



# Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

## Property Description of work

### 2401 W. Wisconsin Ave., Eagles Club

Freight elevator and loading dock addition on the west façade of the building per the attached plans.

## Date issued 7/10/2024

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

**Detailed information on the windows, railings, and brick to be supplied to staff for final approval.**

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: [hpc@milwaukee.gov](mailto:hpc@milwaukee.gov).

## Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms) - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation

Copies to: Development Center, Ald. Bauman



**Quorum Architects, Inc.**  
 3112 West Highland Blvd  
 Milwaukee, Wisconsin 53208  
 Phone: 414.265.9265  
 Fax: 414.265.9465  
 www.quorumarchitects.com

# THE RAVE FREIGHT ELEVATOR

**2401 West Wisconsin Ave.  
 Milwaukee, WI 53233**

**HP SET - REVISED**

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**  
QUORUM ARCHITECTS, INC.

**DATE: 04/04/2023**

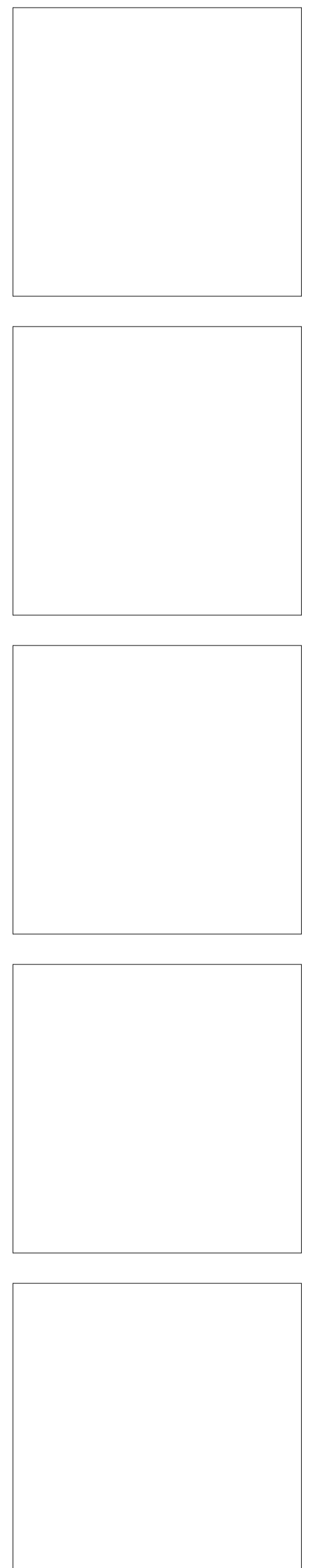
**PROJECT NUMBER:22019.00**

**PROJECT CONTACTS**

**ARCHITECTURAL**  
QUORUM ARCHITECTS, INC.  
 3112 WEST HIGHLAND BLVD.  
 MILWAUKEE, WISCONSIN 53208  
 PH: (414) 265-9265  
 FX: (414) 265-9465  
 CONTACT: Allyson Nemes  
 EMAIL: allyson@quorumarchitects.com

**SHEET INDEX**

**ARCHITECTURAL**  
 CS COVER SHEET  
 L1.0 SITE PLAN OVERALL  
 A1.0 BASEMENT LEVEL  
 A1.1 BASEMENT LEVEL MEZZANINE  
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 A1.3 SECOND LEVEL  
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 A3.2 EXTERIOR ELEVATIONS



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Project No.:22019.00 Date:04/04/2023

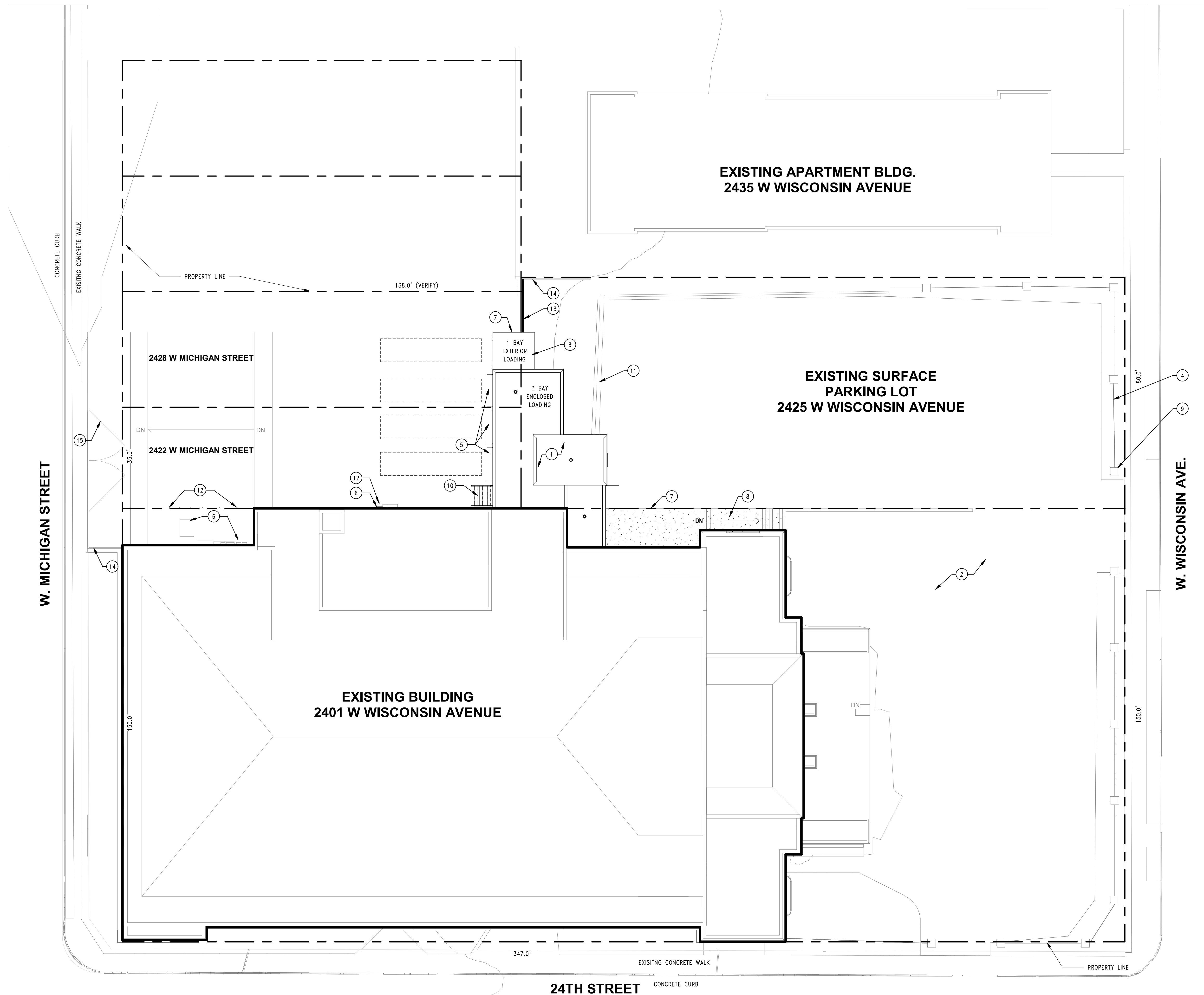


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**SITE CONSTRUCTION NOTES**

- ① HYDRAULIC FREIGHT ELEVATOR SYSTEM WITH VERTICAL BYPASSING DOORS IN PRECAST SHAFT
- ② EXISTING ASPHALT PAVING
- ③ CONCRETE LOADING DOCK
- ④ EXISTING DECORATIVE METAL FENCING
- ⑤ DOCK SEAL AND SHELTER SYSTEM
- ⑥ EXISTING EQUIPMENT TO REMAIN
- ⑦ EXTERIOR METAL RAILING
- ⑧ EXISTING EXTERIOR STAIR TO REMAIN
- ⑨ EXISTING BRICK MASONRY FENCE PIERS
- ⑩ EXTERIOR METAL STAIR
- ⑪ EXISTING RETAINING WALL
- ⑫ EXISTING BOLLARD
- ⑬ 6'-0" MINIMUM HEIGHT OPAQUE WOOD FENCE
- ⑭ EXISTING OPAQUE WOOD FENCE
- ⑮ EXISTING DECORATIVE STEEL VEHICULAR GATES

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**1 SITE PLAN**  
 SCALE: 1/16" = 1'-0"

**THE RAVE FREIGHT ELEVATOR**  
 2401 West Wisconsin Ave.  
 Milwaukee, WI 53233

Revisions:  
 1 12/13/2023 Revision 1

Sheet Name:  
**SITE PLAN OVERALL**

Date: 04/04/2023  
 Drawn By: ER/TL  
 Project No.: 22019.00

Sheet No.  
**L1.0**

12/12/2023 3:18:41 PM BIM 360://The Rave Freight Elevator/201\_22019\_00\_Rave Freight.rvt



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Revisions:  
1 12/13/2023 Revision 1

Sheet Name:  
**BASEMENT LEVEL**

Date: 04/04/2023

Drawn By: ER/TL

Project No.: 22019.00

Sheet No.

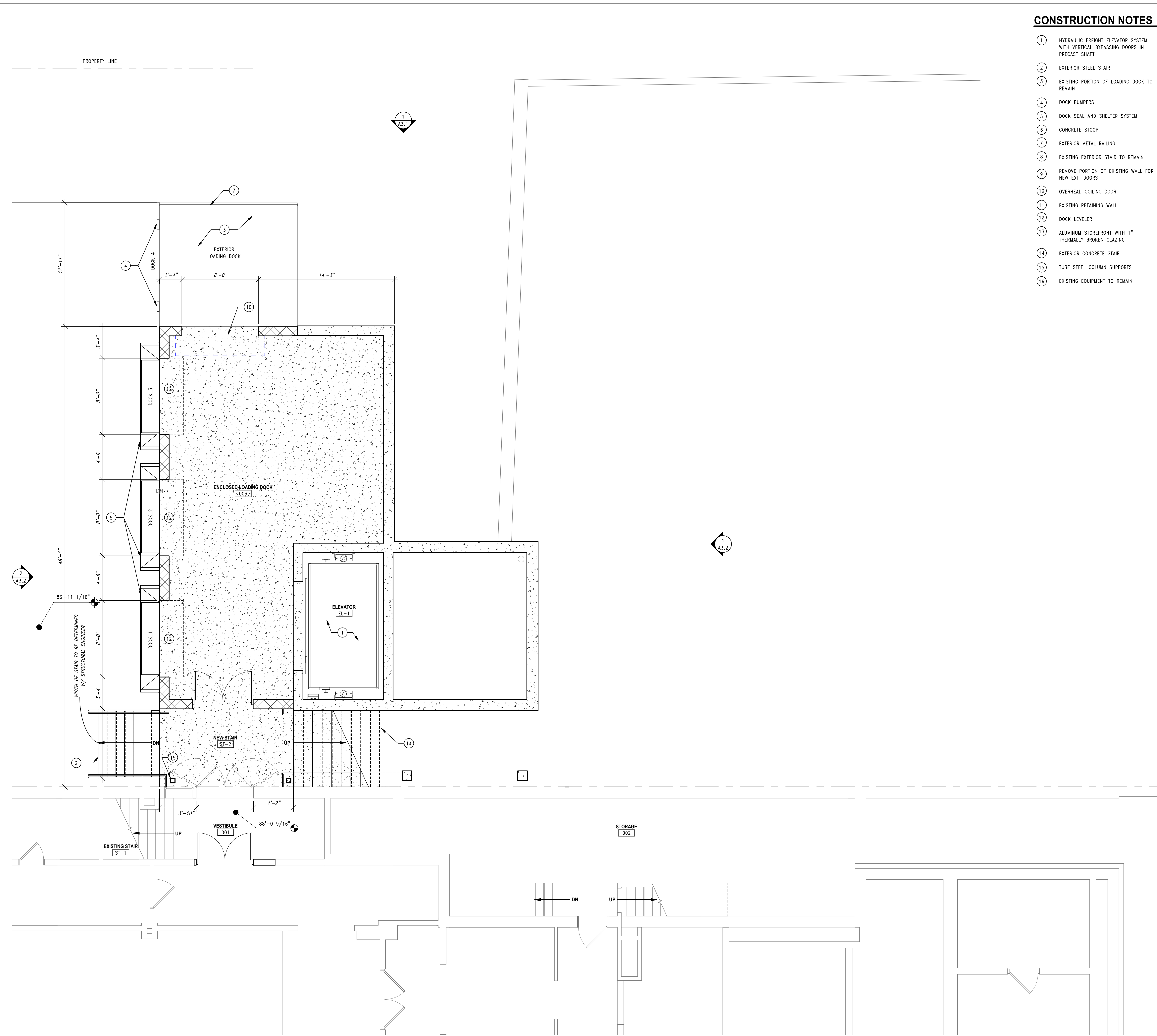
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**CONSTRUCTION NOTES**

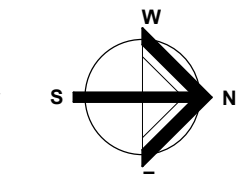
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**GENERAL NOTES**

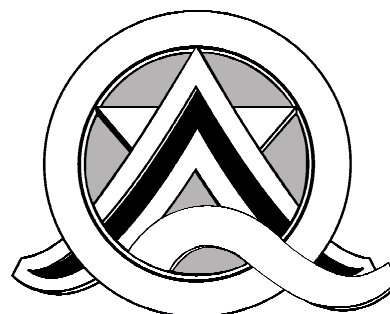
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**1 BASEMENT LEVEL**  
SCALE: 1/4" = 1'-0"



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BIM 360://The Rave Freight Elevator/RE1\_22019-00\_Base Freight.rvt



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Revisions:  
 1 12/13/2023 Revision 1

Sheet Name:  
**BASEMENT LEVEL  
 MEZZANINE**

Date: 04/04/2023

Drawn By: ER/TL

Project No.: 22019.00

Sheet No.

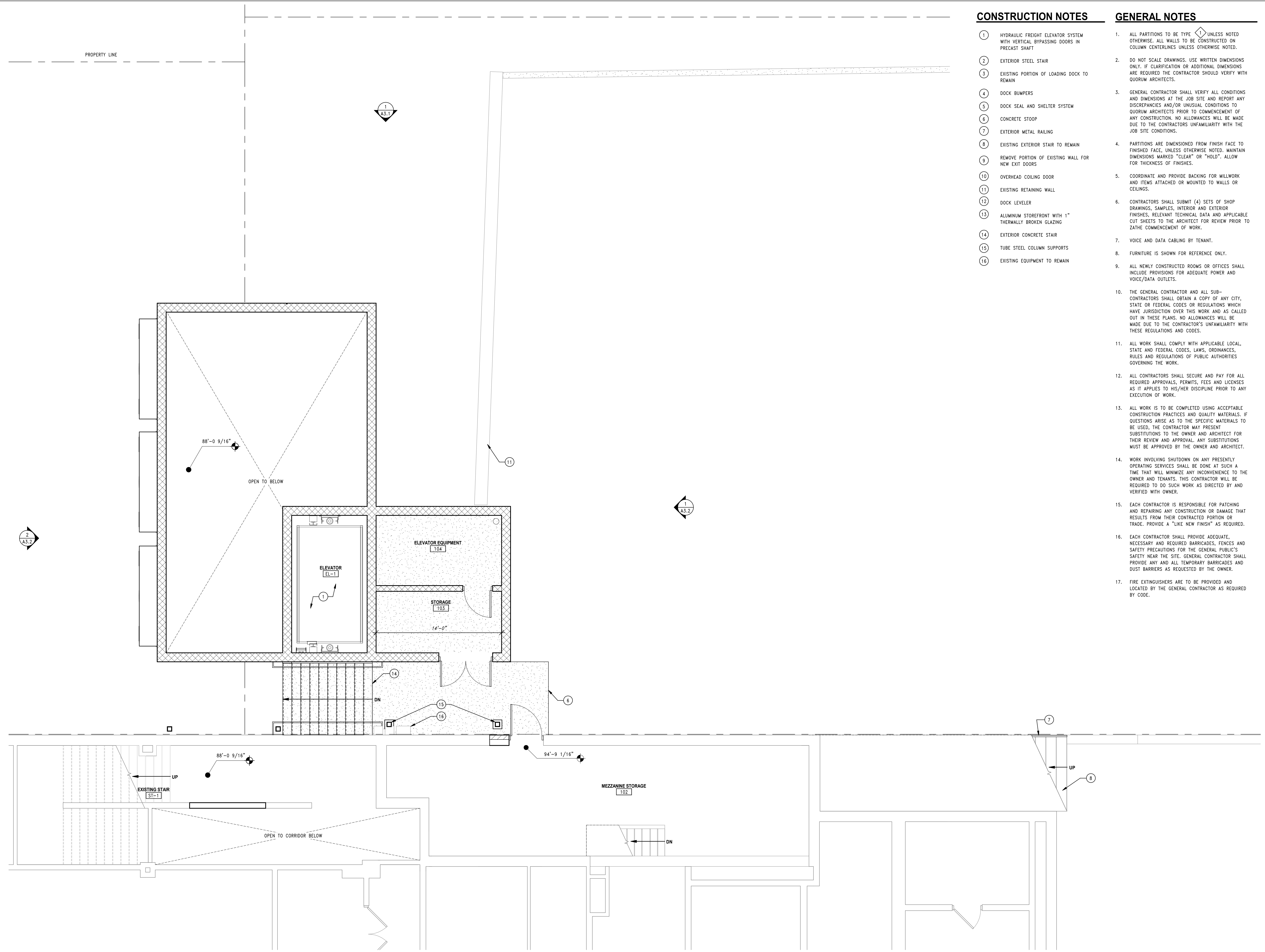
**A1.1**

**CONSTRUCTION NOTES**

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**1 BASEMENT LEVEL MEZZANINE**  
 SCALE: 1/4" = 1'-0"

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Revisions:  
 1 12/13/2023 Revision 1

Sheet Name:  
**FIRST LEVEL WEST TERRACE**

Date: 04/04/2023

Drawn By: ER/TL

Project No.: 22019.00

Sheet No.

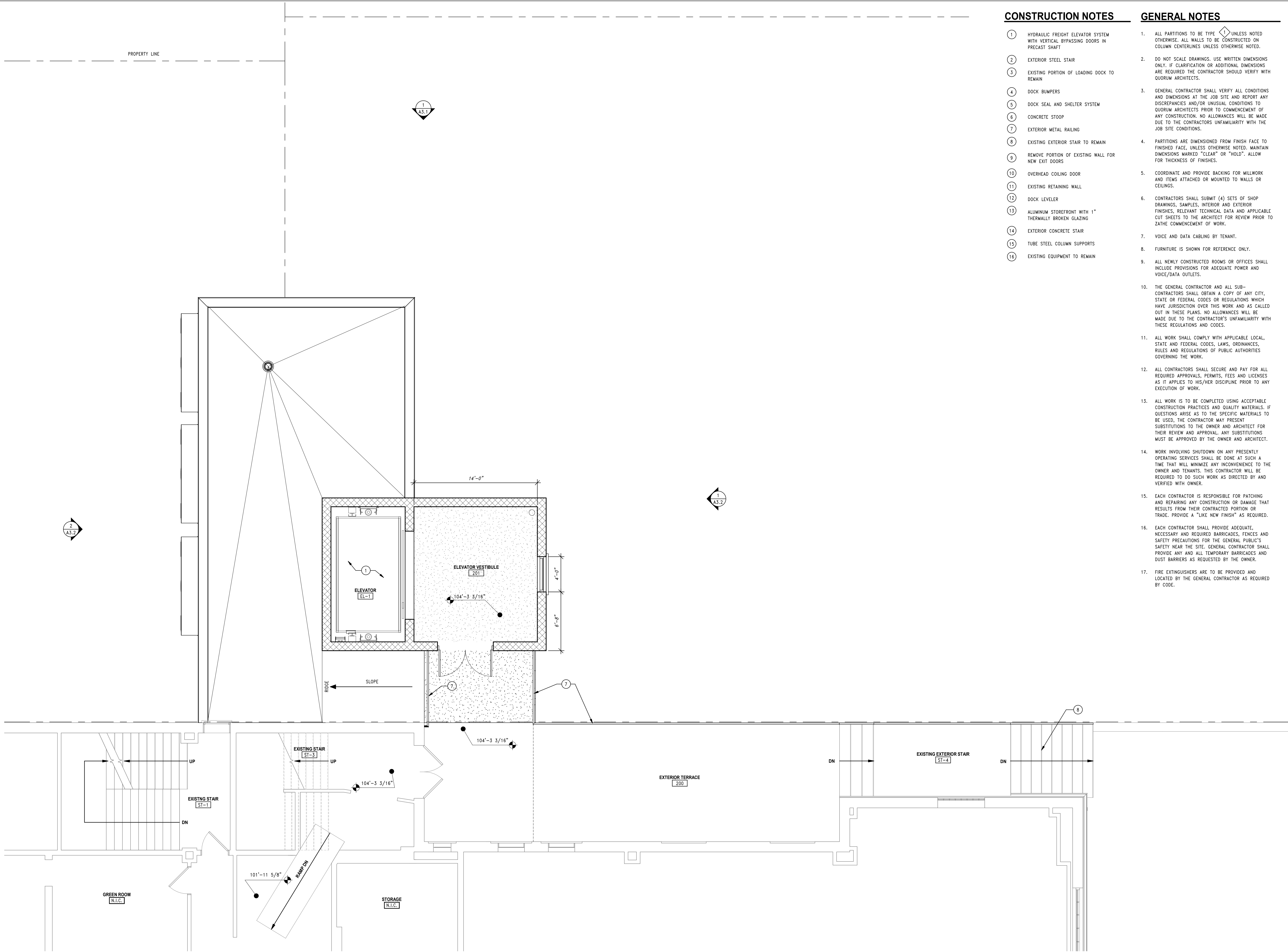
**A1.2**

**CONSTRUCTION NOTES**

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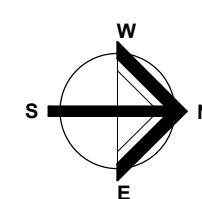
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12/13/2023 2:16:47 PM Freight Elevator/201\_22019-00\_Rave Freight.rvt  
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Sheet Name:  
**SECOND LEVEL**

Date: 04/04/2023

Drawn By: ER/TL

Project No.: 22019.00

Sheet No.

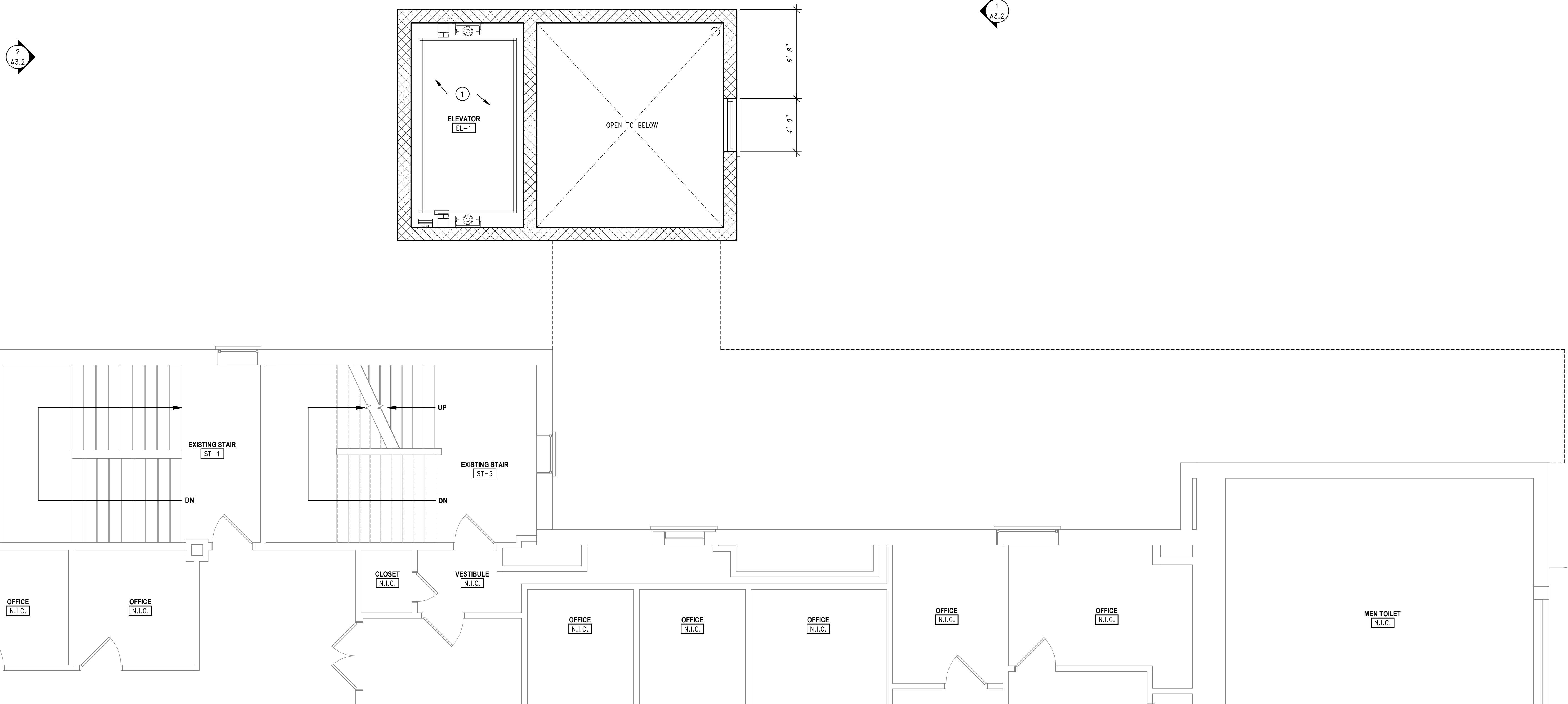
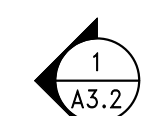
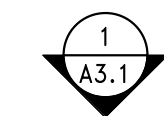
**A1.3**

**CONSTRUCTION NOTES**

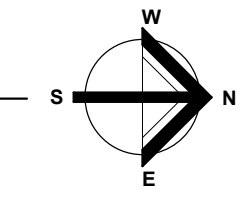
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14. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH OWNER.
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17. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.



**1 SECOND LEVEL**  
 SCALE: 1/4" = 1'-0"



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 QUORUM ARCHITECTS, INC.

**THE RAVE FREIGHT ELEVATOR**  
 2401 West Wisconsin Ave.  
 Milwaukee, WI 53233

Revisions:  
 1 12/13/2023 Revision 1

Sheet Name:  
**BALLROOM LEVEL**

Date: 04/04/2023

Drawn By: ER/TL

Project No.: 22019.00

Sheet No.

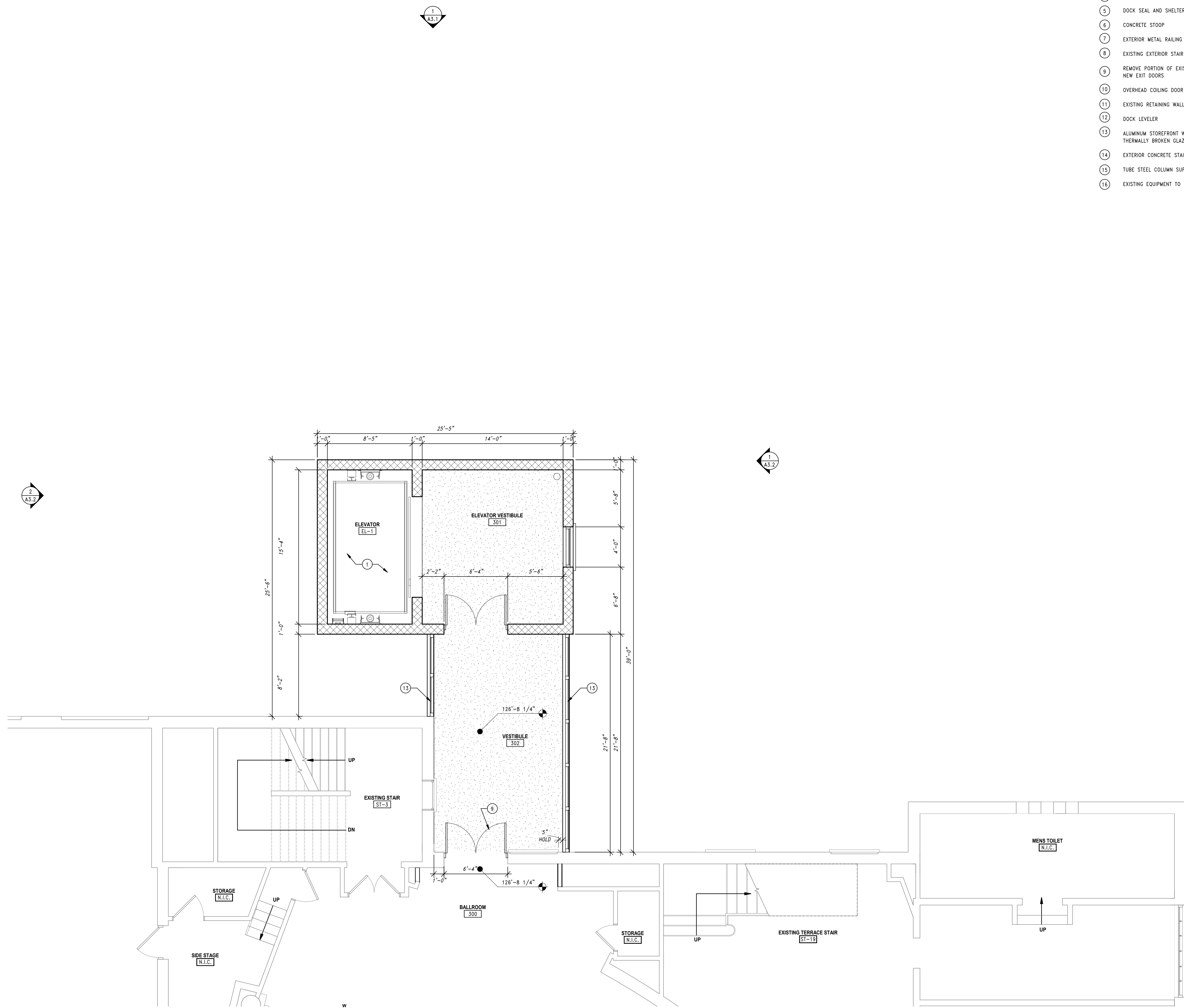
**A1.4**

**CONSTRUCTION NOTES**

- ① HYDRAULIC FREIGHT ELEVATOR SYSTEM WITH VERTICAL BYPASSING DOORS IN PRECAST SHAFT
- ② EXTERIOR STEEL STAIR
- ③ EXISTING PORTION OF LOADING DOCK TO REMAIN
- ④ DOCK BUMPERS
- ⑤ DOCK SEAL AND SHELTER SYSTEM
- ⑥ CONCRETE STOOP
- ⑦ EXTERIOR METAL RAILING
- ⑧ EXISTING EXTERIOR STAIR TO REMAIN
- ⑨ REMOVE PORTION OF EXISTING WALL FOR NEW EXIT DOORS
- ⑩ OVERHEAD COILING DOOR
- ⑪ EXISTING RETAINING WALL
- ⑫ DOCK LEVELER
- ⑬ ALUMINUM STOREFRONT WITH 1" THERMALLY BROKEN GLAZING
- ⑭ EXTERIOR CONCRETE STAIR
- ⑮ TUBE STEEL COLUMN SUPPORTS
- ⑯ EXISTING EQUIPMENT TO REMAIN

**GENERAL NOTES**

1. ALL PARTITIONS TO BE TYPE  $\diamond$  UNLESS NOTED OTHERWISE. ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
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4. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
5. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILING.
6. CONTRACTORS SHALL SUBMIT (4) SETS OF SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO ZATHE COMMENCEMENT OF WORK.
7. VOICE AND DATA CABLING BY TENANT.
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**1 BALLROOM LEVEL**  
 SCALE: 1/4" = 1'-0"

12/13/2023 3:46:02 PM Freight Elevator/201\_22019\_00\_Rave Freight.rvt  
 BIM 360://The Rave Freight Elevator/201\_22019\_00\_Rave Freight.rvt





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 2401 West Wisconsin Ave.  
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Revisions:  
 1 12/13/2023 Revision 1

Sheet Name:  
**ELEVATOR ROOF**

Date: 04/04/2023

Drawn By: ER/TL

Project No.: 22019.00

Sheet No.

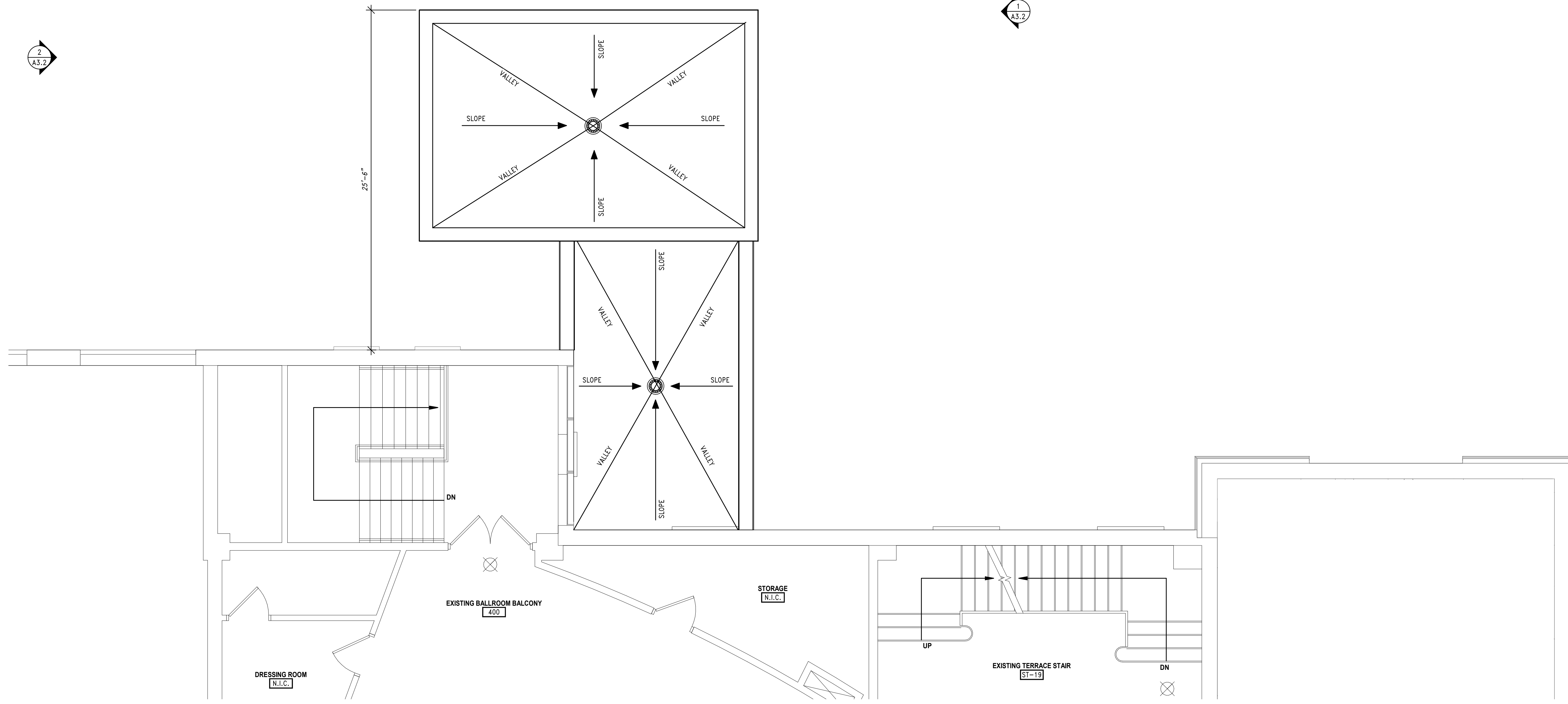
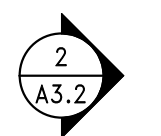
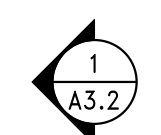
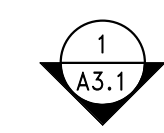
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**CONSTRUCTION NOTES**

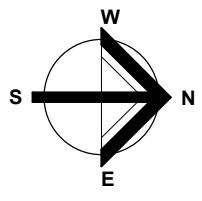
- 1 HYDRAULIC FREIGHT ELEVATOR SYSTEM WITH VERTICAL BYPASSING DOORS IN PRECAST SHAFT
- 2 EXTERIOR STEEL STAIR
- 3 EXISTING PORTION OF LOADING DOCK TO REMAIN
- 4 DOCK BUMPERS
- 5 DOCK SEAL AND SHELTER SYSTEM
- 6 CONCRETE STOOP
- 7 EXTERIOR METAL RAILING
- 8 EXISTING EXTERIOR STAIR TO REMAIN
- 9 REMOVE PORTION OF EXISTING WALL FOR NEW EXIT DOORS
- 10 OVERHEAD COILING DOOR
- 11 EXISTING RETAINING WALL
- 12 DOCK LEVELER
- 13 ALUMINUM STOREFRONT WITH 1" THERMALLY BROKEN GLAZING
- 14 EXTERIOR CONCRETE STAIR
- 15 TUBE STEEL COLUMN SUPPORTS
- 16 EXISTING EQUIPMENT TO REMAIN

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**1 ELEVATOR ROOF**  
 SCALE: 1/4" = 1'-0"



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 BIM 360://The Rave Freight Elevator/201\_22019-00\_Rave Freight.rvt

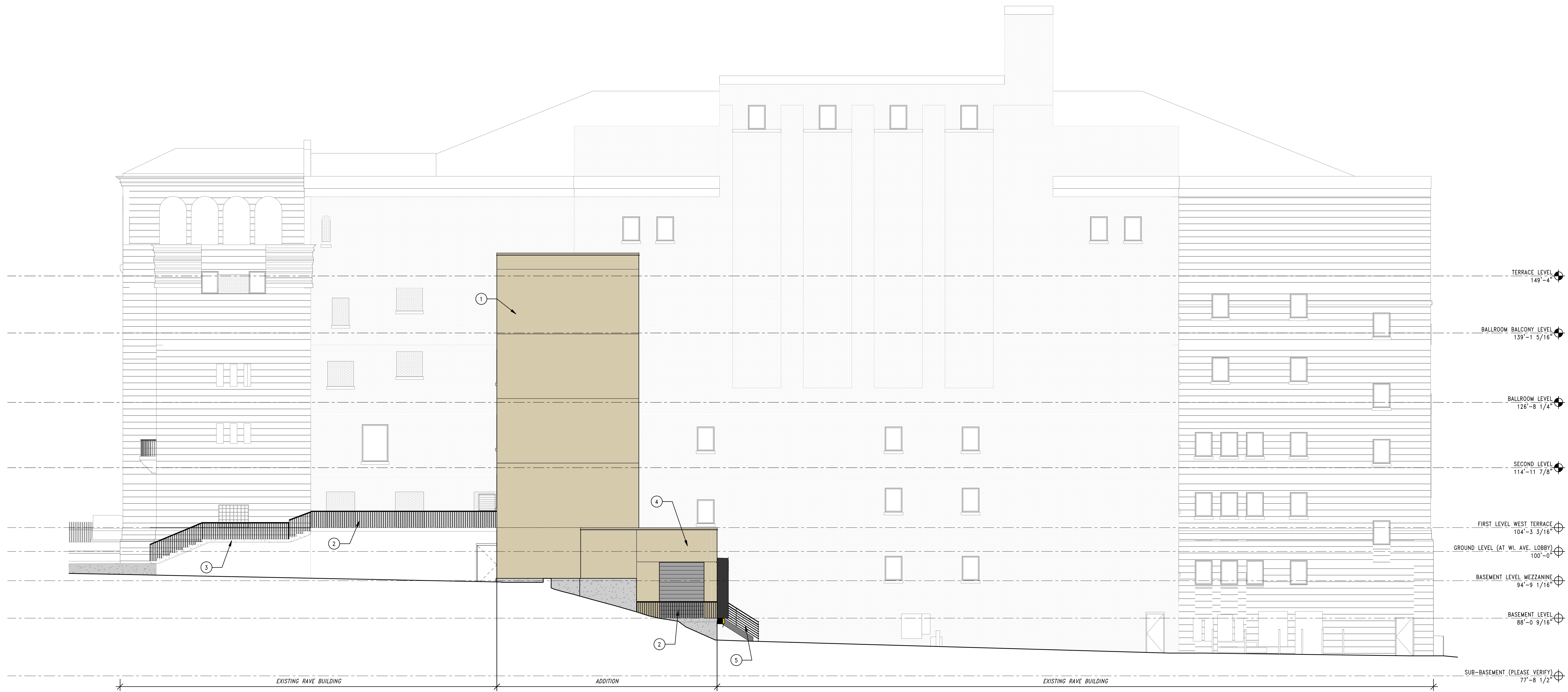


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**ELEVATION NOTES**

- ① HYDRAULIC FREIGHT ELEVATOR SYSTEM WITH VERTICAL BYPASSING DOORS IN PRECAST SHAFT
- ② EXTERIOR METAL RAILING
- ③ EXISTING EXTERIOR STAIR TO REMAIN
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- ⑥ DOCK BUMPERS
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- ⑨ EXTERIOR CONCRETE STAIR
- ⑩ TUBE STEEL COLUMN SUPPORTS

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**1 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

**THE RAVE FREIGHT ELEVATOR**  
 2401 West Wisconsin Ave.  
 Milwaukee, WI 53233

Revisions:  
 1 12/13/2023 Revision 1

Sheet Name:  
**EXTERIOR ELEVATION**

Date: 04/04/2023

Drawn By: ER/TL

Project No.: 22019.00

Sheet No.

**A3.1**

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Revisions:  
 1 12/13/2023 Revision 1

Sheet Name:  
**EXTERIOR ELEVATIONS**

Date: 04/04/2023

Drawn By: ER/TL

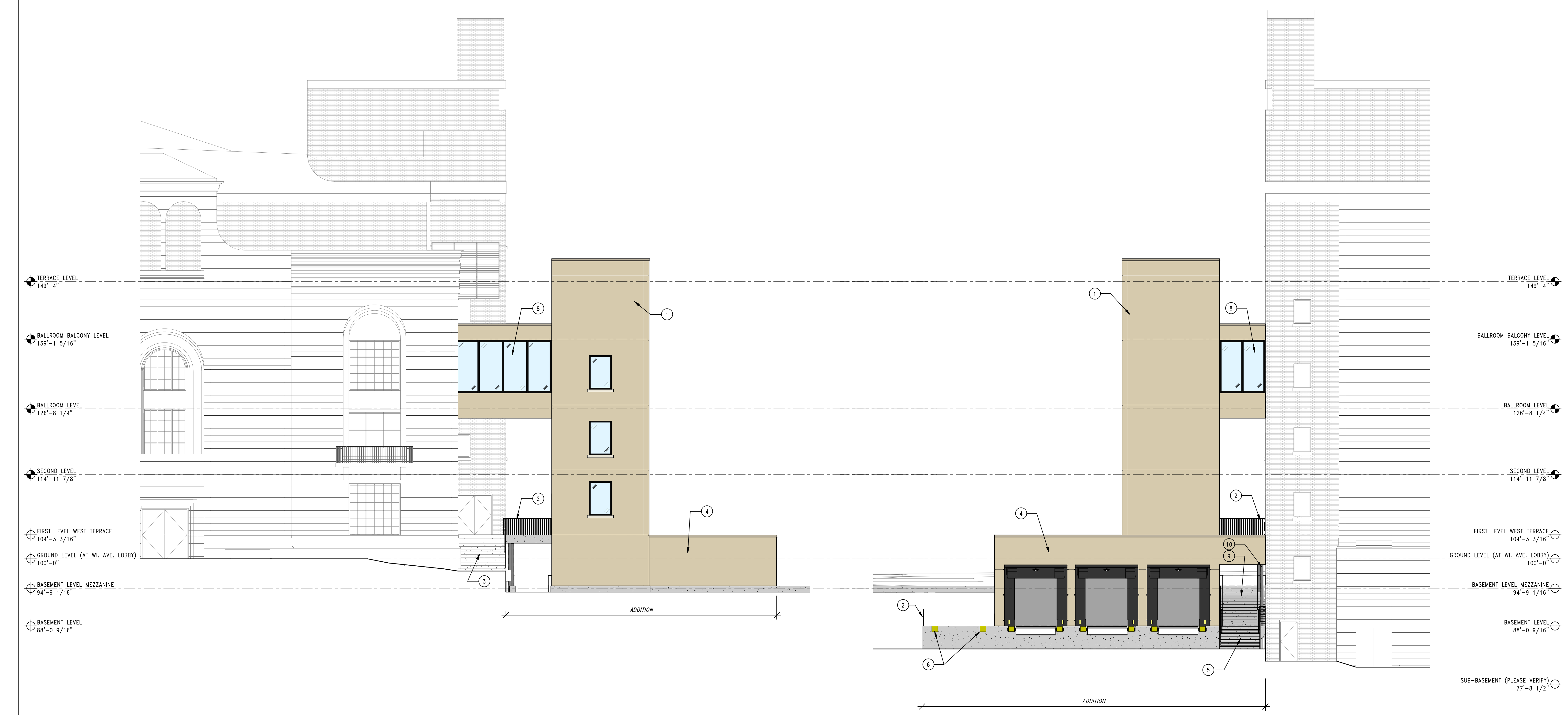
Project No.: 22019.00

Sheet No.

**A3.2**

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**1 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**2 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"