



CITY HALL

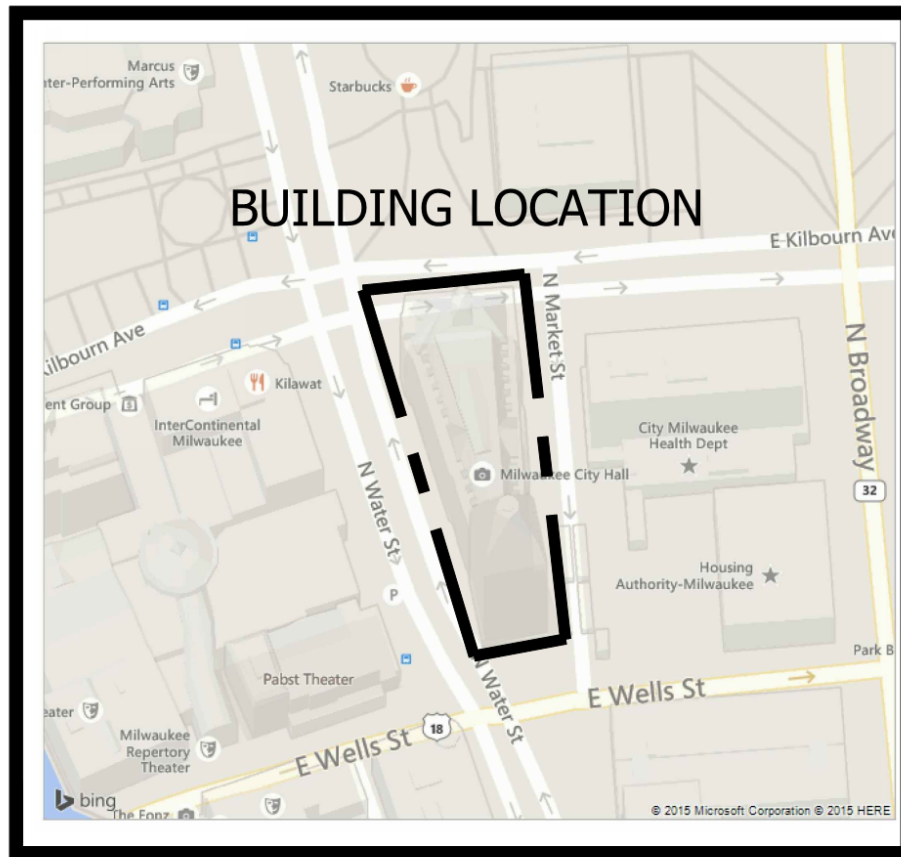
Milwaukee

Description of the project

The purpose of this application is to make a minor change to the existing east façade of the Historic Milwaukee City Hall. Construction has been ongoing for the Foundation Restoration project at City Hall. The majority of this work occurs out of site, below the basement slab and provides a complete new foundation piling system to support the structure into the future. The piling installation will be accomplished in phases over several years. The first phase construction work is well underway and the second phase work is about to begin. As each phase of the work is undertaken the entire basement floor will be removed and replaced in the work phase area. The existing hollow walk system is demolished as the work progress around the building and is not being replaced except as required to maintain the underground tunnel between City Hall and the Ziedler Municipal Building.

The design work for the third and fourth phase of work is now beginning. Part of the design work for phase 3 and 4 included an exiting study of the basement in south half of the building. It was determined that Stair 10, located on the east side of City Hall, south of the Market Street entrance is

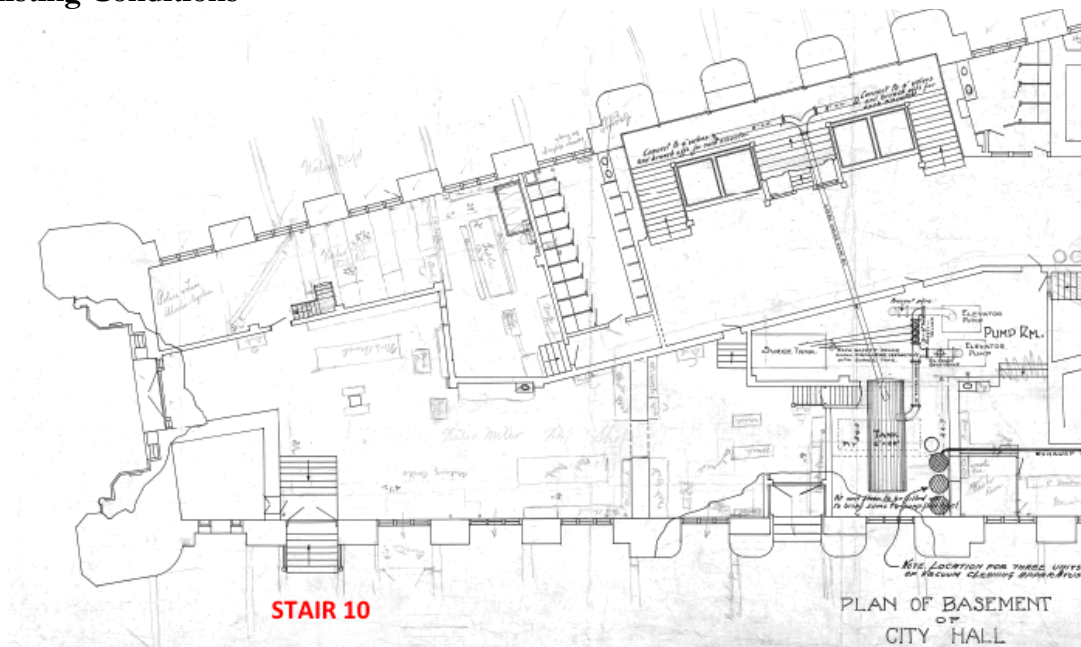
not a required exit. Stair 10 is currently designated as an exit. The redesigned basement provides adequate exiting without stair 10. The City has asked if it is possible to eliminate Stair 10 from the building.



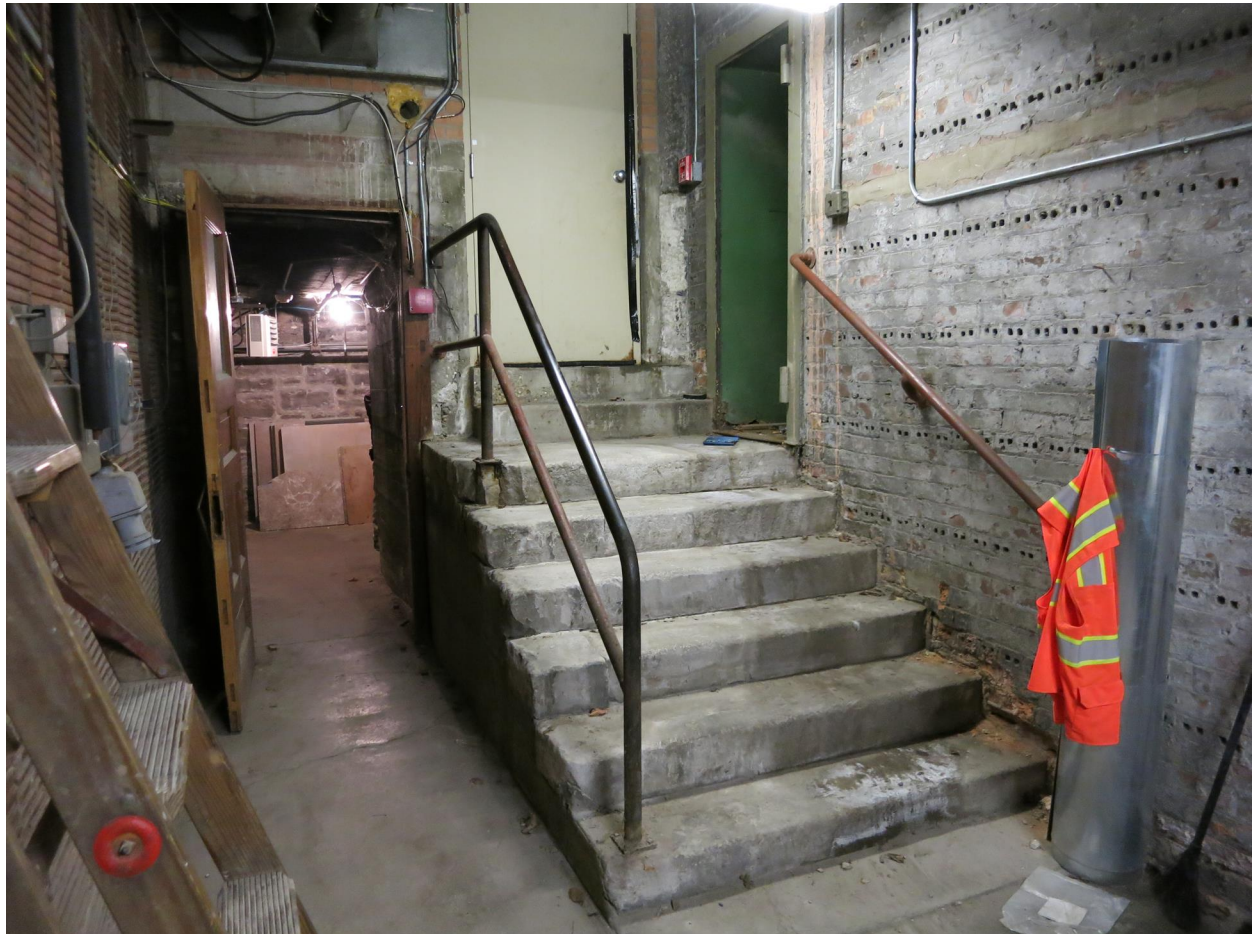
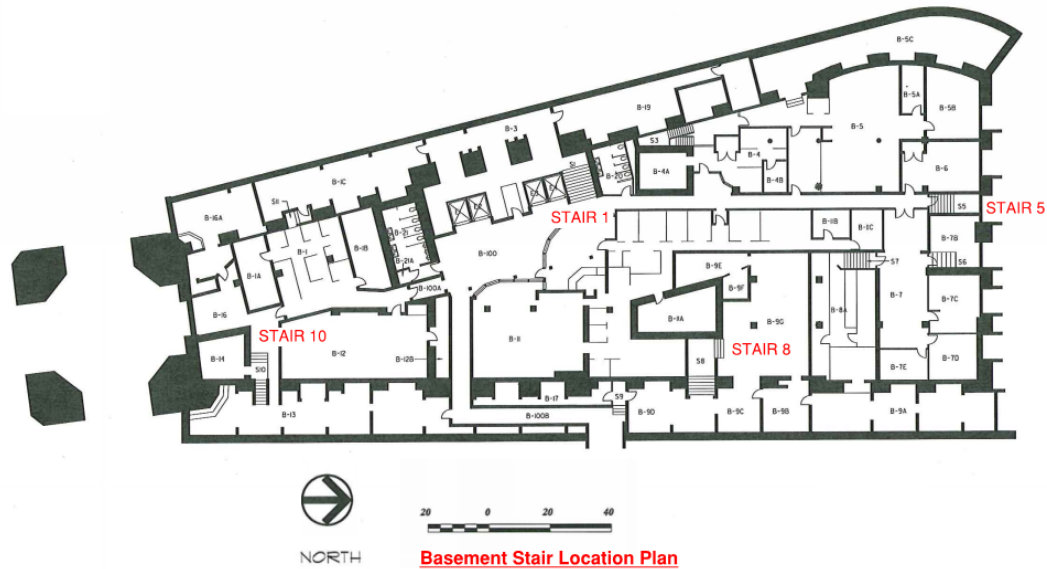
GEOGRAPHIC VICINITY PLAN

Stair 10 will be completely demolished in preparation for the Phase 4 foundation work. When construction is complete, the hollow walks outside the building will be backfilled and the sidewalks replaced. Since the stair will not be a required exit, the City would like to abandon the stair and have the exterior reconstructed to match similar spaces around the building. Stair 10 as originally constructed is not compliant with today's code and cannot be reconstructed in the original configuration. As originally designed (original plan below) a landing was not provided on the exterior side of the door. Since originally constructed, the original exterior door has been replaced and the stair width has been reduced to less than 4 feet to allow the installation of a mechanical louver. A retaining wall was constructed adjacent to the narrow stair and the north side filled in to street level. Guard rails were installed but handrails were not provided on either side of the stair. Reconstruction of the stair after demolition for the foundation repair will require a landing 4 feet long on both sides of the new doors. This will push the stair out an additional 3 to 4 feet into the sidewalk. The plan below from the original construction documents shows original design and the location of Stair 10 on North Market Street.

Existing Conditions



Stair 10 from the exterior looking southwest. Stair 10 is located in the second structural bay north of the tower. The plan below shows the location of the stair in the basement of City Hall. The basement plan is the preconstruction layout of the building.



Exterior door to Stair 10 from the inside. The stone stair and much of the surrounding construction seen here will be demolished in the foundation reconstruction work. Stair 10 does not meet current code. The entrance door swings into the space. There is a step at the door. A level landing is required on both sides of the door.

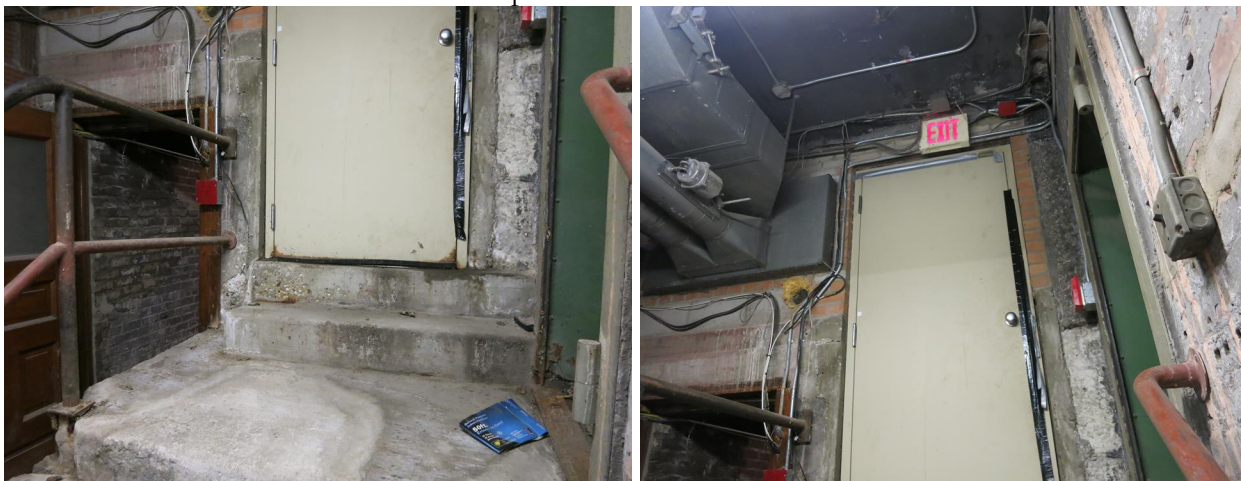
The door sill is on a narrow landing approximately 3 feet below the sidewalk level.



Stair 10 from the exterior stair. The railing will be demolished during the foundation repair work. Note the inadequate size of the exterior landing.



Deteriorated condition of the interior steps.



Door is not original or code compliant.

Exit is not code compliant.

Ongoing Construction Project

The ongoing construction project at City Hall to repair the foundations by installing new pilings requires complete demolition of most of the exterior walls between the massive masonry columns that define the building at the basement level below the lintel supporting the first floor windows. The demolition of the wall requires the removal of the ornamental wrought iron grille work located between the masonry columns in most locations.

The work in each construction phase begins with the demolition of the sidewalks and the hollow walk system and will include stair 10 in Phase 4. After the foundation work is complete, a new basement wall will be constructed, waterproofed, insulated and the hollow walk system backfilled. New sidewalks will be constructed and the existing wrought iron grille work, removed at the beginning of the construction phase and refurbished during the foundation work will be reinstalled.

What we want to do.

Stair 10 cannot be reconstructed in the original configuration. The code requires landings inside and outside of the door. This would push the stair to the east 3 to 4 feet into the sidewalk. The stair is not a required exit for the building and the City does not require or want access to the building at this point. The City would like to remove the stair and door from the building.

We propose to eliminate Stair 10 and reconstruct a wall at the Stair 10 location using the same wall system used typically between the masonry piers on the rest of the building in the foundation restoration project. To finish the wall, new wrought iron grille work to match the grille work at the adjacent walls will be installed. The new wall will look similar to the photo below.



Typical Existing Wrought Iron Grille Work