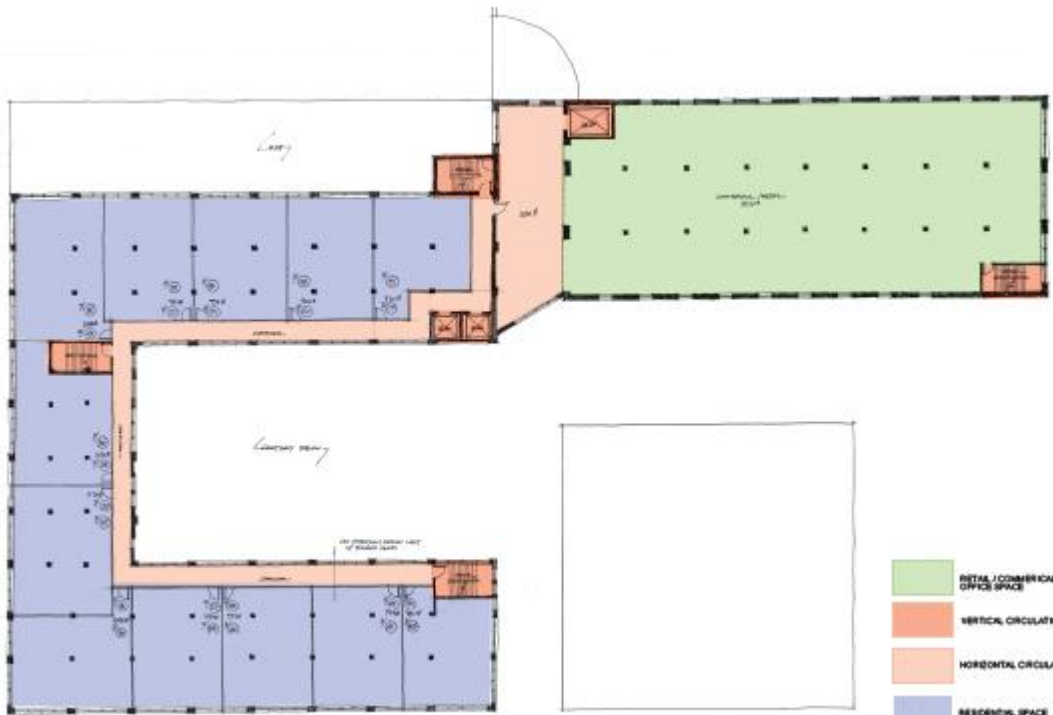
Image 26: Ladies Parlor off cafeteria/recreation hall on 6th floor (2013).



PLAN - PLAN PLAN 3117

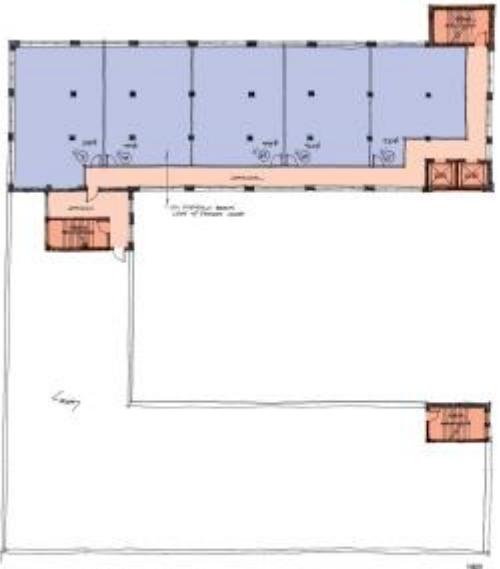
1. 2000 Graphical Symbols, 1-1/2" x 1/2"
 2. 1" = 1' 0" (1:12) (1:12) (1:12) (1:12)
 3. 1/4" = 1' 0" (1:4) (1:4) (1:4) (1:4)

- RETAIL / COMMERCIAL OFFICE SPACE
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- RESIDENTIAL SPACE



FIRST FLOOR PLAN (SEE PLAN ABOVE)
 1. UNIT 20 FLOOR
 2. UNIT 100 FLOOR
 3. UNIT 200 FLOOR
 4. UNIT 300 FLOOR

- RETAIL / COMMERCIAL OFFICE SPACE
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- RESIDENTIAL SPACE



SECOND FLOOR PLAN
 1. UNIT 20 FLOOR
 2. UNIT 100 FLOOR
 3. UNIT 200 FLOOR
 4. UNIT 300 FLOOR

- RETAIL / COMMERCIAL OFFICE SPACE
- VERTICAL CIRCULATION
- HORIZONTAL CIRCULATION
- RESIDENTIAL SPACE

