
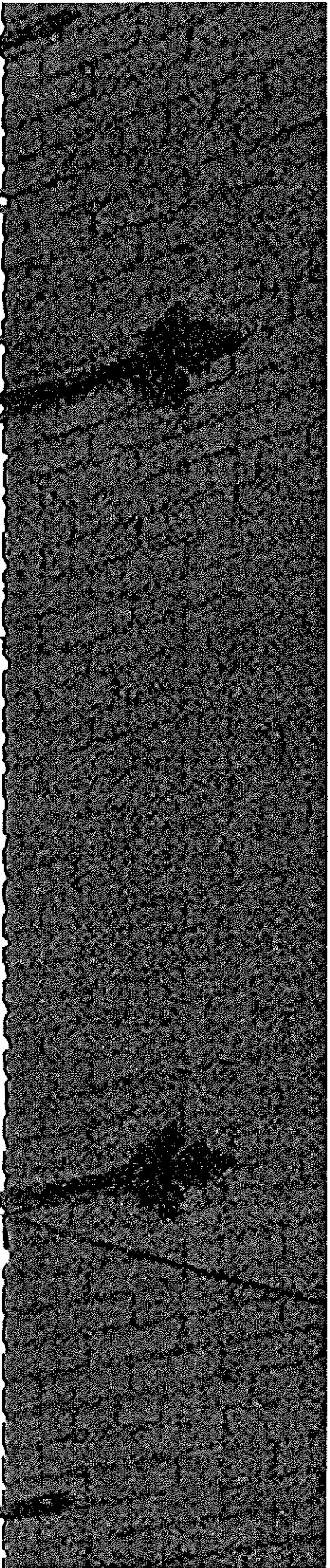
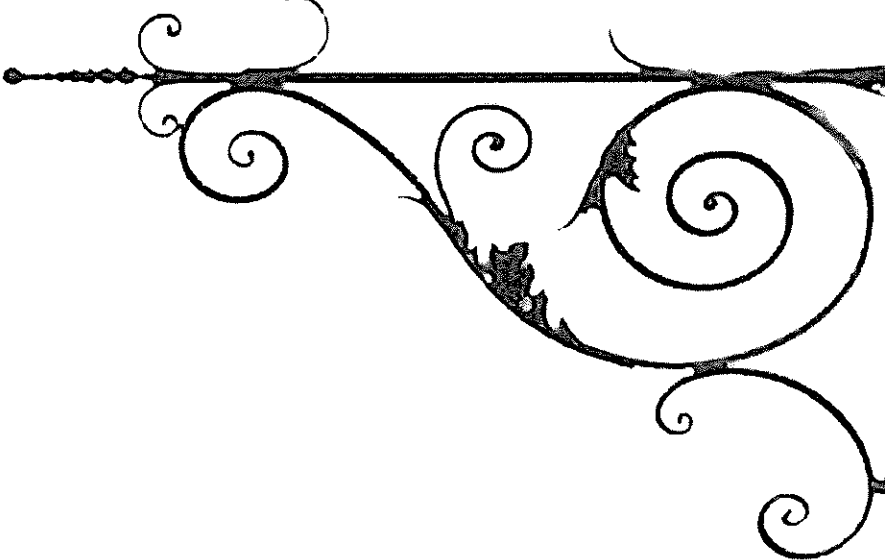




BLACKHAWK

ANTIQUES



Description	1
Background.....	1
History	1
Building in 2000.....	2
City of Milwaukee Zoning Ordinance	2
Industrial - Heavy Comparison	3
Near South Side Area Plan.....	4
Leasing Issues	4
Owner Provided Structural Improvements	5
Owner Provided Structural Additions.....	6
Green Space	6
My History with the Neighborhood:.....	7

1236 West Pierce Street

Description

Addresses of buildings

- 1236 West Pierce Street
- 1228 West Pierce Street Floor 1,2,3, also
- 1226 West Pierce Street
- 633 South 12th Street, Floor 1,2,3, and
- 627 South 12th Street

Lots and construction of land parcels and buildings

- From East to West, Lot 12, Lot 11, Lot 10, Alley, Lot 9, Lot 8, Lot 7 and 13th Street, vacant lot.
- Buildings occupy six (6) city lots with two (2) abandoned alleys.
- It is comprised of seven (7) cream city brick buildings.
- Five (5) structures are one (1) story and two structures are three (3) stories each.
- The seven (7) buildings contain 15 different floor configurations, additional variations include different square footage per floor, floor and ceiling heights.

Background

- The alley between 1226 and 1228 West Pierce Street was originally constructed for horse drawn delivery wagons. Later it was roofed over and used for a walk way and storage between the two buildings. The scale and weight of today's semi-trucks and trailers make it un-useable for shipping.
- Directly north of 1236 West Pierce Street runs two set of railroad tracks that have been abandoned for years. They were used for the transporting of raw materials and finished goods.
- Thirteenth Street was vacated and at a later date a building was constructed on the street.
- 1228 West Pierce Street, the north side of building has the one story railroad lookout tower with the original bathroom intact. The original cast iron sink and toilet have relief designs on their surfaces.

History

The deed states the original parcel extended (east to west) from to 6th Street to 27th Street and (south to north) from National Avenue to the canal. The owner was from New York City, and the purchase price was \$55,000.00. The cream city brick buildings at this location were built after the Civil War, approximately in 1868. 1228 West Pierce Street was originally the Brown Bottle Company with an artesian well. Fred and Ida Pabst are also listed on the deed.

1236 West Pierce Street

Building in 2000

The previous owner of 1236 West Pierce Street told me he put cinderblocks in over 250 of the windows and several of the entrances in 1968, when "Father Groppi led crowds across the viaduct and down Pierce Street." Unfortunately by 2000, every bricked up window was still intact. The only other apparent building additions were decades of gang graffiti and rubbish, both inside and out. Electrical and plumbing were minimally functional. Even with power turned on, flashlights were necessary to go through the building.

As we brought the buildings back, we worked with different restoration companies, material suppliers, local trades, consultants, engineers, and architects, mainly BMR-Design Group, INC., Architect-Engineers-Planners and Douglas A. Gallus, of Gallus Architects, Architecture and Planning. The improvements and permits for the building have been done with City of Milwaukee permission and directing the buildings towards mix use versus heavy industrial.

City of Milwaukee Zoning Ordinance Subchapter 8 Industrial Districts

295-801. Purposes

3. INDUSTRIAL-MIXED (IM). This district is intended to provide for the orderly conversion of certain older industrial and warehousing areas with multi-story buildings to residential, commercial or office uses for which the buildings, at the present time, may be better suited. These areas have an urban character. Buildings were typically built without setbacks or yards and often with little or no off-street parking.

4. INDUSTRIAL-HEAVY (IH). This district accommodates high-intensity industry and often includes very large structures, extensive exterior storage, exterior mechanical operations, or heavy truck or equipment operations. It also accommodates uses that require large or isolated sites or harbor, airport or rail service. This district includes the historic industrial core of the city. It has a strong relationship to shipping and rail services and includes the port of Milwaukee, the Menomonee valley and various railroad corridors. Most sites within the IH district have already been developed or redeveloped. These sites seldom have excess land to provide buffer areas. Where possible, the IH district should be separated from residential neighborhoods with less intensive, non-residential districts.

1236 West Pierce Street

Industrial – Heavy (IH) Comparison

Industrial – Heavy (IH) Building Attributes	1236 West Pierce Street
Clear Span Construction	Not Available
Floor Sq Ft Consistency	Not Available
150,000 Sq. Ft. Foot Print	Not Available
Ceiling Height Consistency	Not Available
High Load Capacity per Floor.....	Not Available
30 ft Ceiling Height	Not Available
Concrete Columns.....	Not Available
Functional Loading Docks	Not Available
Semi-Truck Parking Outside/inside	Not Available
Adjacency of MFG / Office	Not Available
Utilities Levels for IM	Not Available
Single phase electrical	Not Available
Redundant Power.....	Not Available
Special (Hazard) HVAC.....	Not Available
Area Rights for Future Expansion	Not Available

Industrial - Heavy (IH) construction can be seen often in the Menomonee Valley. These are examples:

- Badger Railing, 3880 W. Milwaukee St.
- Caleffi Hydronic Solutions, 3883 W. Milwaukee Rd.
- Charter Wire, 3700 W. Milwaukee Rd.
- Derse Incorporated, 3800 W. Canal St.
- Ingeteam Incorporated, 3550 W. Canal St.
- Palermo's Pizza, 3301 W. Canal St.
- Taylor Dynamometer & Machine, 3602 W. Wheelhouse Rd.

These are examples of successful changes in zoning.

- 9th Street Antiques, 602 South 9th St.
- Iron Horse, 500 W. Florida St.
- Tannery Complex, 700 W. Virginia St.
- The Knitting Mill, 2100 W. Pierce St. (Clarke Square)

1236 West Pierce Street

Near South Side Area Plan

We have closely followed the Near South Side Area Plan, specifically the recommendations for our area on page 86.

SUB AREA RECOMMENDATIONS

BRUCE / PIERCE / NATIONAL

The sub area, generally bounded by National Avenue, 20th Street, the Burnham Canal, and Interstate 94/43 is subject to change. Therefore, it is recommended for a redevelopment district that would transform the area into mixed business area with residential, commercial, open space and employment uses such as light manufacturing, wholesaling, and some motor vehicle related businesses. The area has many potential assets such as its proximity to downtown and the Fifth Ward/Walker's Point, attractive former warehouse buildings, vacant land, and potential access to water. Some specific recommendations include:

- identify more specific land use recommendations.
- vacant or underutilized warehouses to residential and commercial or business uses.

Leasing Issues

The buildings have been shown to potential tenants by Daniel J. Jessup, CCIM President, Paul T. Gallbraith, Vice President, Michael T. Streit, Commercial Associate of Apex Commercial Inc., Commercial Real Estate Services. These agents have brought quality potential businesses, including technology companies, computer entry companies, commercial advertisement and insurance companies as potential occupants. Due to existing zoning these companies did not want to go through the BOZA process for occupancy. Companies are hesitant to make a financial investment of time and money only to be denied occupancy in the end. Because of our existing zoning, many opportunities for quality tenants were lost, along with the money that could have gone to additional neighborhood businesses, such as restaurants for example.

One architect for a potential tenant examined the building, and concluded, "This is not an industrial building, it's a mix-use building."

1236 West Pierce Street

Owner Provided Structural Improvements:

The improvements to the building have been done with City of Milwaukee permission directing the buildings towards mix use vs. heavy industrial or light manufacturing usage.

- New 12 inch water service from the street to interior of building.
- New Heating and Air Conditioning purchased and installed
- In floor heating installed 1st floor. (Go Green)
- Installed Six Total New (ADA) Bathrooms with 33 fixtures, 3 water bubblers.
- Two new commercial staircases for three floors.
- Entrance doors replaced for efficiency and consistency with original cast iron columns and new materials. The original building entrances were blocked up with cinder block.
- Replace 250 cinder blocked windows, including reconstruction of original brick window openings. New double hung windows custom designed, purchased and installed for historical accuracy and energy efficiency. The windows used are low e glass insulated thermal glass.
- New electrical service to building (exterior and interior panels), from the street and new service completely inside, lighting, outlets, etc., exterior lightening above door entrances and parking.
- Upgrade of sprinkler system.
- Masonry repair, exterior painting.
- Interior construction and painting.
- Roofing repair and replacement.

1236 West Pierce Street

Owner Provided Structural

Additions:

- New Elevator shaft (Three Stops) and elevator room designed and constructed.
- Otis Elevator (Hospital Size: for emergency responders and for fire department).
- Otis Elevator 28-person capacity purchased and installed.
- Fire Protection: Voice annunciation system, located in staircases. Monitor screens in staircases and front entrances with voice communication and alarms on each landing.
- Fire rated doors that close automatically upon detention of smoke or heat.
- Time Warner Cable underground new.
- New 100 phone line panel, new underground.
- ADT Security System, fire, elevator, camera system interior and exterior, 16 cameras.
- Environmental Remediation, Key Engineering Group Ltd., Giles Engineering & DNR, Site Assessment, Mapping Remediation, Excavation and Removal, Transport.
- Evaluation of Building done by Building Evaluation and Design, 10140 North Port Washington Road, Mequon, WI 53092

Green Space:

Landscaping along the building, and boulevard: 4 blossoming cherry trees, roses, hydrangea bushes, hedges, evergreen bushes, arborvitaes, grass. Before the landscaping, the Twelfth Street boulevard was tar and gravel.

1236 West Pierce Street

My History with the Neighborhood:

Over the last 12 years, there has been a steady pace of development in the neighborhood and community. It hasn't been as fast as we expected, but it IS steady.

Blackhawk Antiques' customers different from many of the other area businesses clients. Rather than drawing from the residents who live in the neighborhood, the majority of our clients are from the Milwaukee and Chicago suburbs, East and West Coasts and a surprising number of international business travelers. Blackhawk Antiques acts as a magnet for collectors to come to unfamiliar areas of Milwaukee. Of course after their here, they ask for suggestions of neighborhood restaurants, and other antique stores. We have worked with many business throughout the city.

Downtown

Pfister Hotel, Hilton, Hyatt Regency, Iron Horse Hotel

The Third Ward,

ArtAsia, Riverview Antiques, Milwaukee Public Market, Bella Café', Third Ward Association and many of the art galleries,

Walker Point, and 5th Ward

1st Street Mobil Station, Jacques Café', Walkers Point Antiques, Clinton Street Antiques, Second Street Antiques, Industrial Café', Harley Davidson Museum, La Perla, Botanas La Fuente

We look forward to the continued pace of development in the neighborhood and assisting in the conversation and approval of a mixed use zoning for 1236 North Pierce Street.

