



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Vanessa L. Koster
Deputy Commissioner

CITY PLAN COMMISSION --

Resolution approving the addition of a balcony on the east (river-facing) façade of the building located at 648 North Plankinton Avenue, on the west side of the Milwaukee River, north of West Michigan Street, relative to the Riverwalk Site Plan Review Overlay Zone (SPROZ) established by Section 295-91.0021 of the former Milwaukee Code, in the 4th Aldermanic District.

- Analysis -

This resolution approves the addition of a balcony to the east (river-facing) façade of the existing building at 648 North Plankinton Avenue, within the Riverwalk Site Plan Review Overlay Zone.

Whereas, The City of Milwaukee has established design standards for the review of new developments, building alterations and site work for portions of properties located within a Site Plan Review Overlay Zone, generally located 50 feet landward of the Milwaukee River and established by Section 295-91.0012 of the former Milwaukee Code; and

Whereas, The applicant, Enerpac Tool Group Corporation, is moving their Global Headquarters, including 130 employees, to 648 North Plankinton Avenue, and will lease 56,000 square feet of space on the fourth floor of the building currently known as the ASQ Center; and

Whereas, The applicant is making renovations to their leased space and is proposing to add a 10 foot by 61 foot amenity balcony on the fourth floor of the east façade of the building; and

Whereas, The footprint of the proposed balcony does not extend over the river or beyond the current dock line or the dock line of the original historic building, and the balcony footprint is smaller than the footprint of the existing ground floor addition, and

Whereas, The balcony design utilizes materials including architecturally exposed structural steel, IPE wood decking, and fritted glass railing; and

Whereas, The balcony structure will be attached to the building façade with a minimally intrusive 8-point means of attachment to allow removal of the balcony and the applicant's architect has stated that the terra cotta panels and windows will be salvaged and stored for future restoration if needed; and

Whereas, Should a future historic renovation project occur, information submitted by the applicant's architect has confirmed that the building façade could be fully restored to its current condition at some point in the future; and

Whereas, The building has undergone significant exterior alterations in the past and this proposed alteration is similar to and consistent with other changes that have previously been done; and

The addition of the balcony will allow for additional activity along the Riverwalk and has been designed to have minimal impact to the building façade, and the commitment by Enerpac Tool Group Corporation to occupy a significant portion of this building will help ensure the long-term reuse of this historic building; and therefore, be it

Resolved, By the City Plan Commission of Milwaukee that the proposed alteration of the east building façade to allow the addition of a balcony on the fourth floor is consistent with the Riverwalk overlay standards and is hereby approved with a condition that final construction plans submitted during the permitting process relating to the balcony shall include notations that the US General Service Administration specifications for salvaging materials during demolition will be used for the windows being removed, and guidance from the federal historic renovation guidelines will be followed with respect to the removal of the terra cotta; and, be it

Further Resolved, That the owner, or their assignees, are responsible for maintaining site improvements in accordance with approved plans; and, be it

Further Resolved, That the Department of City Development is authorized to review and approve minor modifications and signage of said plans deemed necessary that are consistent with the approved design standards and the Milwaukee Code.

CPC 6/17/24