

Lakefront Brewery Tent Replacement and Riverwalk Repair

History

Lakefront Brewery, Inc. has made significant improvements to the Riverwalk adjacent to their existing brewery over the years. In 2015, Improvements along the Riverwalk that featured railings and covered seating area from the southwest property line to the Holton Street Viaduct were approved and completed. In 2018, Improvements along the Riverwalk that featured additional railings for the area under the viaduct, were approved and completed.

Tent location:

The tent will be placed on land owned by RACM but under a 99-year lease to Lakefront Brewery, Lease Agreement by and between the Redevelopment Authority of the City of Milwaukee and Lakefront Brewery, Inc., dated December 18, 1998.

Plans have been sent to DPW for their review (this is a condition of the lease) to ensure the location of the tent is acceptable and in conformance with RACM's easement to the City for the maintenance and repair of the Holton Street viaduct. If DPW agrees to the proposed location, RACM will approve the proposal as it relates to the lease.

Tent Replacement

The new tent replacement is proposed due to unrepairable wear on the existing tent. The proposed tent is approx. 10' tall on one side and 16' one the other. The proposed anchors for the tent are poured in place concrete piers. The tent itself is made from anodized aluminum and has a canvas top and rear panel. The tent will be setup all year round except for when adjustments need to be made due to bridge repair work. There is currently seating along the Riverwalk between the river's edge and where the tent is located. This plan will provide for a minimum of 8' clearance to remain unobstructed for the Riverwalk zone.

Riverwalk Repair

The existing riverwalk is poured concrete, but due to some settlement conditions has cracked and needs repair or replacement. One proposed option is to replace with concrete to match existing paving and the other is to replace with decorative concrete pavers. Some additional guard rails are placed along the tents edge to help guide people using the Riverwalk through the active area used by the brewery for tours and other community events.

ADA comments

If the pavers option is chosen, the construction will be closely monitored to ensure that joints are no larger than the 3/16" maximum specified in the drawing paver detail notes.