



E Seeboth ST

DEAD
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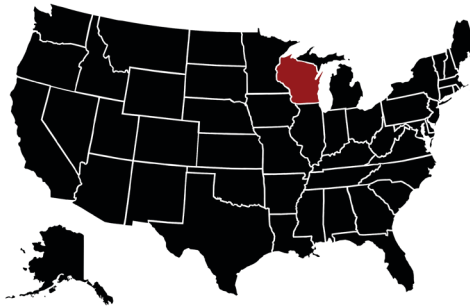
SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013

SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013

UNITED STATES OF AMERICA
WISCONSIN STATE



WISCONSIN STATE
MILWAUKEE COUNTY



MILWAUKEE COUNTY
CITY OF MILWAUKEE



CITY OF MILWAUKEE

State: Wisconsin
County: Milwaukee
City: Milwaukee
Total area: 96.8 sq. miles
Founded: 1846
Population: 597,867 (2011)
Altitude media: 617 ft.
Time zone: CST (UTC-6)
Nearest city: Chicago
Zip code: 55-53000
Area code: 414





Milwaukee is the largest city in the U.S. state of Wisconsin, the 30th most populous city in the United States, and 39th most populous region in the United States. It is the county of Milwaukee County and is located on the southwestern shore of Lake Michigan. According to 2011 census data, the City of Milwaukee has a population of 597,867. Milwaukee is the main cultural and economic center of the Milwaukee-Racine-Waukesha Metropolitan Area with a population of 2,025,898 as year of 2010.

Milwaukee was first settled by a French-Canadian called Alexis Laframboise in 1785; it was only a trading post. In 1818, the French-Canadian explorer Solomon Juneau founded the town called Juneau's Side or Juneautown, that began to attracting more settlers. And in 1846 Juneau's town combined with two neighboring towns to incorporate as the City of Milwaukee. Large numbers of German and other immigrants helped increase the city's population during the 1840s and the following decades.

Knowing for its brewing traditions, major new additions to the city include the Milwaukee Riverwalk, the Wisconsin Center, Miller Park, an internationally renowned addition to the Milwaukee Art Museum, Milwaukee Repertory Theater, and Pier Wisconsin, as well as major renovations to U.S. Cellular Arena. In addition, many new skyscrapers, condos, lofts and apartments have been constructed in neighborhoods on and near the lakefront and riverbanks.

Walker's Point is a neighborhood that lies south of the Third Ward and the eastern part of the Menomonee River Valley. Founded by George H. Walker in 1835 as a fur trading post, the area is now noted for being mostly an industrial neighborhood, with limited housing scattered in pockets throughout the area, particularly on the eastern end of Walker's Point.

There is a strong presence of the city's gay and lesbian community throughout the nightclubs, bars and restaurants in the neighborhood. And recently this area has seen some condo, office, and retail development spill over the Milwaukee River to this neighborhood. However, it is not displacing anyone as the spaces undergoing development have mainly been former storage or empty industrial space. There has been attempt to revamp the area. The L. Teweles Seed Company warehouse, Fifth Ward Lofts, and the Milwaukee Water Council are being renovated.

Rockwell Automation has their headquarters in this neighborhood. The All-Bradley Clock Tower, part of the Rockwell complex, is an icon of the neighborhood and is the world's largest four-face clock, as listed in Guinness World Records. Esperanza Unida, a community-based nonprofit organization, is located on the western end of Walker's Point.

Walker's Point has recently been referred to as the "Fifth Ward" by real estate agents and promoters apparently hoping to capitalize on the prestige of the Third Ward, located just north across the Milwaukee River.



Solomon Juneau



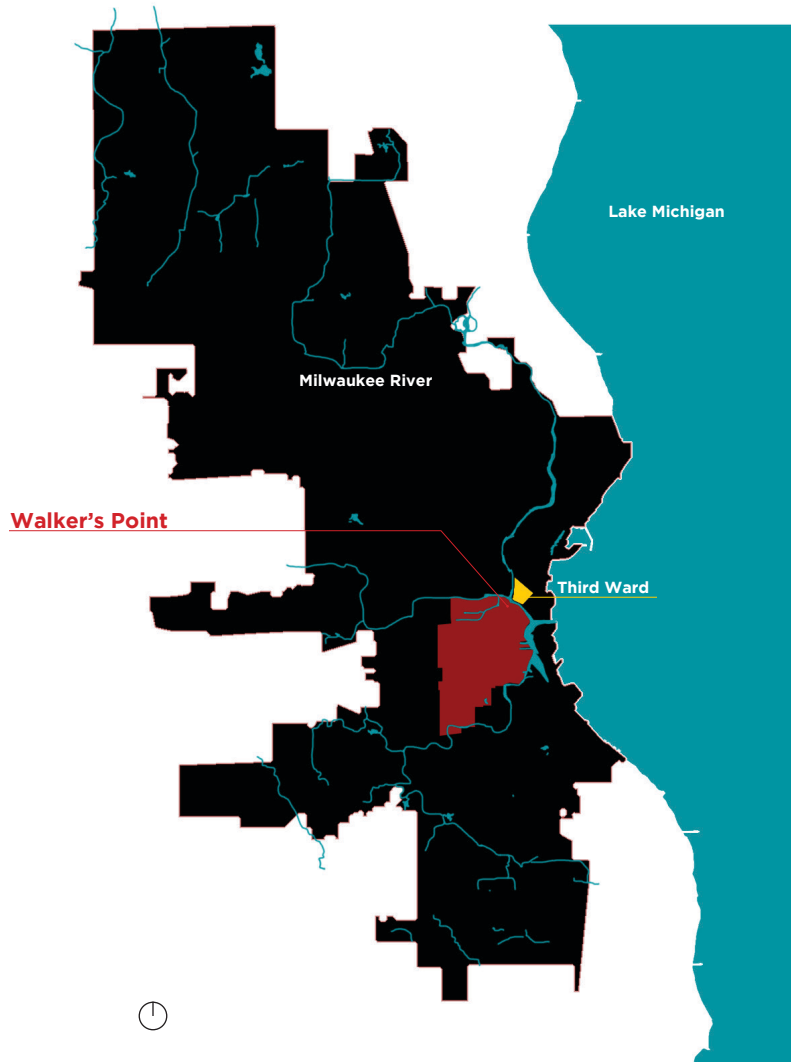
Milwaukee Ale House



Historical Third Ward



Allen-Bradley Clock Tower



WALKER'S POINT

43°03'8"N 87°57'21"W

State: Wisconsin

County: Milwaukee

City: Milwaukee

Total area: 0.871 sq. miles

Founded: 1835

Population: 8,320 (2010)

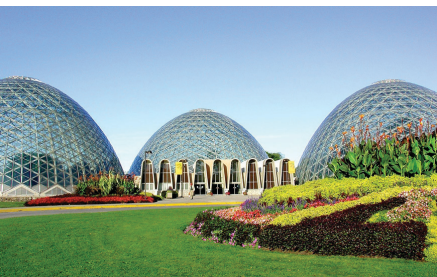
Altitude media: 617 ft.

Time zone: CST (UTC-6)

Nearest city: Chicago

Zip code: 53204

Area code: 414



Mitchell Park



City Hall



Milwaukee River



Milwaukee Art Museum

GENERAL INFORMATION

HISTORY

Milwaukee began to grow as a city as high numbers of immigrants, mainly German, made their way to Wisconsin during the 1840s and 1850s. Scholars classify German immigration to the United States in three major waves, and Wisconsin received a significant number of immigrants from all three.

In 1840s, the number of people who left German speaking lands was 385,434; in the 1850s it reached 976,072, and an all-time high of 1.4 million emigrated in the 1880s. In 1890, the 2.78 million first-generation German Americans represented the second largest foreign-born group in the United States. And One of the major destinations of German immigrants was Wisconsin.

After all, Milwaukee gained its reputation for the most German of American cities not just from the large number of German immigrants it received, but the sense of community, which the immigrants established there. One of the most famous “liberal revolutionaries” of 1848 was *Carl Schurz*, who explained why he came to Milwaukee in 1854, “It is true, similar things - cultural events and societies - were done in other cities where the Forty eighters had congregated. But so far as I know, nowhere did their influence so quickly impress itself upon the whole social atmosphere as in ‘German Athens of America’ as Milwaukee was called at the time.”

Schurz was also referring to the various clubs

and societies that German developed in Milwaukee. The pattern of German immigrants to settle near each other encouraged the continuation of German lifestyle and customs. This results in German language organizations that encompassed all aspects of life. Germans also made a lasting impact on the American school system. Kindergarten was created as a pre-school for children, and sports programs of all levels, as well as music and art were incorporated as elements of the regular school curriculum. These ideas were first introduced by radical-democratic German group, such as the Socialist Turner Societies, known today as the *American Turners*. Specially in Milwaukee, the American Turners established its own Normal



Above: Panorama map of Milwaukee, with a view of the City Hall tower, ca. 1898

Collage for teachers of physical education and a German-English Academy.

Milwaukee's German element is still strongly present today. The city celebrates its German cultural by annually hosting a German Fest in July and an in October. Milwaukee boasts a good number of German restaurants, as well as a traditional German beer hall. Even the German language is not lost, as a German language immersion school is offered for children in grades K-5. Germans were, and still are, an important component of life in Wisconsin and Milwaukee.



Here shows the cityscape of the City of Milwaukee

Milwaukee lies along the shores and bluffs of Lake Michigan at the confluence of three rivers: the Menomonee, the Kinnickinnic, and the Milwaukee. Smaller rivers, such as the Root River and Lincoln Creek, also flow through the city.

Milwaukee's terrain is sculpted by the glacier path and includes steep bluffs along Lake Michigan that begin about a mile (1.6 km) north of downtown. In addition, 30 miles (48 km) southwest of Milwaukee is the Kettle Moraine and lake country that provides an industrial landscape combined with inland lakes.

According to the United States Census Bureau, the city has a total area of 96.8 sq. miles, of which, 96.12 sq. miles is land and 0.68 sq. miles is water. The City is located overwhelmingly in Milwaukee County, but

there are two tiny unpopulated parts of it that extend into neighboring counties. The part in Washington County is bordered by the southeast corner of Germantown, while the part in Waukesha County is bordered by the southeast corner of Menomonee Falls, north of the village of Butler.

Milwaukee is crossed by Interstate 43 and Interstate 94, which come together downtown at the Marquette Interchange. Interstate 894 bypass runs through portions of the city's southwest side, and Interstate 794 comes out of the Marquette Interchange eastbound, bends south along the lakefront and crosses the harbor over the Hoan Bridge, then ends near the Bay View neighborhood and becomes the "Lake Parkway".



CLIMATE

Milwaukee's location is the *Great Lake Region* often has rapidly changing weather, producing a humid continental climate, with cold, windy, snowy winters and very warm, humid summers. The warmest month of the year is July, with an average of 71.8 F; while January is the coldest month, with an average of 22.3 F. In the United States, Milwaukee has the second-coldest average annual temperatures.

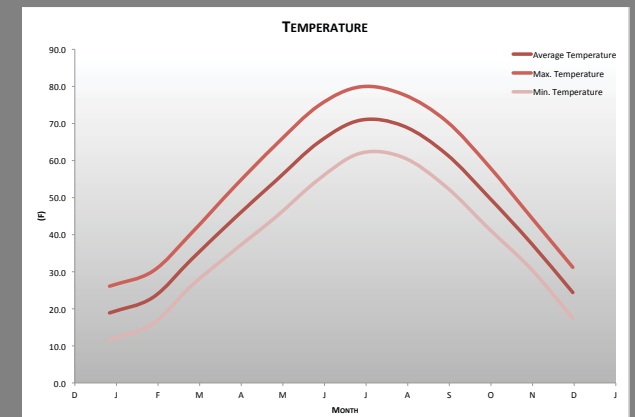
Milwaukee's proximity to Lake Michigan causes a convection current to form around mid-afternoon in light wind regimes, resulting in the co-called "lake breeze" - a smaller scale version of the more common *sea breeze*. It's most common between the months of March and July. This onshore flow causes cooler temperatures to move inland usually 5 to 15 miles, with much warmer conditions persisting further inland. Residents of the area refer to this phenomenon through the phrase "*cooler near the lake*".

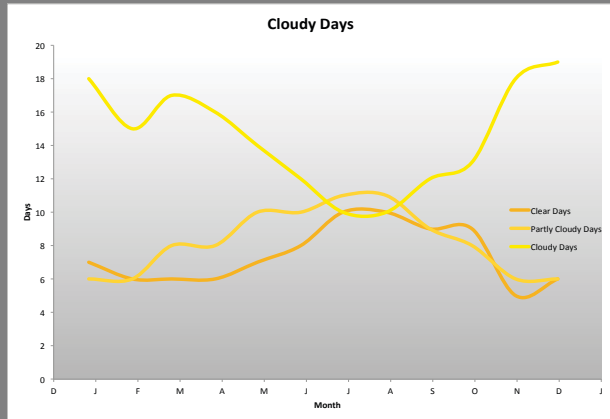
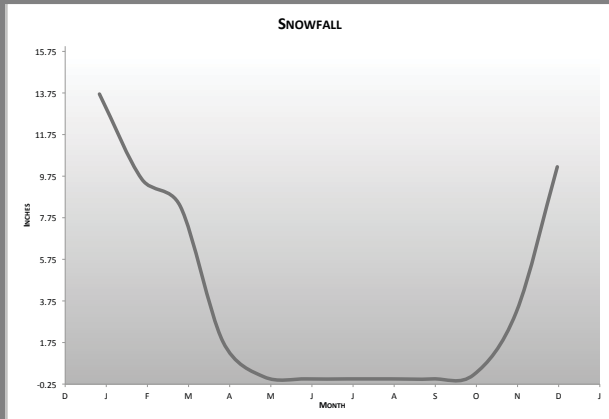
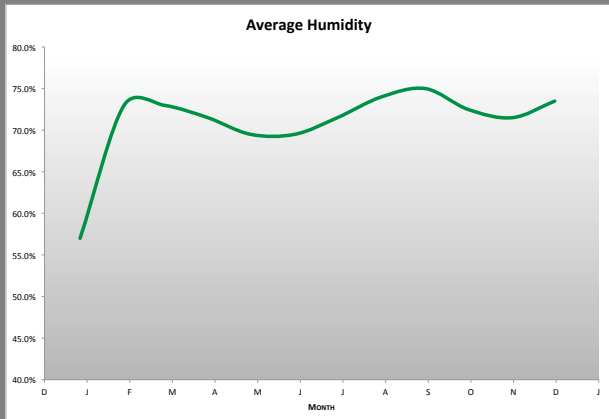
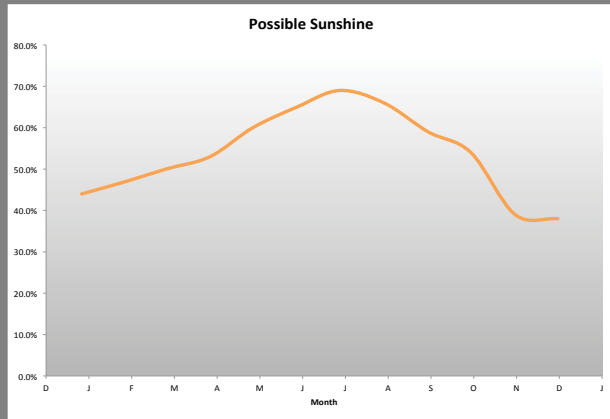
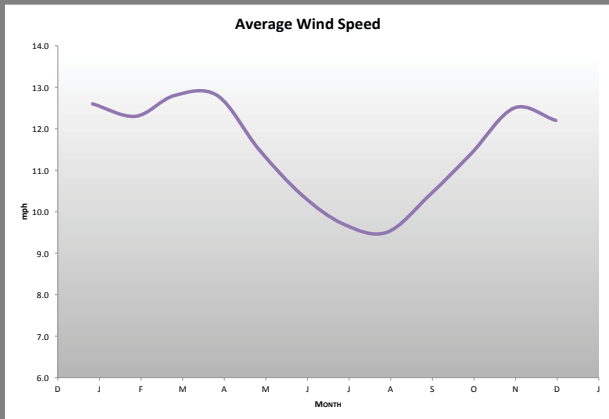
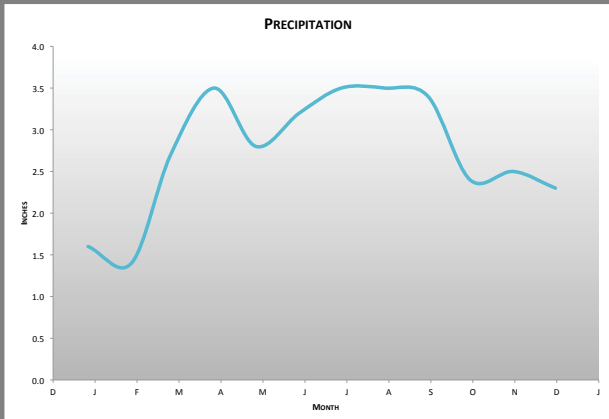
As the sun sets, the convection current revers-

es and an offshore flow ensures causing a land breeze. After a land breeze develops, warmer temperatures flow east toward the lakeshore, sometimes causing high temperatures to be reached during the late evening. The lake breeze is not a daily occurrence and will not usually form if a southwest, west, or northwest wind generally exceeds 15 mph.

Aside from the lake influence, overnight lows in downtown Milwaukee year-round are often much warmer than suburban locations because of the urban heat island effect. Onshore winds elevate daytime relative humidity levels in Milwaukee compared to inland locations nearby.

Thunderstorms in the region can be dangerous and damaging, bringing hail and high winds. In rare instances, they can bring a tornado. However, almost all summer rainfall in the city is brought by these storms. In Spring and Fall, longer events of prolonged, lighter rain bring most of the precipitation.





E Seeboth ST

E 1st St

DEAD
END

2 HOUR
NO PARKING
7:00AM
-
7:00PM

100

UNIVERSITY OF
SOUTH ALABAMA
POLICE



J. L. BURNHAM BUILDING

The J.L. Burnham Building is located in the southern part of the Central Business District, just south of the Historic Third Ward and adjacent to the Water Street Bridge. Historically this area was known as Walker's Point or the Fifth Ward. Burnham's two-story, flat roofed, solid masonry structure was built in 1871 and designed in the Italianate style. The J.L. Burnham Building is located at the south end of the lot fronting E. Seeboth Street. At the north end of the lot and fronting S. First Place is the Hans Lochen & Son garage and warehouse, built in 1953. Both buildings together occupy almost all of the lot and there are no setbacks on the south and west for landscaping. There is a narrow strip of land along the rear or north wall of the property. To the east is a small wedge of land bordering the approach to the Water Street bridge.

The J.L. Burnham Building is a remarkable and rare local survivor of the latter doorfront style of Italianate commercial building. Italianate buildings, popular in Milwaukee from the 1850s through the mid-1880s. The facades tend to be symmetrical with emphasis placed on the center bay by way of a projecting pavilion, prominent corbelling and pediment. Windows and doors are set into rounded openings framed by lavish brick or sheet metal surrounds, quite a departure from the earlier Federal Style that featured flat, rectangular and generally unadorned openings. Italianate commercial buildings were most often built with rectangular storefronts but could also feature an arcad-



ed storefront where one or more doors were set into the arched openings, allowing for an opening up of the façade to showcase goods and merchandise.

The main façade fronts south onto Seeboth Street and is the most articulated. The west elevation continues the same architectural features but has sustained alterations. The east elevation is a blank cream brick, which is the former party wall. The north elevation is blank and originally abutted a grain warehouse, then freight warehouse. The earlier structures were replaced by the one-story Hans Lochen & Son garage and warehouse referred to above.

The J.L. Burnham Building's façade consists of flat planar walls with window and door open-

<< Existing J. L. Burnham building South facade
An existing triangular pediment crowned at
the center bay of the South main facade. >>

ings set into projecting arches and detailed with pilasters and keystones as the Italianate style. The first and second stories are delineated from each other by a change in the scale of the openings and by a prominent brick cornice with corbelled dentils. A similar cornice crowns the top of the building and is further enriched with a frieze of rondels and topped by a simple parapet wall and pediment.

The *South* main façade is divided into three bays. Each bay features three arched openings per story, larger on the first and narrower on the second story. The east bay is slightly narrower than the other two. The symmetry is altered slightly in the center bay by the addition of a fourth opening. Fire insurance maps indicate that it was used to access the upper floor. Characteristic of the Italianate commercial building is the prominence given to the

center bay. It projects out slightly from the main block of the building and is crowned with a boxy pediment and embellished by arcuated corbelling at the cornice.

The *West* elevation like the south main façade is divided into three bays with the center-most bay emphasized by its projection from the façade and its use of arcuated corbelling at the cornice line. There are also three large door-like openings were located in the center bay on the first story and three tall, narrow four-over-four sash windows were located on the second. Fire insurance maps indicate that there was a wooden exterior staircase here and its location can still be seen from faint markings on the wall. The north end bay had three arched openings of unequal size on the second story and one large opening on the first. The main façade's beltcourse that divides

the first and second stories wraps around the building to this west elevation but does not continue beyond the south bay. This is most likely due to the landing needed for the staircase mentioned above.

On the west elevation the ground floor arched openings also have all been bricked up. Two of the arched openings in the center bay have been replaced with a large wooden double leaf service door with a pulley for loading and unloading freight. The north bay of this west façade shows that the three arched openings of the second story have been bricked in and that a small rectangular door has been cut into one of them. The same thing happened to the large arched opening on the first story of this bay.

[Existing brick work and details at both side bays of the South main facade and West facade. >>](#)



Existing garage facade view - built by
Hans Lochen & Son in 1953 >>



The surrounding neighborhood to the west consists of 19th and early 20th century masonry commercial buildings in the Italianate, Queen Anne or vernacular styles. In recognition of their importance as the original commercial district of Walker's Point and for their architectural significance, the area was listed in the National Register of Historic Places on Nov. 30, 1987. The neighborhood to the east consists mostly of early 20th century factory or warehouse buildings. Existing buildings are being converted to condos and a

new condo development that occupies the riverbank on the east side of the Water Street Bridge. The block in which the J.L. Burnham Building is located was once occupied by three structures and conformed to the standard rectangular shape. In 1950 the city altered the approach to the Water Street Bridge and removed most of a block along South First Street and clipped off the east end of the block in which the Burnham Building sits. The two easternmost buildings were razed and now the Burnham Block, along with the

Hans Lochen & Son garage, are the only buildings in the block bordered by South First Place, East Seeboth Street, the Milwaukee River and Ferry Street/South First Street.

The preservation guidelines have been modeled after the Secretary of the Interior's Standards and Guidelines and are compatible with programs that provide façade grants and income tax credits for rehabilitation or restoration work that is sensitive to historic buildings. The preservation guidelines apply only to the

historic J.L. Burnham Building and not to the garage-warehouse structure at the back of the property that was built by Hans Lochen & Son in 1953. The Historic Preservation Commission has no objection to the demolition of this garage/warehouse building and its replacement with a new structure. The Commission does reserve the right to review any connectors that would join this new construction to the J.L. Burnham Building to ensure the preservation of historic features of the original building.

CURRENT STATE
EXISTING CONDITIONS



SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013

LOCATION PLAN 00

2 106 W. Seeboth St Condos



W. Seeboth St

1 100-106 E. Seeboth St
Project Location



S. 1st Place

E. Seeboth St

3 S. Water St Condos / Shop



N. Water St

S. Water St



4 Milwaukee Community
Cyber High School



Milwaukee Community
Cyber Park / MC2 Park

S. 1st St



5 Wisconsin Housing and Economic
Development Authority / WHEDA

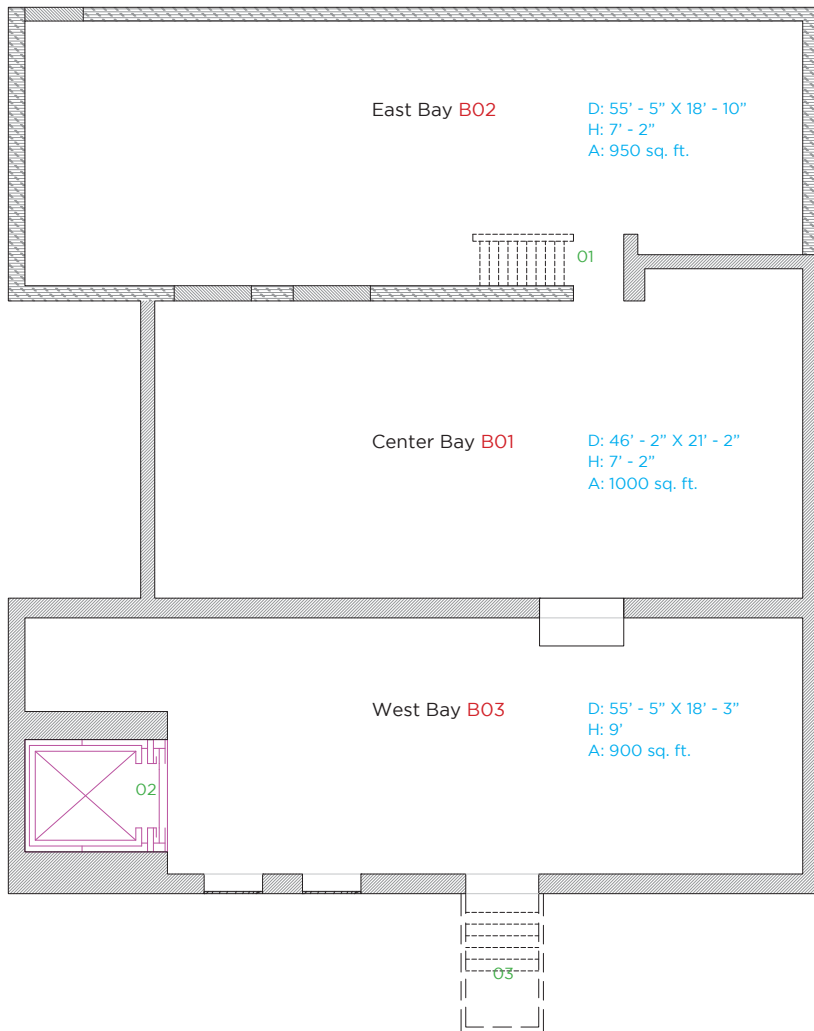


Ground Levels

- 01 existing stair to 2nd level
- 02 existing stair to basement
- 03 existing elevator
- 04 existing hatch and enclosure
- 05 - 08 existing wooden garage doors
- 09 - 10 existing wooden studs w/
plastic partitions & doors

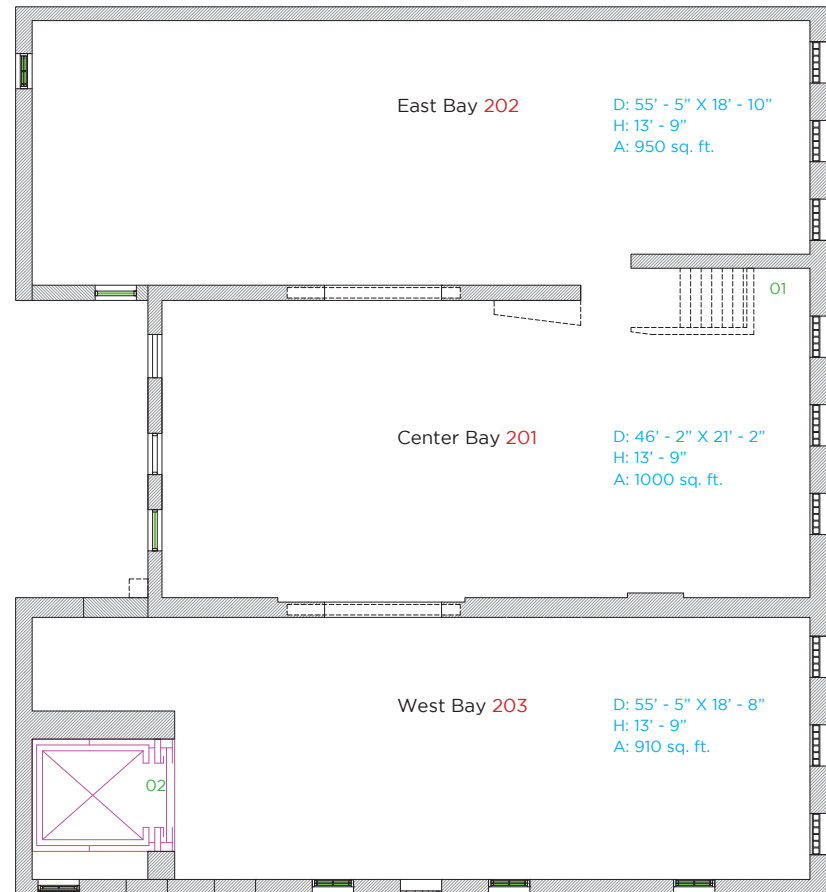
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Basement Level

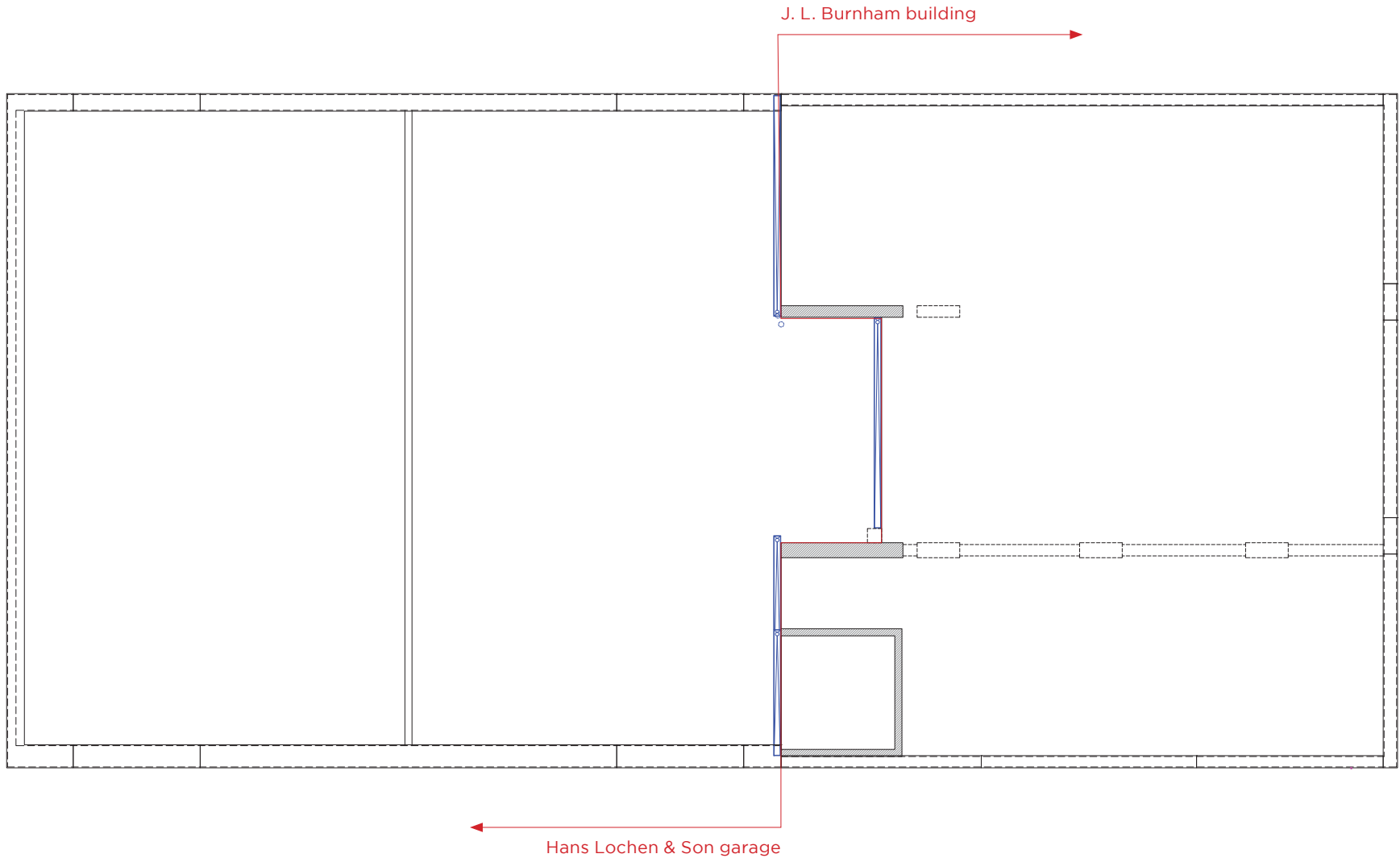
- 01 existing stair to ground level
- 02 existing elevator
- 03 existing hatch and enclosure



2nd Level

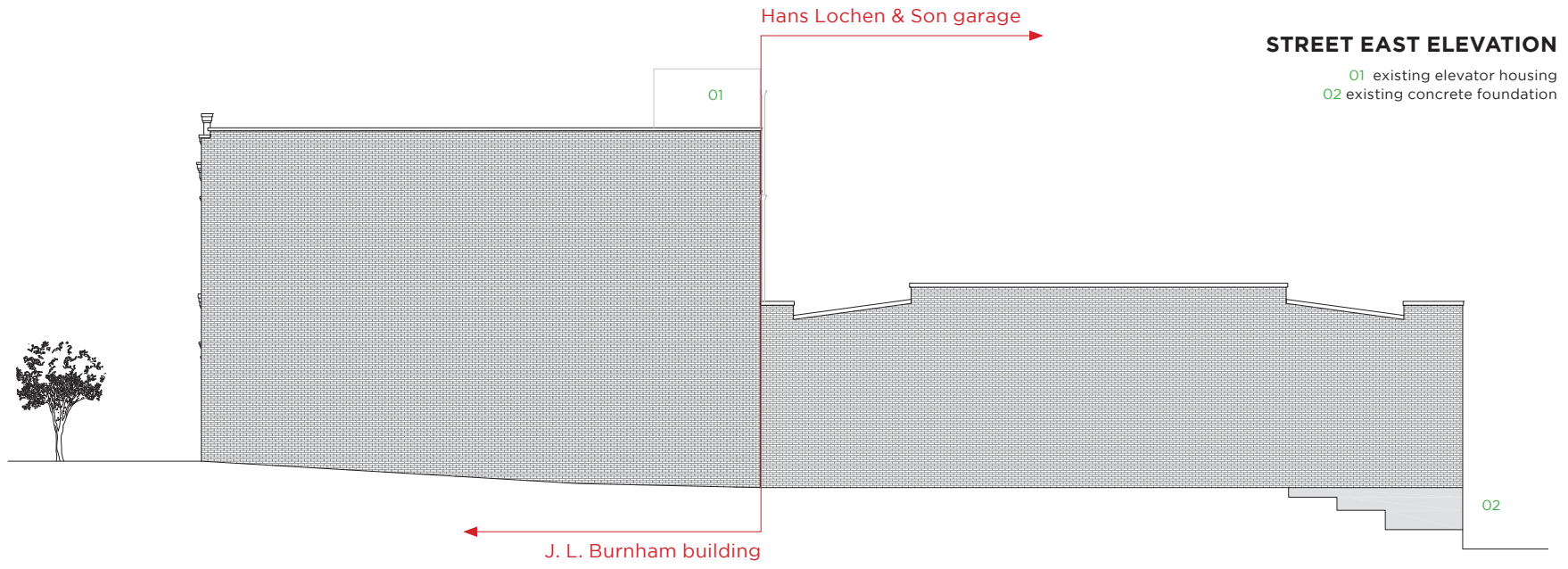
- 01 existing stair to ground floor
- 02 existing elevator





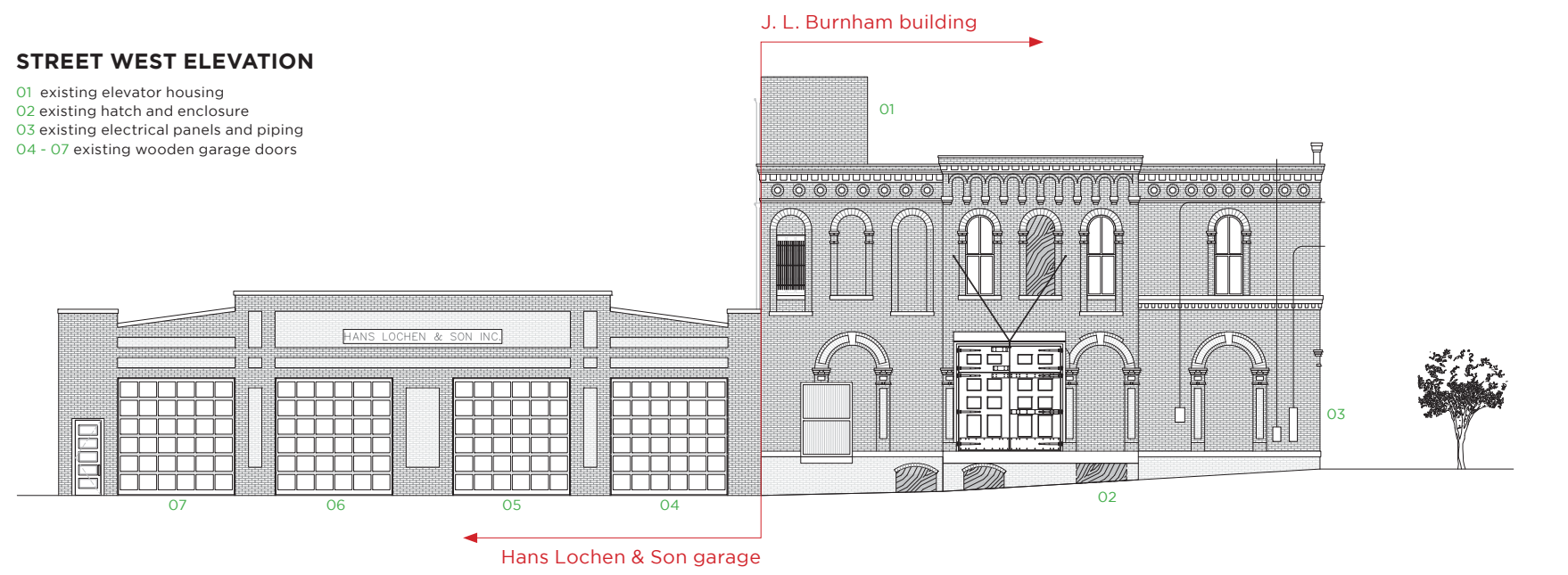
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STREET EAST ELEVATION

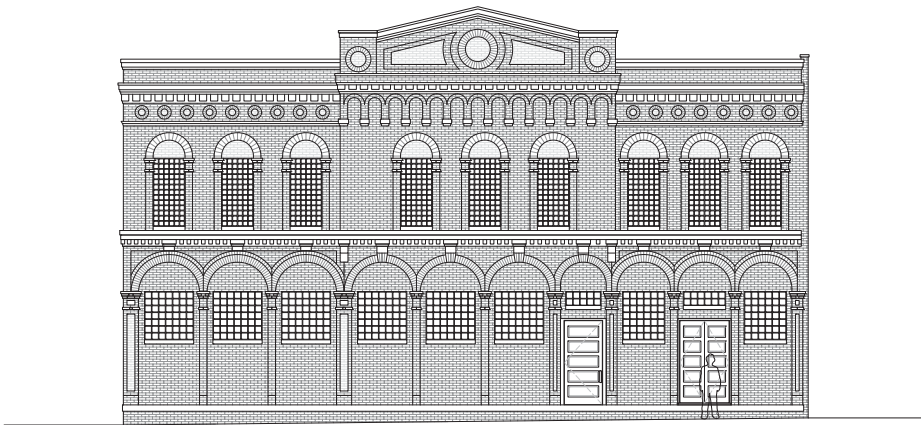
- 01 existing elevator housing
- 02 existing concrete foundation



STREET WEST ELEVATION

- 01 existing elevator housing
- 02 existing hatch and enclosure
- 03 existing electrical panels and piping
- 04 - 07 existing wooden garage doors





STREET SOUTH ELEVATION



REAR ELEVATION

- 01 existing elevator housing
- 02 existing concrete wall

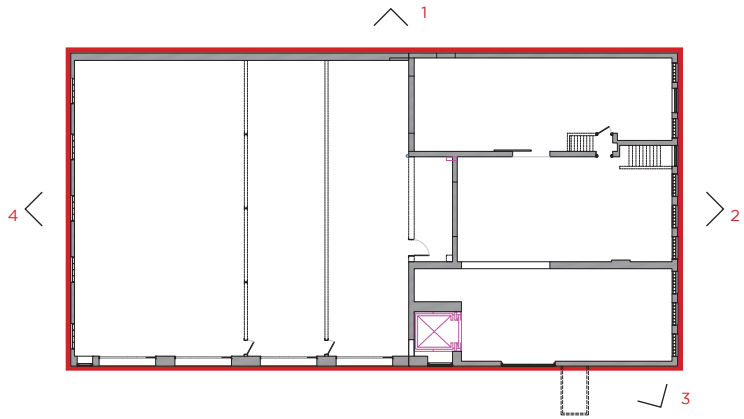
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SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013

PHOTOGRAPHIC
DOCUMENTATION



00 EXISTING STREET ELEVATIONS



00.1 existing street EAST facade



00.2 existing street SOUTH / MAIN facade



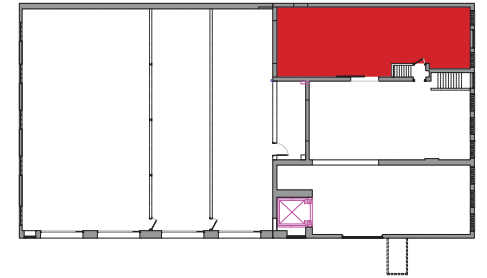
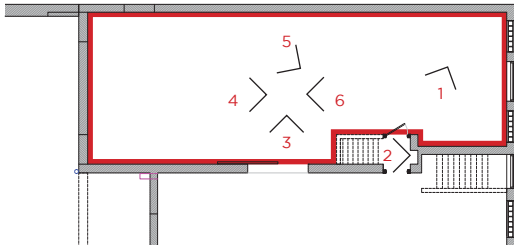
00.3 existing street WEST facade



00.4 existing street NORTH / REAR facade

SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013



01 FIRST LEVEL EAST BAY SECTION



01.1 east bay WEST view at stair entry



01.2 basement staircase



01.3 east bay WEST view at metal sliding door



01.4 east bay NORTH view



01.5 east bay EAST view



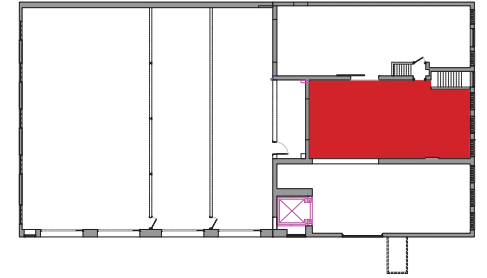
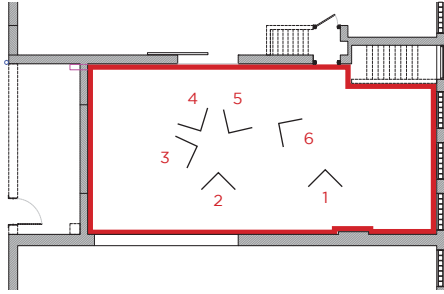
01.6 east bay SOUTH view



01.7 east bay CEILING

SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013



02 FIRST LEVEL CENTER BAY SECTION



02.1 center bay WEST view from stair hall



02.2 center bay WEST view at I-beam opening to west bay



02.3 center bay NORTHWEST view



02.4 center bay NORTHEAST view



02.5 center bay EAST view



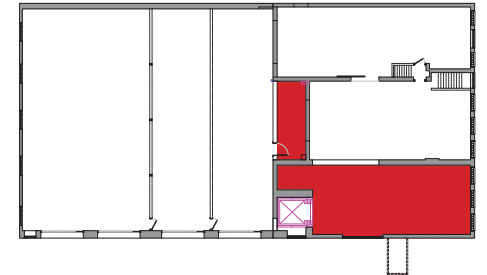
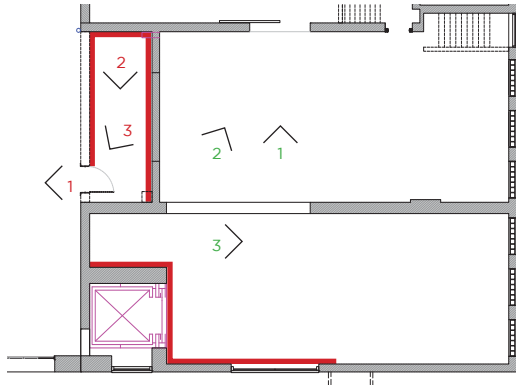
02.6 center bay SOUTHWEST view



02.7 center bay CEILING

SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013



03 FIRST LEVEL WEST BAY &
04 GARAGE ROOM SECTIONS

Due to the current existing conditions of the floor plates and ceiling structures, the west bay section of the ground level is not available to access. Therefore, photographs can only be taken from distance.



03.1 west bay WEST view from stair hall



03.2 west bay NORTHWEST view at I-beam opening



03.3 west bay NORTH view



04.1 garage room south view at entry



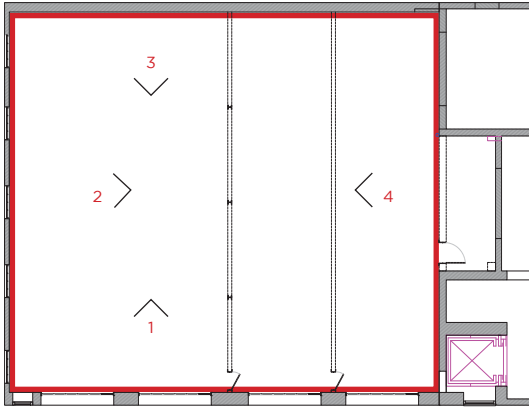
04.2 garage room EAST view



04.3 garage room SOUTHEAST view



04.3 garage room CEILING



05.1 garage section WEST view

(a)



05.2 garage section NORTH view

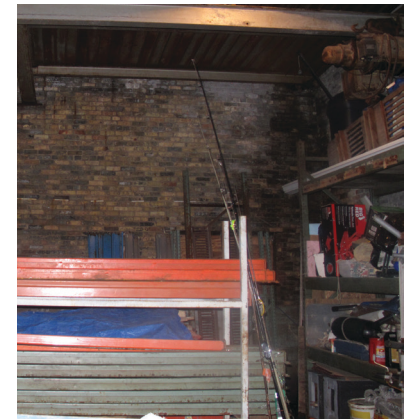
(a)



(b)



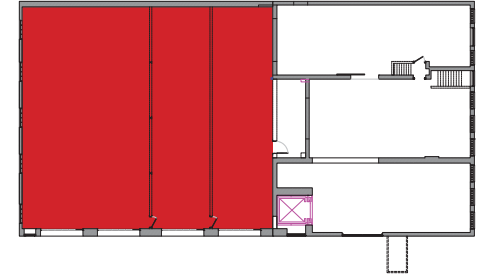
(c)



(d)

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05 GARAGE SECTION



05.3 garage section EAST view

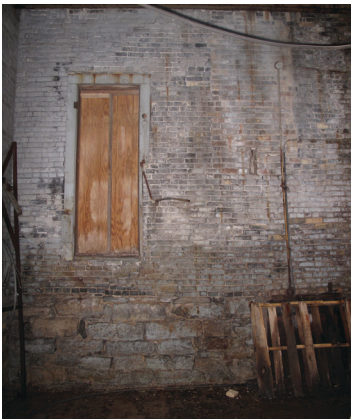
(a)



(b)

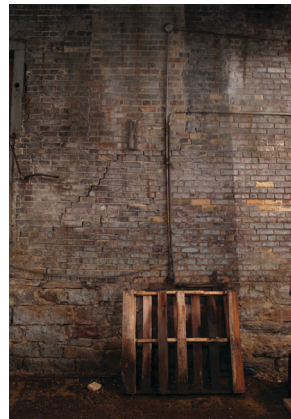


(c)



05.4 garage SOUTH view

(a)



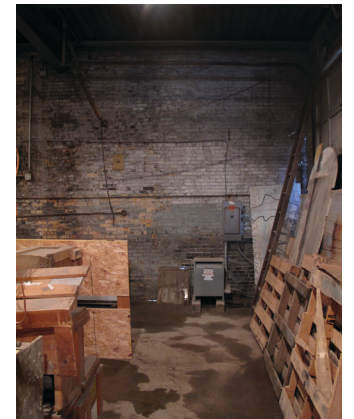
(b)



(c)



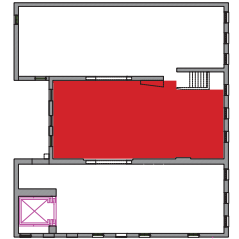
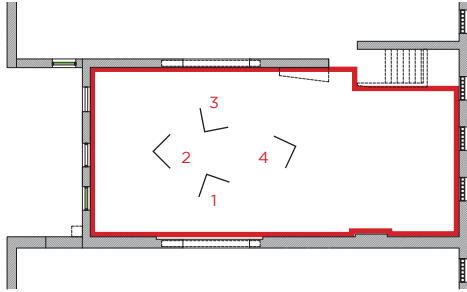
(d)



(e)

SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013



06 2ND LEVEL CENTER BAY SECTION



06.1 center bay WEST view from garage roof



06.2 center bay SOUTH view



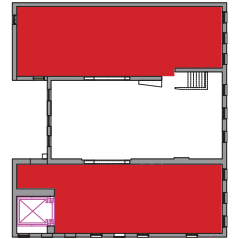
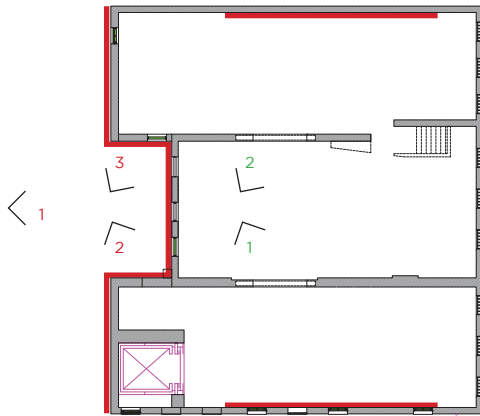
06.3 center bay EAST view from garage roof



06.4 center bay NORTH view from below



06.5 center bay CEILING from below



07 2ND LEVEL EAST & WEST BAY SECTIONS
08 J.L. BURNHAM BUILDING REAR FACADE

Due to the current existing conditions of the floor plates and ceiling structures, the east & west bay sections of the 2nd level are not available to access. Therefore, photographs can only be taken from the top of the garage roof.



07.1 east bay EAST view



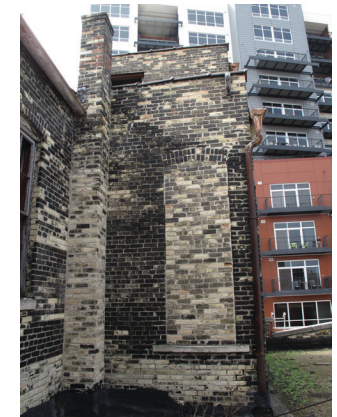
07.2 west bay WEST view

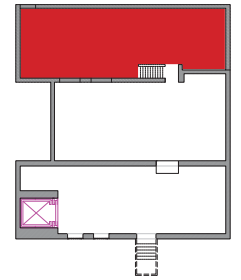
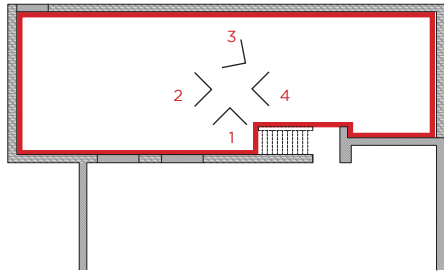


08.1 J.L. Burnham building rear facade SOUTH view



08.2 & 3 J.L. Burnham building rear facade EAST & West view





09 BASEMENT EAST BAY SECTION



09.1 east bay WEST view



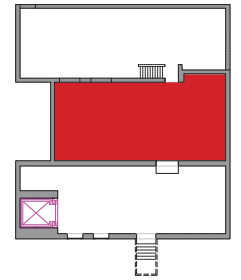
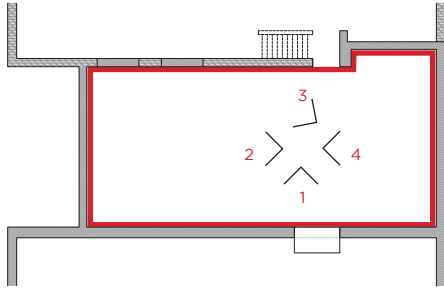
09.2 east bay NORTH view



09.3 east bay EAST view



09.4 east bay SOUTH view



10 BASEMENT CENTER BAY SECTION



10.1 center bay WEST view



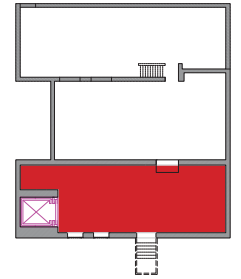
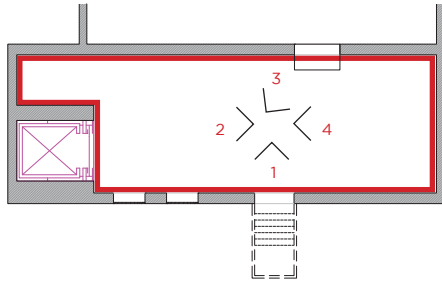
10.2 center bay NORTH view



10.3 center bay SOUTHEAST view



10.4 center bay SOUTH view



11 BASEMENT WEST BAY SECTION



11.1 west bay WEST view



11.2 west bay NORTH view



11.3 west bay EAST view



11.4 west bay SOUTH view

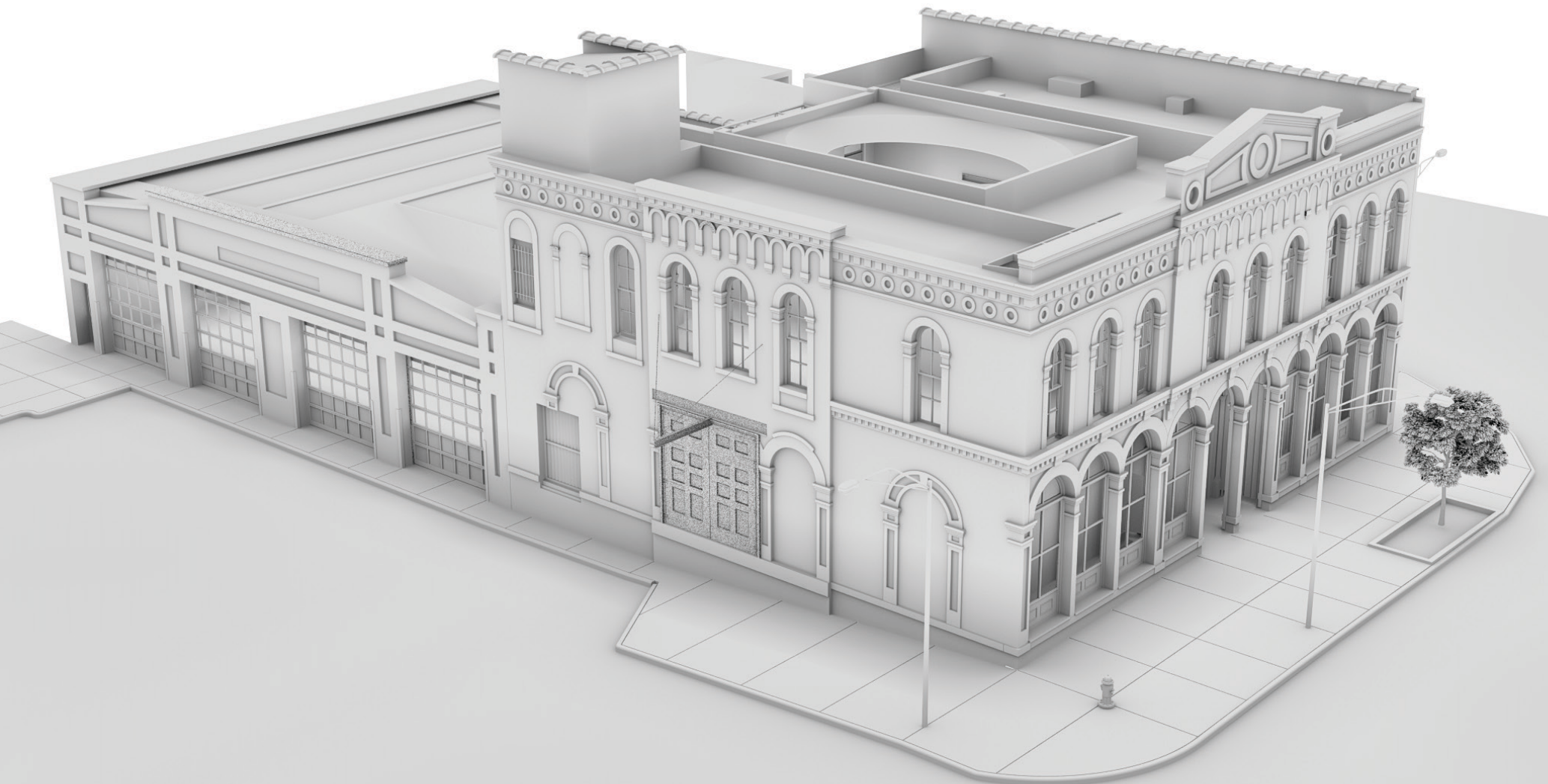


THE PROPOSAL

FLOOR PLANS

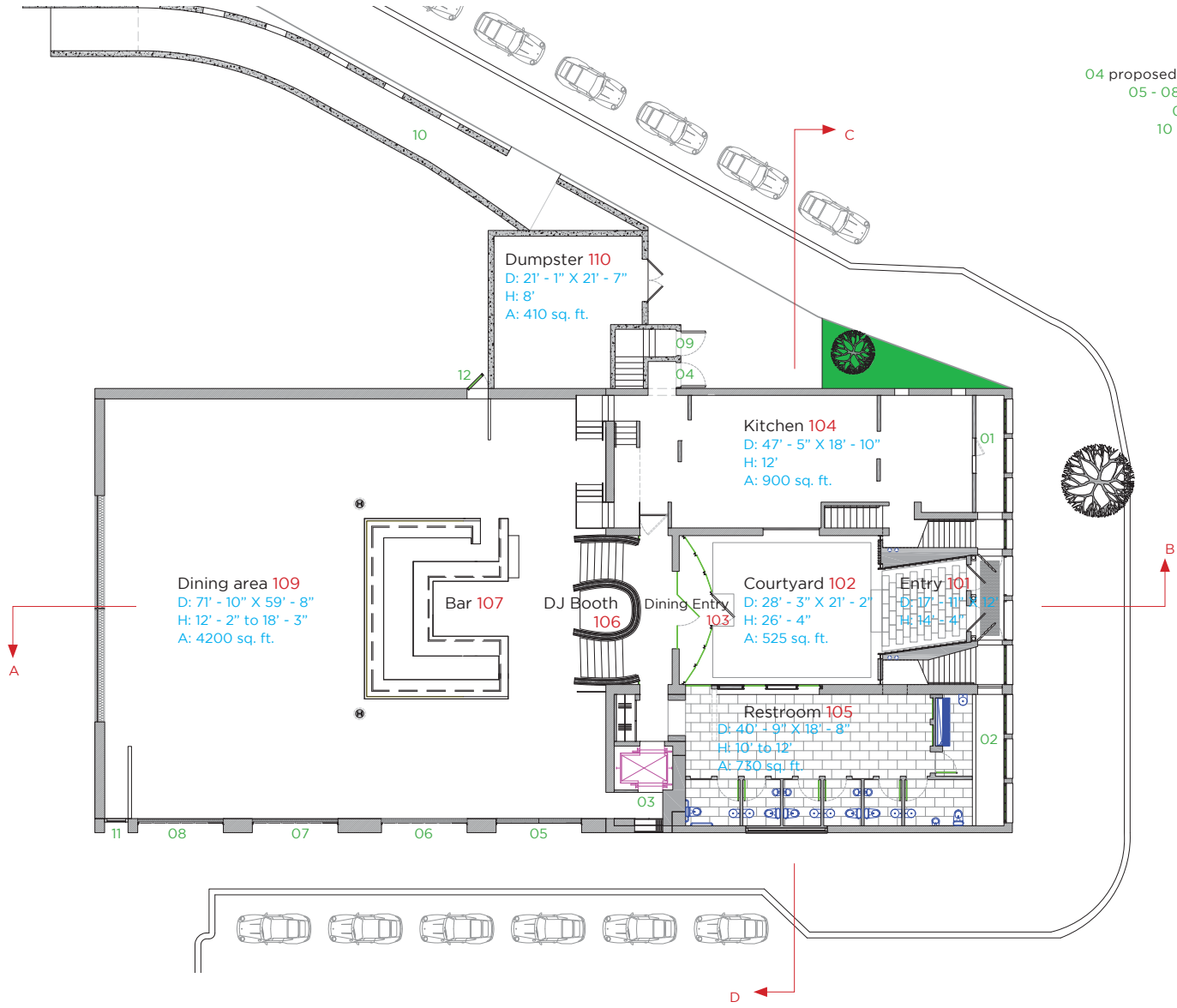
ELEVATIONS

SECTIONS



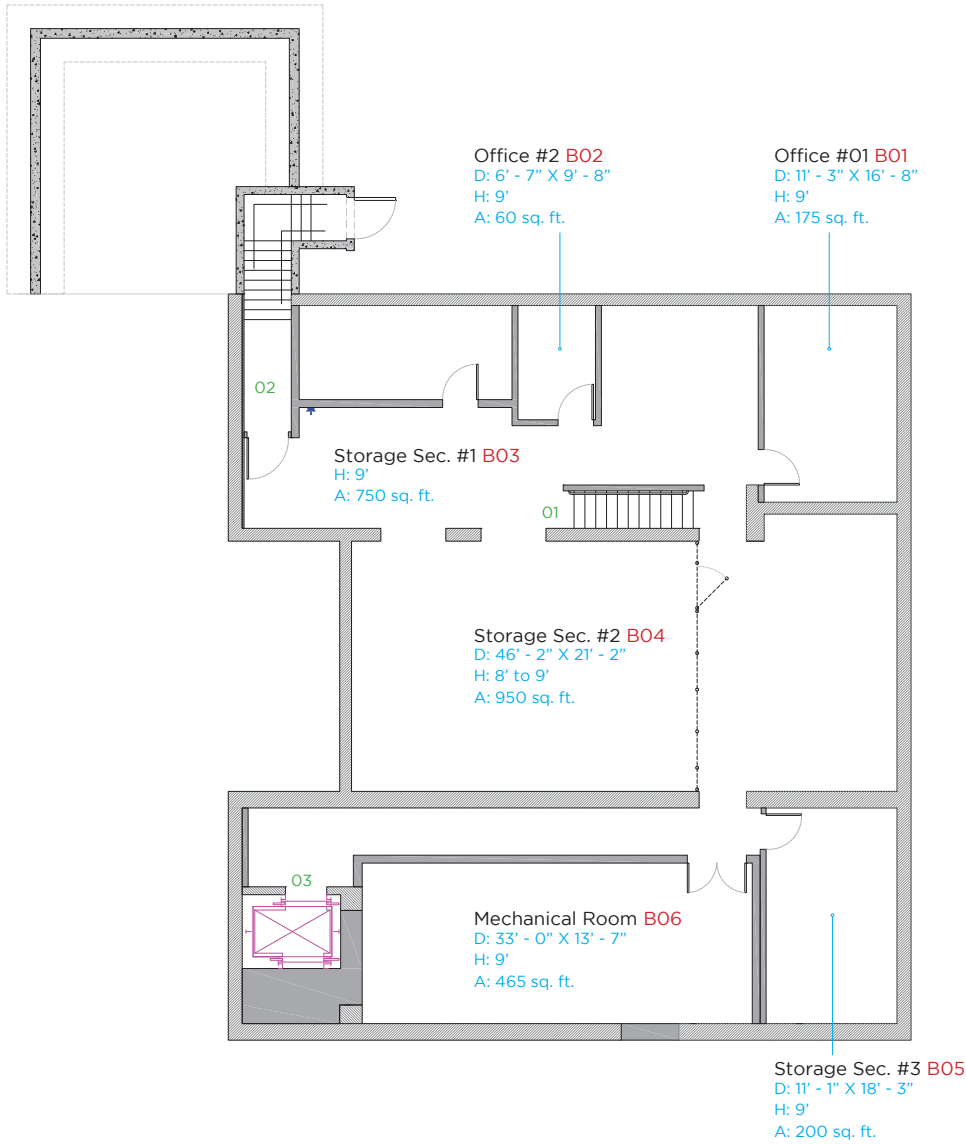
Ground Levels

- 01 - 02 4' (w) front window hall
- 03 proposed new elevator
- 04 proposed new kitchen entry for employees
- 05 - 08 proposed wooden garage doors
- 09 proposed new basement entry
- 10 proposed RiverWalk access path
- 11 - 12 proposed new exit doors



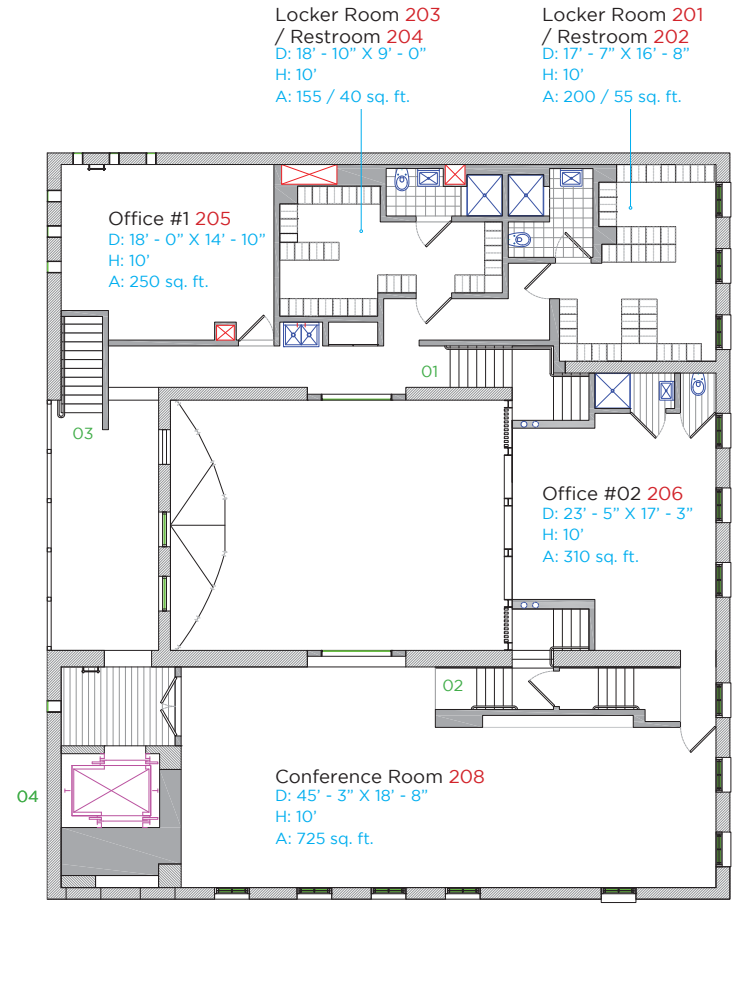
SCALE: 1:272





Basement Level

- 01 proposed stair to kitchen
- 02 proposed exit hallway and staircase to sidewalk
- 03 proposed new elevator



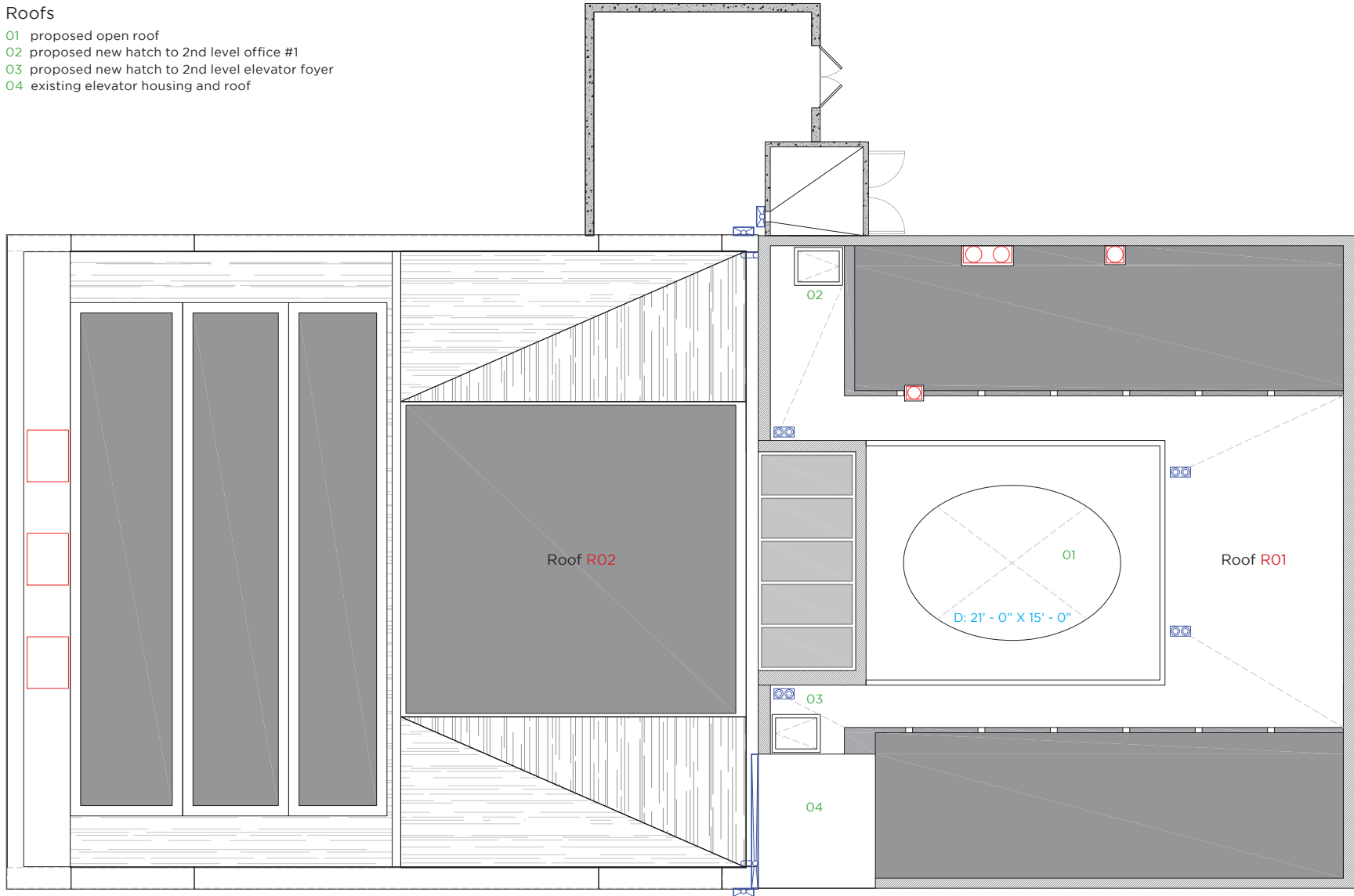
2nd Level

- 01 proposed stair to ground level
- 02 proposed stair to ground level
- 03 proposed stair to kitchen
- 04 proposed new elevator



Roofs

- 01 proposed open roof
- 02 proposed new hatch to 2nd level office #1
- 03 proposed new hatch to 2nd level elevator foyer
- 04 existing elevator housing and roof

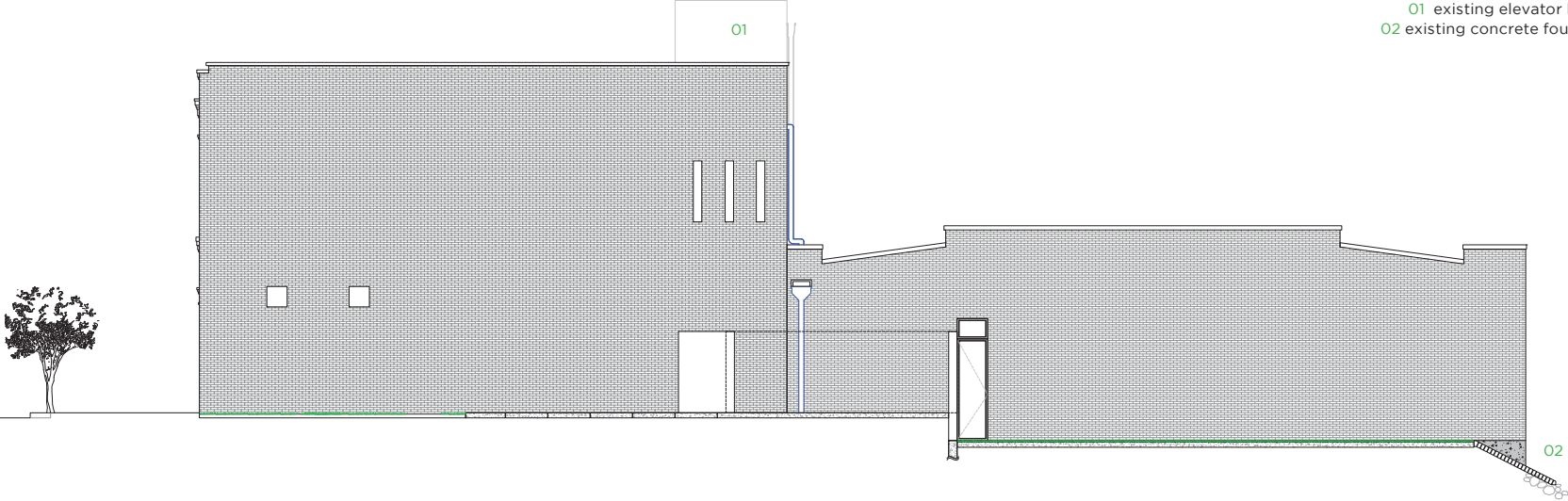


SCALE: 1:170



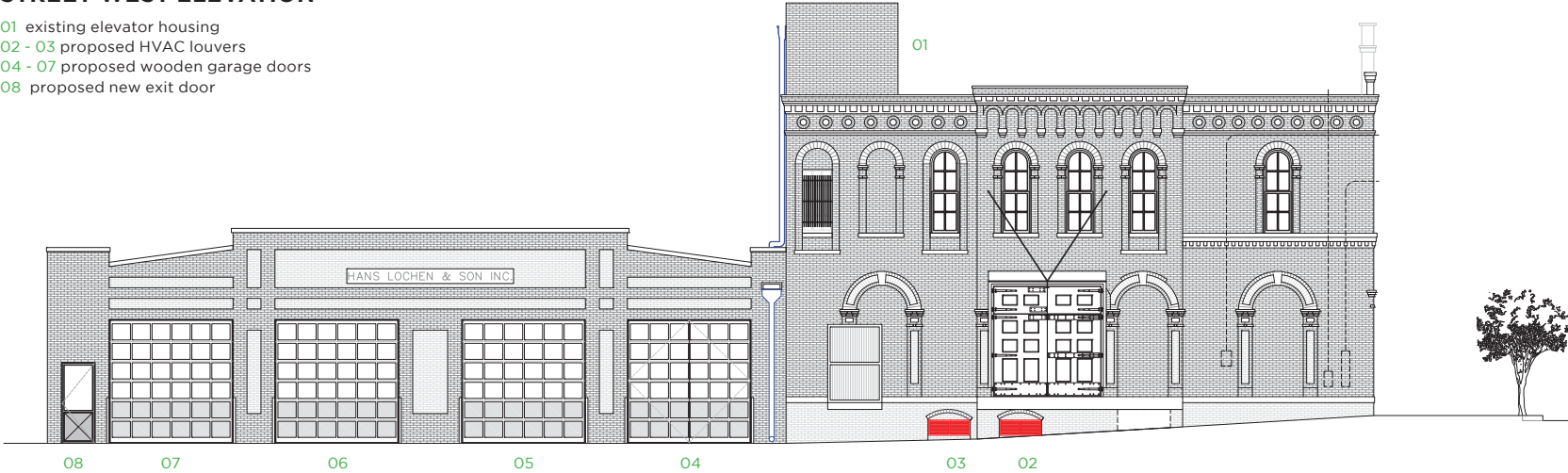
STREET EAST ELEVATION

- 01 existing elevator housing
- 02 existing concrete foundation



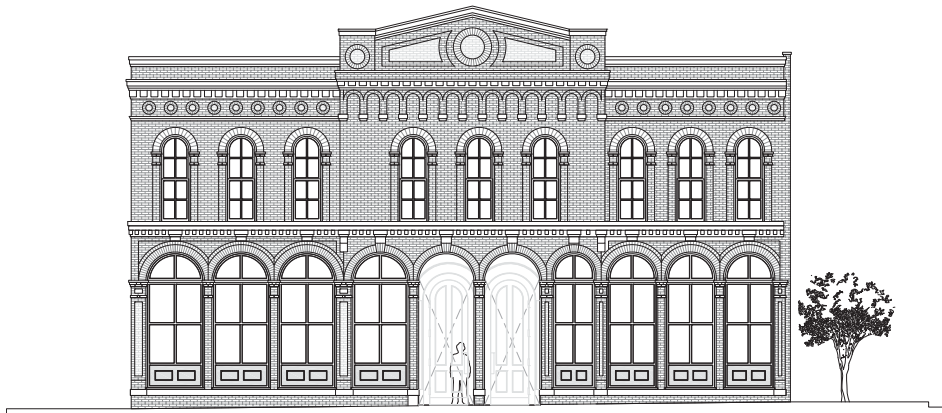
STREET WEST ELEVATION

- 01 existing elevator housing
- 02 - 03 proposed HVAC louvers
- 04 - 07 proposed wooden garage doors
- 08 proposed new exit door



SCALE: 1:208





STREET SOUTH ELEVATION



REAR ELEVATION

- 01 existing elevator housing
- 02 existing concrete wall

SCALE: 1:208

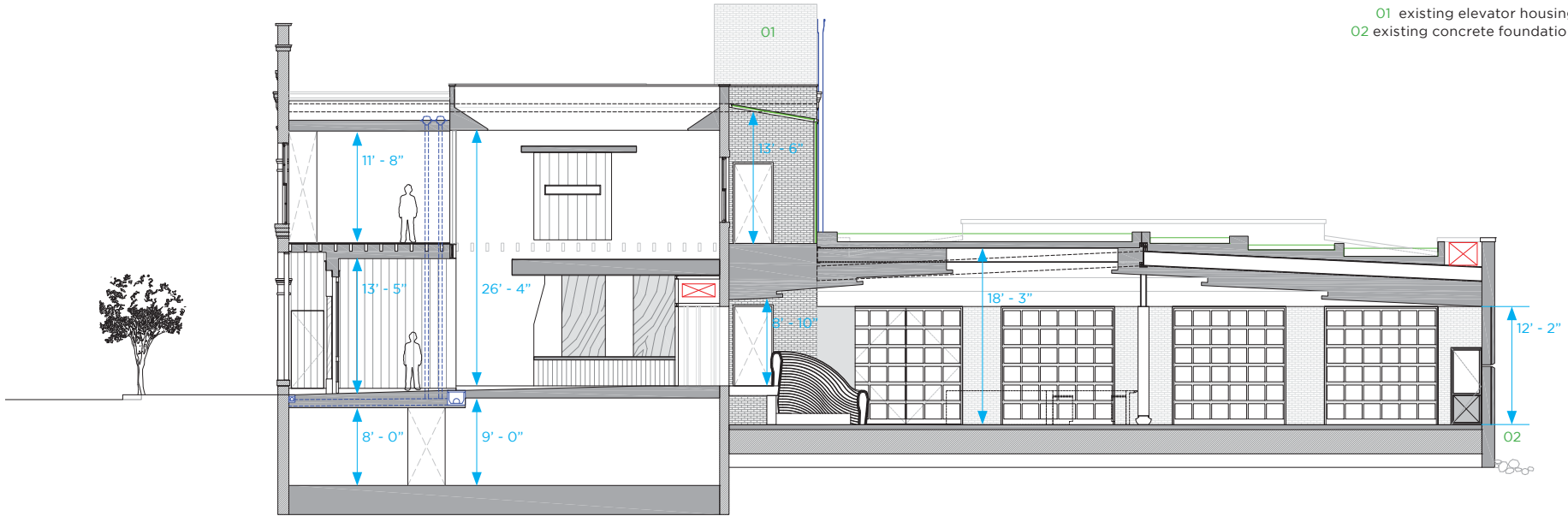


SEEBOTH PROJECT

100 EAST SEEBOTH STREET, MILWAUKEE WISCONSIN - mh3 design | build, 2013

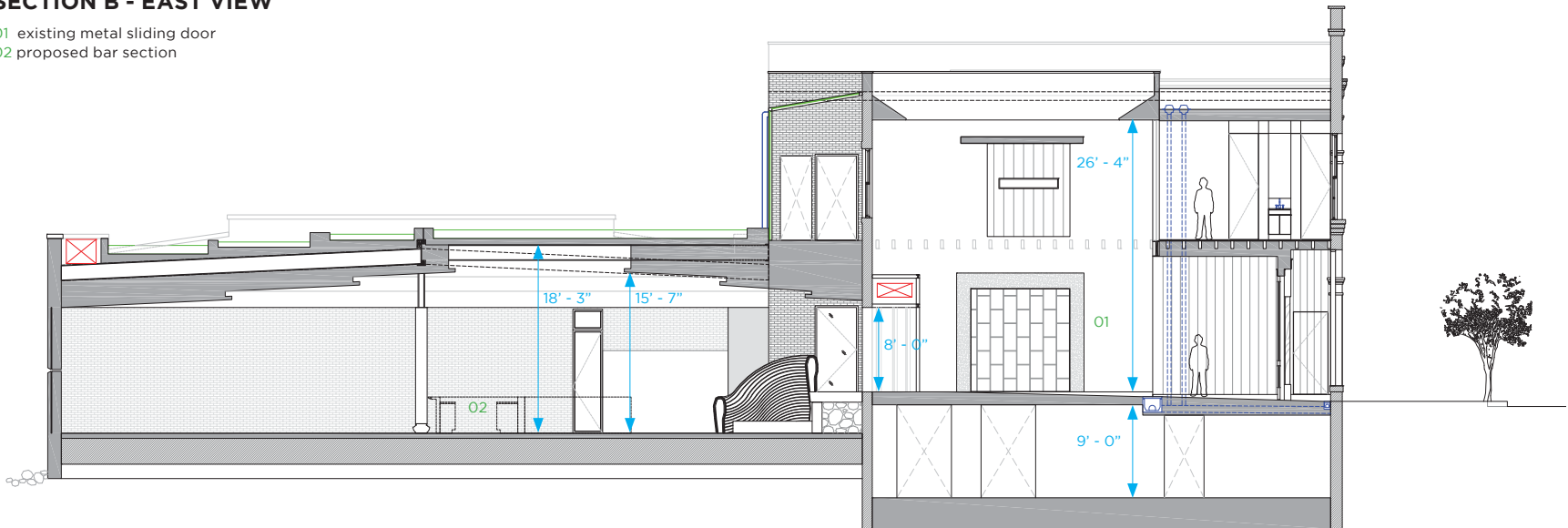
SECTION A - WEST VIEW

01 existing elevator housing
02 existing concrete foundation



SECTION B - EAST VIEW

01 existing metal sliding door
02 proposed bar section

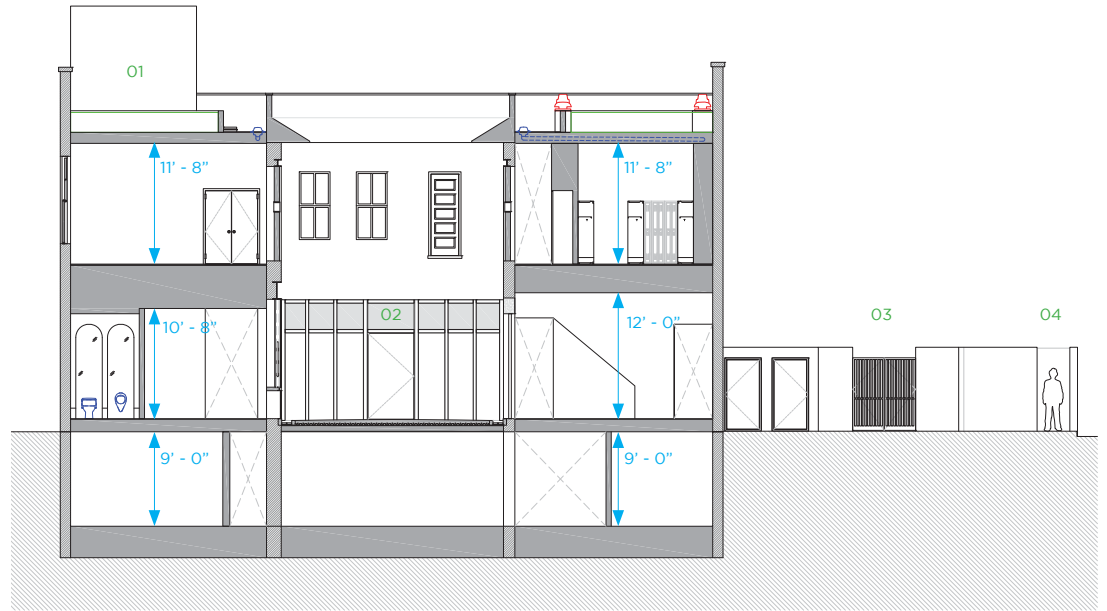


SCALE: 1:208





SECTION C - SOUTH VIEW



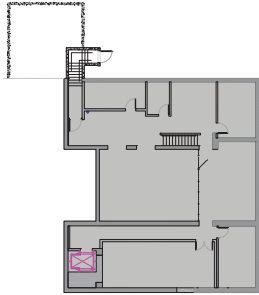
SECTION D - NORTH VIEW

- 01 existing elevator housing
- 02 proposed dining entry
- 03 proposed dumpster area
- 04 proposed RiverWalk access path

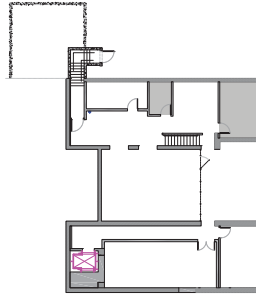
SCALE: 1:208



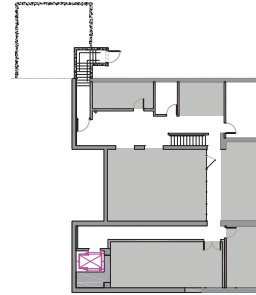
BASEMENT LEVEL



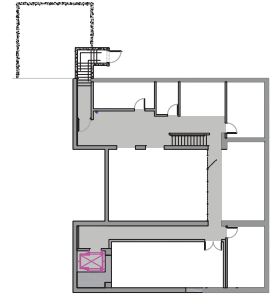
Total area: 3448 sq. ft.



Administration area: 235 sq. ft.
(Offices)

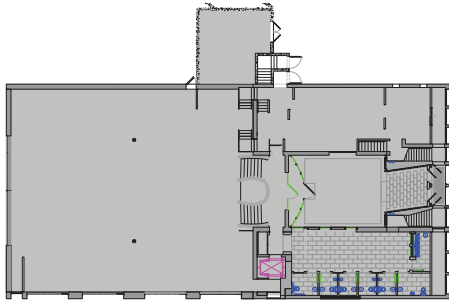


Service areas: 2045 sq. ft.
(Storage sections and Mechanical room)

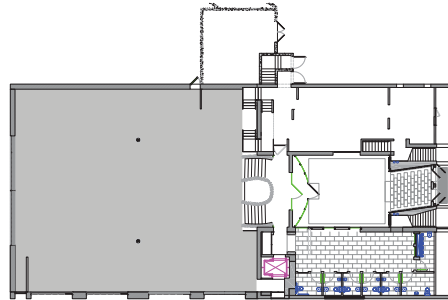


Common areas: 950 sq. ft.
(Hallways, Corridors, Stairs and Elevator)

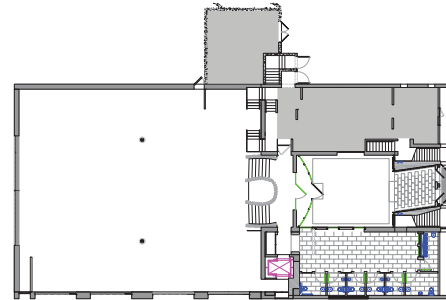
GROUND LEVEL



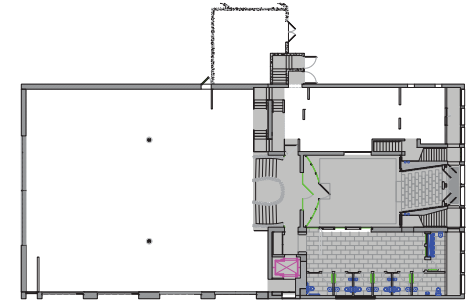
Total area: 8784 sq. ft.



Dining area: 4200 sq. ft.

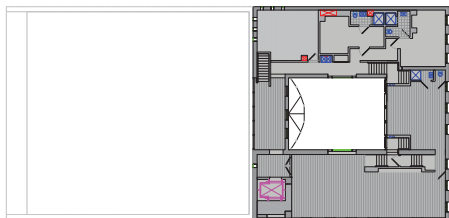


Service areas: 1450 sq. ft.
(Kitchen and Dumpster area)

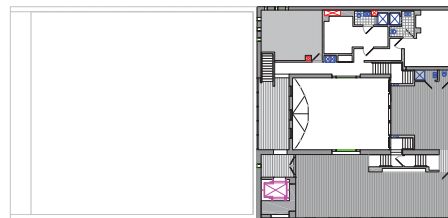


Common areas: 2750 sq. ft.
(Courtyard, Hallways, Corridors, Stairs, Elevator and Toilets)

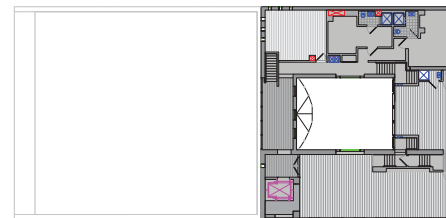
2nd LEVEL



Total area: 2810 sq. ft.



Administration area: 1285 sq. ft.
(Offices and Conference room)



Common areas: 1140 sq. ft.
(Hallways, Corridors, Stairs, Elevator, Locker rooms and Toilets)



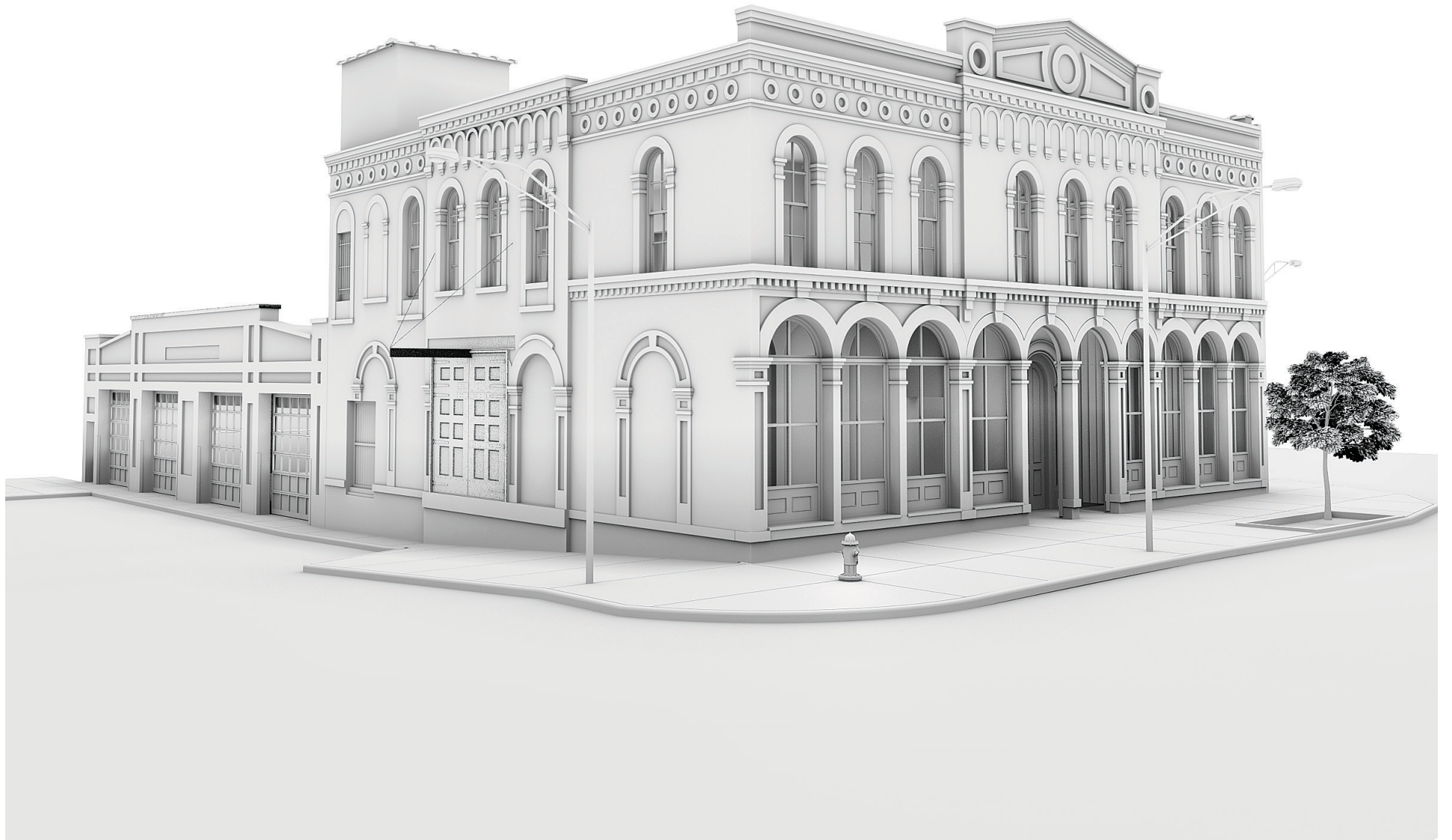
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2 HOUR
PARKING
EXCEPT
ON SUNDAY

UNIVERSITY OF
MICHIGAN POLIS







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No Parking
8:00 AM - 6:00 PM