



## CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

Building 23, Pabst Brewing Complex

**ADDRESS OF PROPERTY:**

1037 West Juneau Avenue

2. **NAME AND ADDRESS OF OWNER:**

Name(s): Blue Ribbon Redevelopment Fund V, LLC

Address: 735 W. Wisconsin Avenue, Suite 610

City: Milwaukee

State: WI

ZIP: 53233

Email: michael.kelly@blueribbonmgt.com

Telephone number (area code & number) Daytime: 414-313-0057

Evening: \_\_\_\_\_

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s): Blue Ribbon Management, LLC

Address: 735 W. Wisconsin Avenue, Suite 610

City: Milwaukee

State: WI

ZIP Code: 53233

Email: michael.kelly@blueribbonmgt.com

Telephone number (area code & number) Daytime: 414-313-0057

Evening: \_\_\_\_\_

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

- ☒ Photographs of affected areas & all sides of the building (annotated photos recommended)
- ☒ Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.
- ☒ Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

- ☒ Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")
- ☒ Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS  
BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED  
AND SIGNED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

See attached description of the project.

**6. SIGNATURE OF APPLICANT:**

  
Signature

Michael Kelly

Please print or type name

August 20, 2015

Date

This form and all supporting documentation **MUST** arrive by 12:00 noon on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Hand Deliver or Mail Form to:**

Historic Preservation Commission  
City Clerk's Office  
200 E. Wells St. Room B-4  
Milwaukee, WI 53202

**PHONE: (414) 286-5722**

**FAX: (414) 286-3004**

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

Or click the **SUBMIT** button to automatically email this form for submission.

**SUBMIT**

August 21, 2015

## PROJECT DESCRIPTION

Blue Ribbon Management | Building 23  
Engberg Anderson Project No. 152450.00

The project is Building 23 of the Pabst Brewery complex located in Downtown Milwaukee. Building 23 is the former First German Methodist Church and Forst Keller Restaurant ("Building 23"). Building 23 was built in 1873 and has a distinctive, historic exterior. The first floor (3,040 square feet) housed the Forst Keller Restaurant and the second floor level (2,980 square feet) was the former sanctuary space that was used as a Pabst Brewery employee assembly and training space.

Building 23 will be converted into a small batch test brewery, restaurant and bar. The roughly 6,000 square foot vacant building will have an addition of roughly 800 square feet to accommodate modern amenities such as a prep kitchen, elevator, storage, bathrooms, and cold storage. In addition, a 2,317 square feet patio will be created in the vacant land behind the structure. The preservation of the historical building is a top priority for the project. The intent is to clean and preserve the cream-city brick and stone exterior, existing wood windows, wood flooring and other historically significant building features to the greatest possible.

This project will provide a destination that boasts the rich history of this district. By providing a small batch brewery by the very company that original used the buildings in the district for beer production, it revitalizes the historical value of the building and the district. The use of the building, as it has been used in the past as a restaurant and gathering place, returns the building to what it was used for most of its life.

### Existing building

The façade consists of a first story stone base and cream-city brick upper balance. The brick is very dirty and will be carefully cleaned to restore it to its original state as much as possible. Repair and replacement of some of the damaged or missing masonry elements will be required as well as re-pointing where necessary, particularly with the two missing buttress bases on the East façade. The roofing will be removed and replaced with wood shingles similar to the original historic period. Stepped flashing will be installed/replaced at the roofing intersection with masonry walls. Fascia boards will be cleaned, repaired or replaced before repainting. Gutters and downspouts will be replaced. The windows will be carefully cleaned, re-glazed and repaired as required and re-painted.

The interior finishes will be repaired and restored to historical context. The original wainscot will be uncovered, repaired and repainted. The original wood floors will be cleaned, repaired where necessary and refinished. The non-historic interior shutters will be removed. Non-historic doors and trim will be removed and replaced with historically accurate replacement elements. As with the exterior, the interior window surfaces will be repaired

and repainted. All toilet rooms will be refurbished to accommodate the occupancy of the building. The tile floor on the First floor will need to be removed and replaced after installing the appropriate drainage system for the brewery operations. Predominately glass demising walls will separate the brewing operations from the tasting area and held off the column line to preserve the column features. This will include glass overhead door panels that can be open between the tasting room and brewery when the brewing process allows it. Steel reinforcement beams will be added below the existing beams to allow adequate capacity for the use of the second level.

### Building Addition

A new building addition, approximately 21'-0" x 38'-0", is proposed on the south side of the historical building accommodating the need for service support in the second floor tenant. This will accomplish 2 goals. It allows us preserve the maximum amount of the historical value of the original sanctuary/meeting hall by putting the support services into the addition. It also gives us a place to house the required elevator and additional bathrooms for use by both tenants.

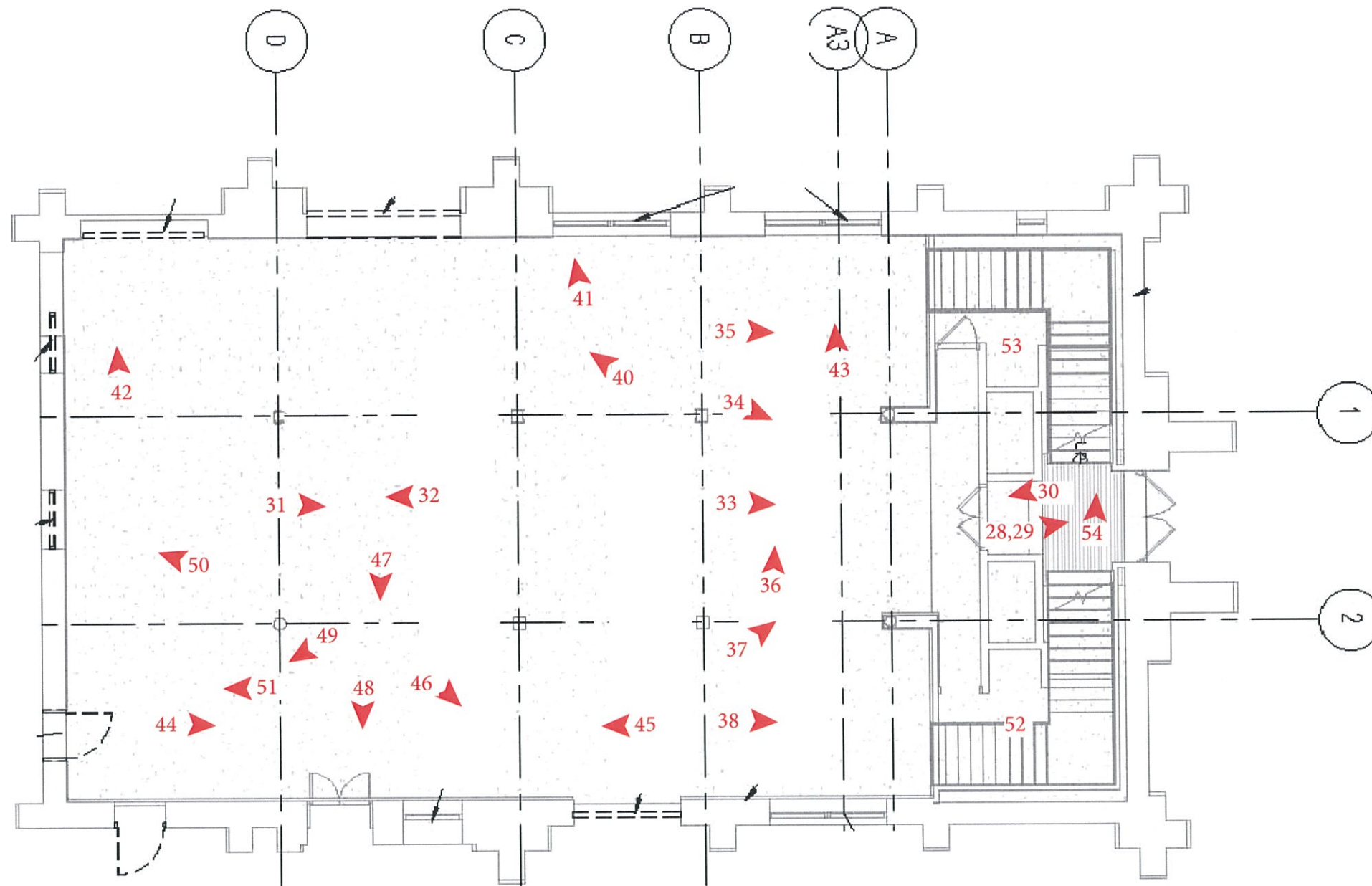
The exterior finishes for the addition are intended to contextually resemble the historical building materials yet separate the addition from the existing building. A chiseled face masonry veneer will be use at the base to read off the stone masonry base on the existing building. A ground face veneer is proposed for the second story feature as a relationship to the cream city brick on the upper balance of the existing building. This ground faced larger format stone will be laid up in a running bond in a vertical direction to provide subtlety to its relationship to the cream city historical brick. Vertical bands of glazing proposed at the connection between the two buildings are intended to act as the deliberate dividing line between the old and new as well as to accentuate the stone and brick buttress on the existing building south façade. This will also extend above the roof line to act as a screening feature for the roof top mechanical equipment. The punched openings on the west façade of the addition are to be sized relative to the proportions of the existing windows in the historical building. Additional punched openings at the south west corner are to allow visual connection from the inside as patrons transition down the stair to the patio. A framed canopy with stone piers and timber columns will be cover for the outdoor bar and provide a connection to the addition. The framing will wrap around the west face of the building to add a subtle connection to the existing building at the stone cap transition line between the stone base and cream city brick.

### Patio

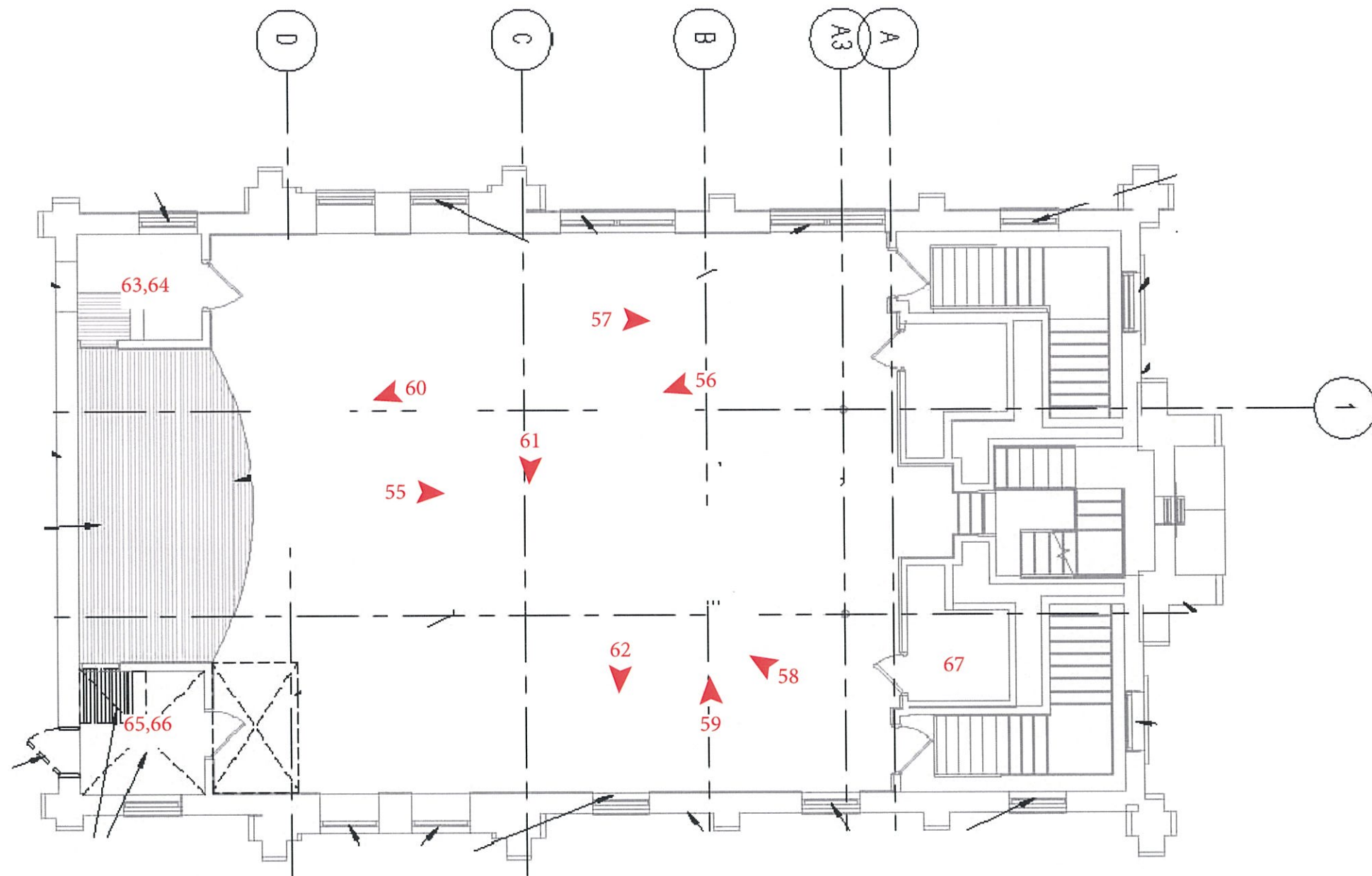
A new 2,317 S.F. ± patio will be also added to the south side, or rear, of the existing building to allow seasonal use and expansion or the bar venue to the outdoors. There will be an outdoor bar with an overhead canopy comprised of wood and translucent panels. Surrounding the patio, an ornamental wrought iron fence on the east with an opaque back drop fence to the south with trellised ivy. The wrought iron fence is intended to keep connectivity to the west at 11<sup>th</sup> street and provide a historical connection to the original brewery silos to the east. The patio will run directly adjacent to the west face of the silo structure solidifying this connection. Pieces of wrought iron fence/gates from the original Pabst Brewery complex may be able to be repurposed as part of this project. Event programing using the patio and 11<sup>th</sup> street may also be used seasonally to bring community interaction within this historical district.

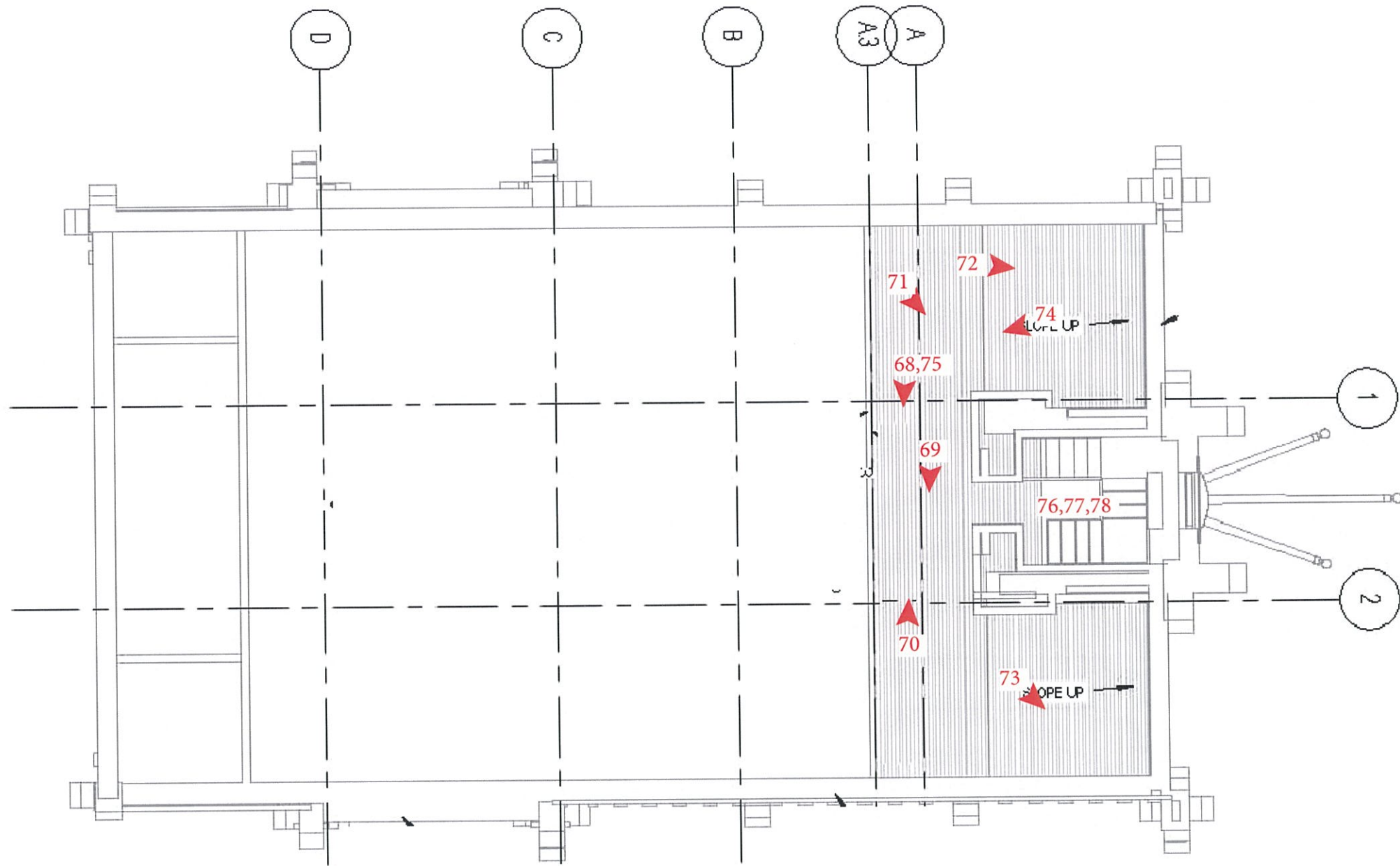


Building 23, Pabst Brewing Company Complex  
1029 West Juneau Avenue  
Milwaukee, WI



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 Milwaukee, WI





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 1029 West Juneau Avenue  
 Milwaukee, WI

Building 23, Pabst Brewing Company Complex. Milwaukee, WI

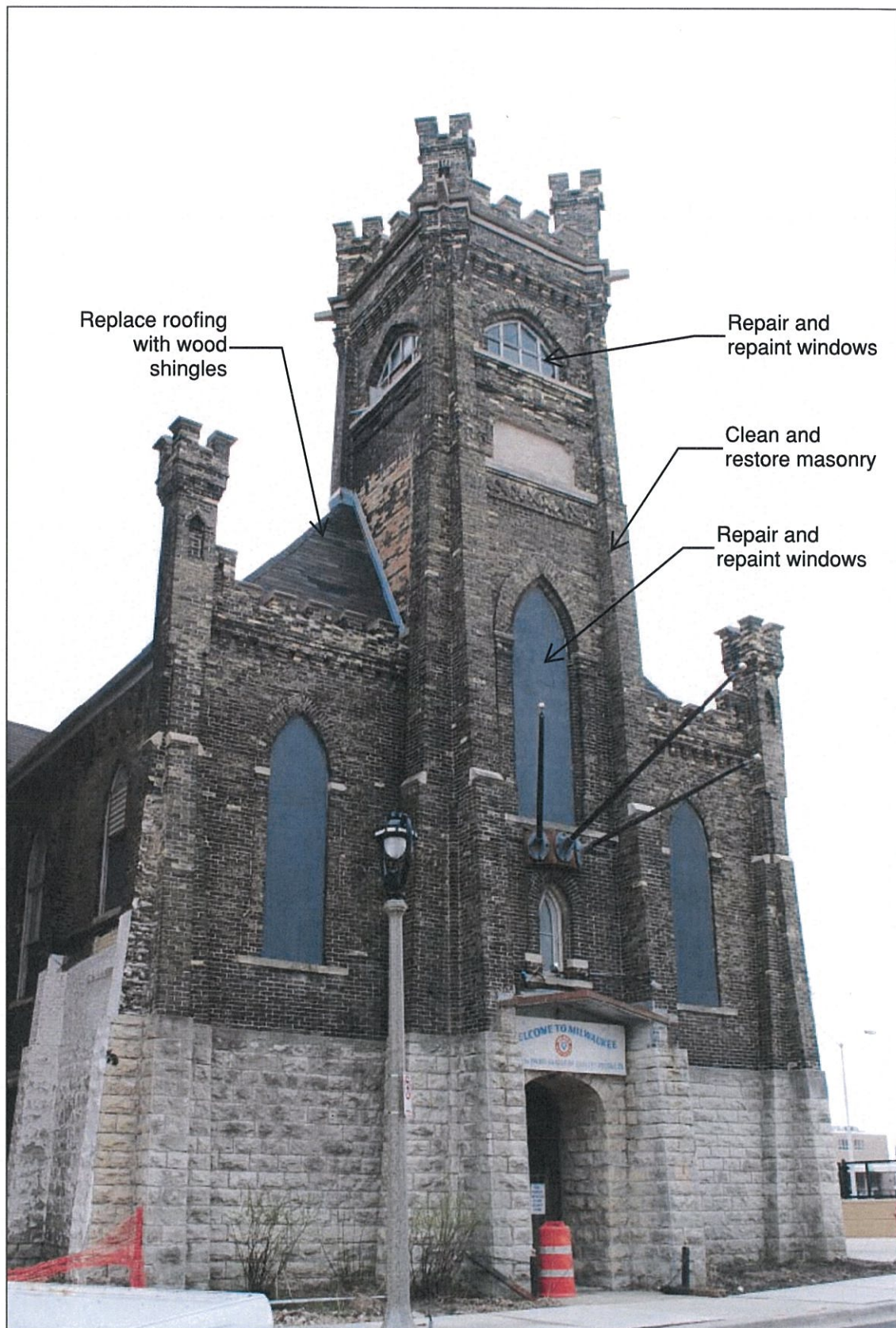


Image 1. North and partial east elevations, looking southwest.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 2. North elevation, tower detail.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI

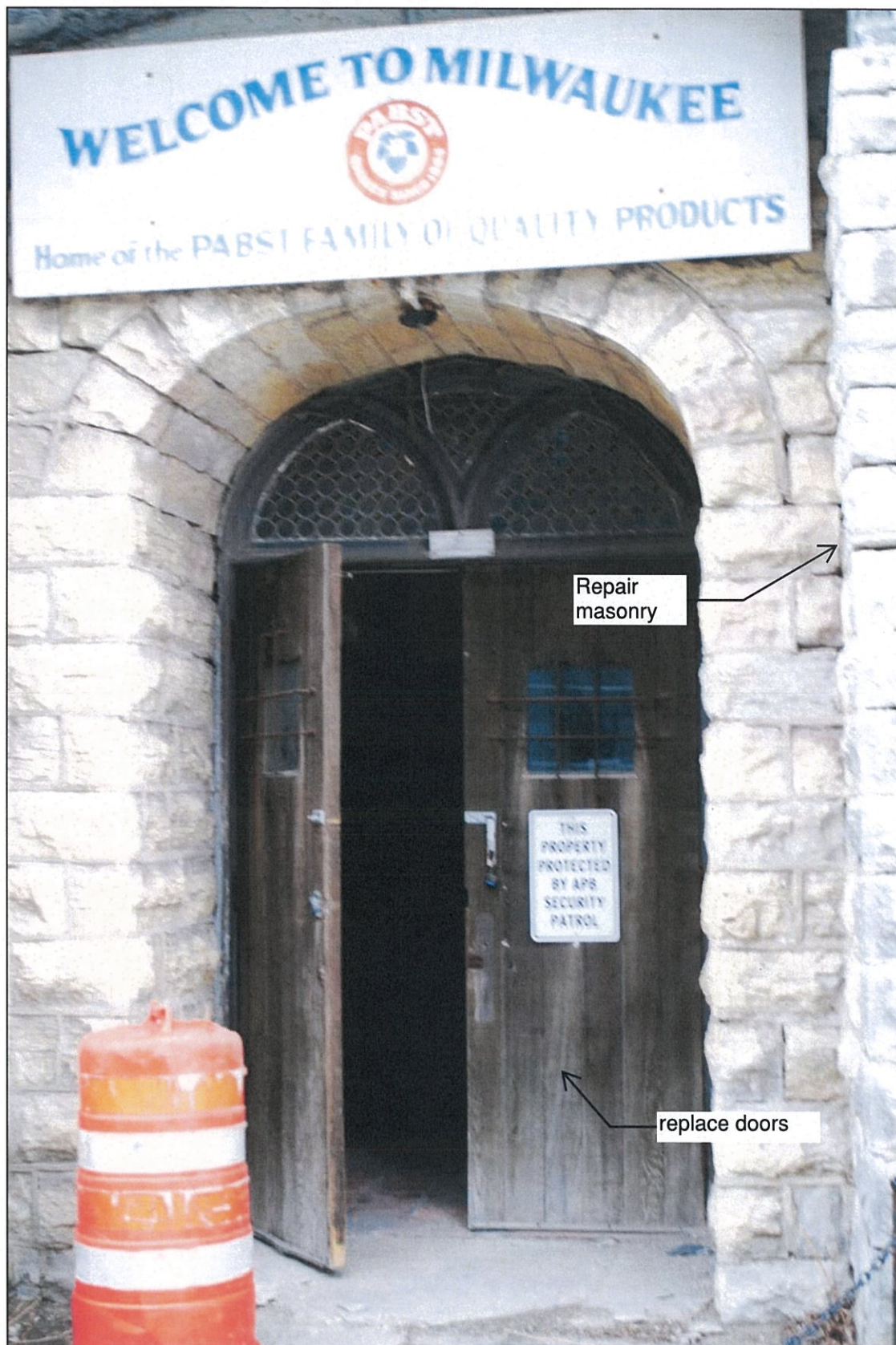


Image 3. North elevation entrance.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 4. North elevation, looking south.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 5. North and partial west elevations, looking southeast.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 6. North and west elevations, looking southeast.

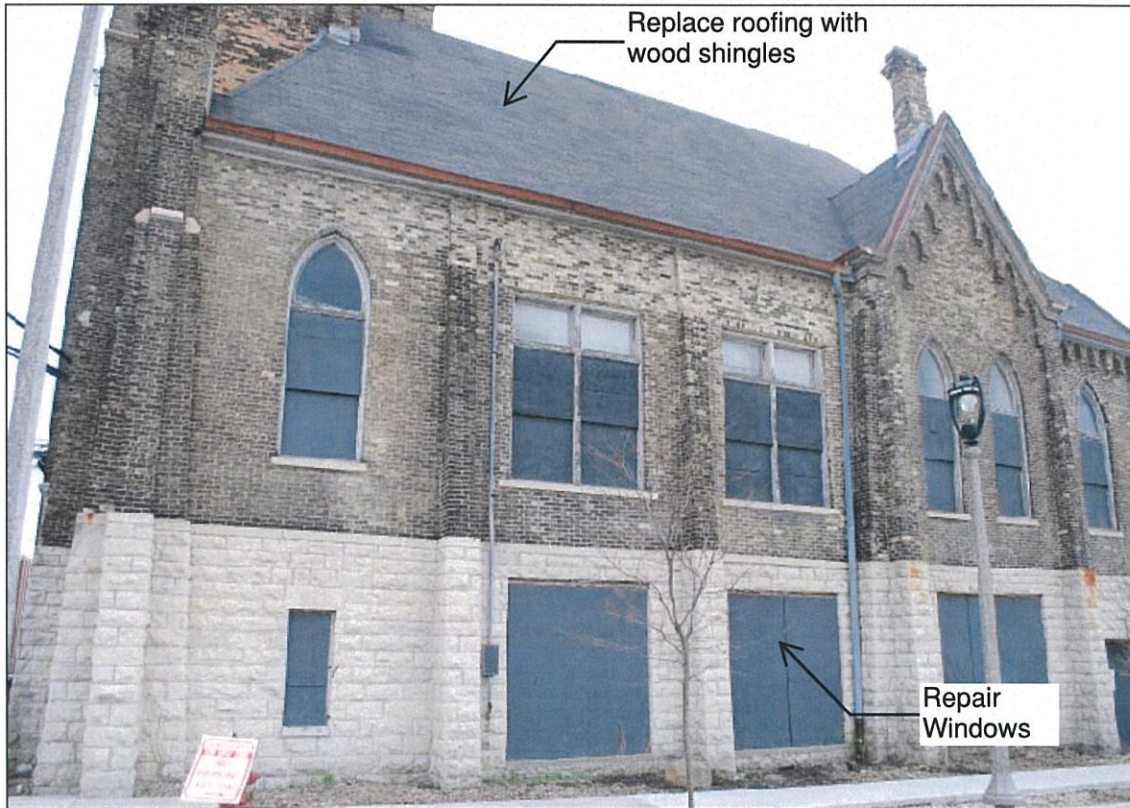


Image 7. West elevation, looking southeast.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 8. West elevation, looking east.



Location of  
two story  
addition

Image 9. West and south elevations, looking northeast.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI

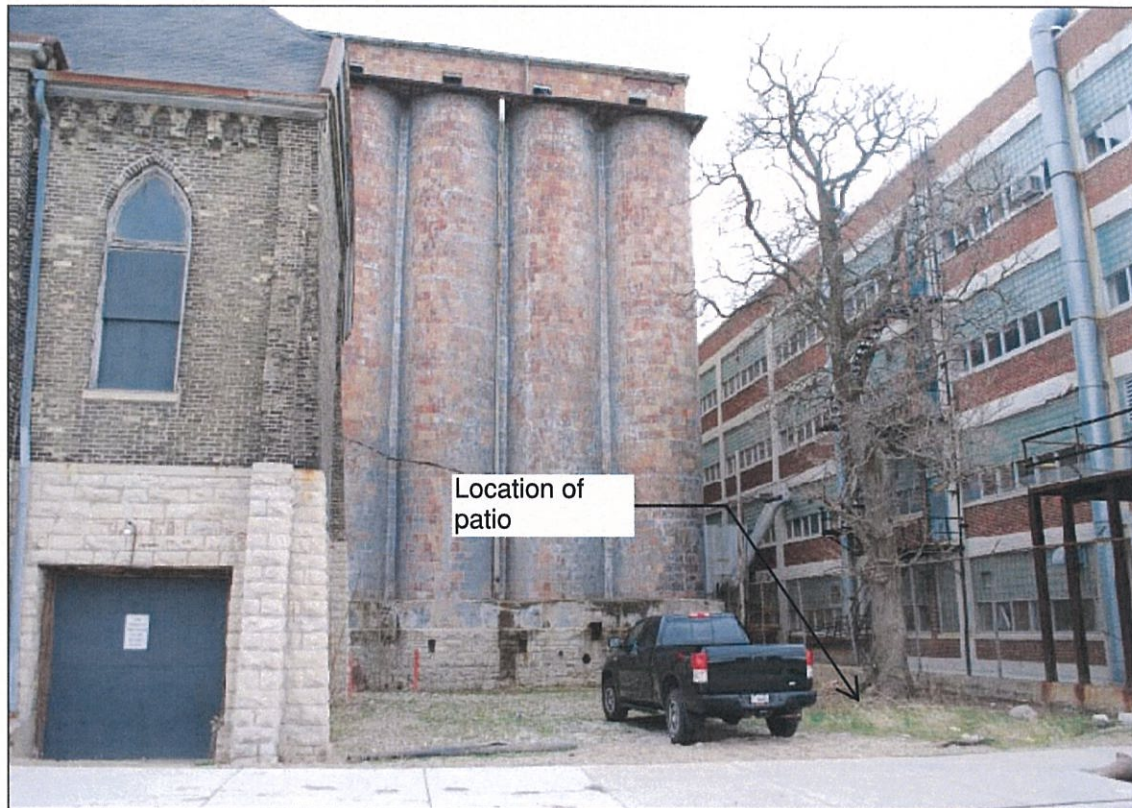


Image 10. West elevation, looking east.

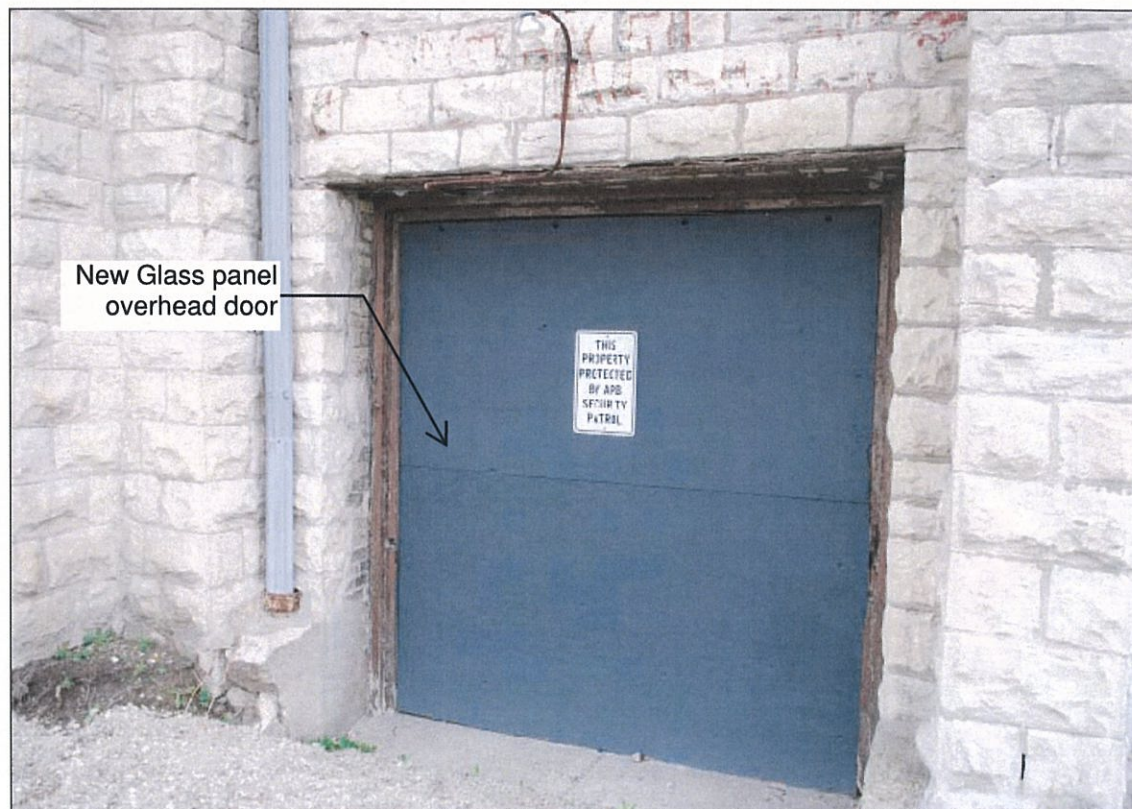


Image 11. Service entry on west elevation.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 12. South elevation, looking northeast.



Image 13. East and partial south elevations, looking northwest.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 14. East elevation, looking northwest.

Infill opening leaving 1" recess  
to express original opening  
location



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 15. East elevation, looking west.



Image 16. East elevation, looking west.

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Image 17. East elevation, looking northwest.



Clean and  
restore masonry

Remove paint

Image 18. East elevation, looking southwest.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 19. East elevation, looking west.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 20. North elevation, tower detail.



Image 21. West elevation tower detail, looking north-east.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI

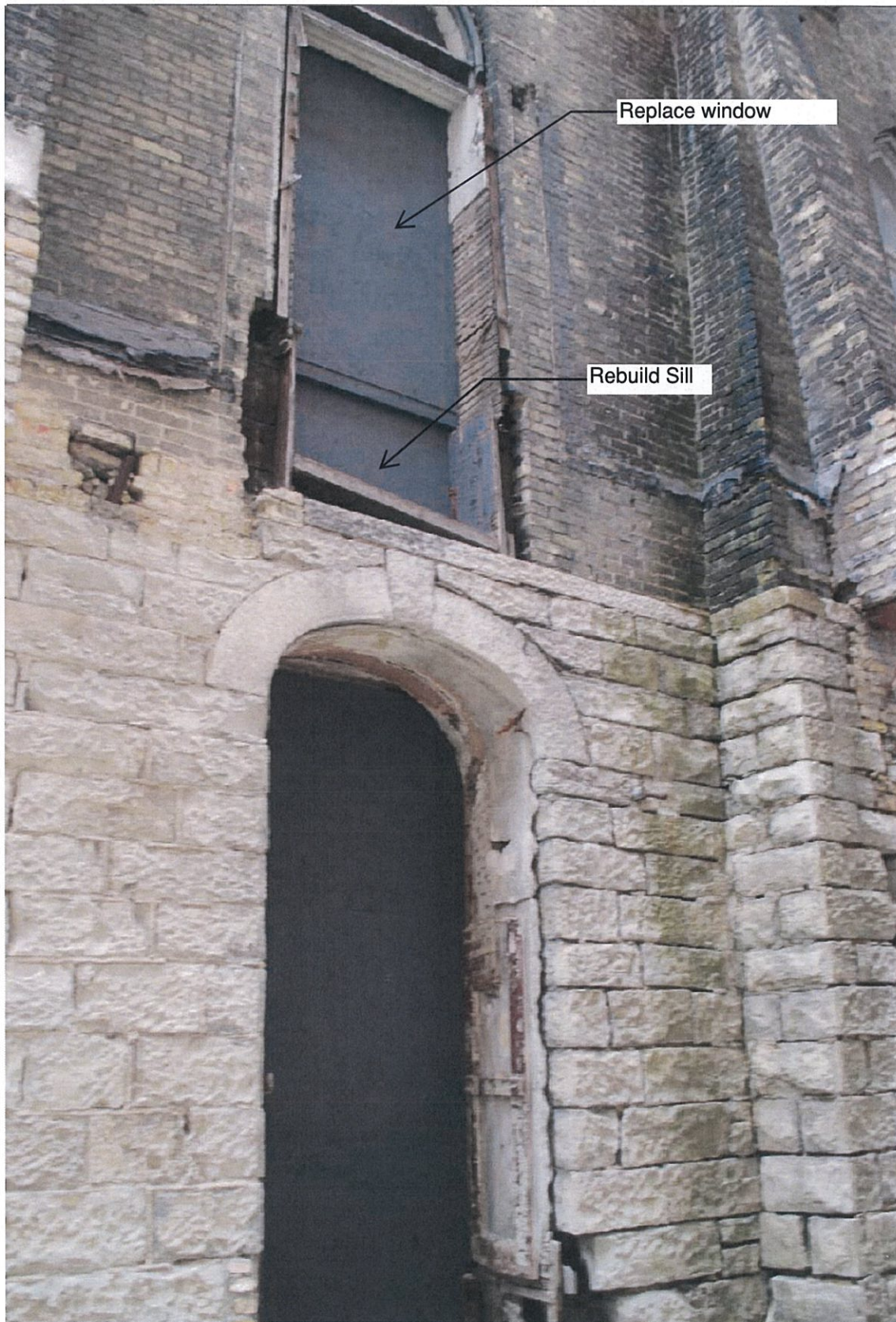


Image 22. East elevation, looking west.



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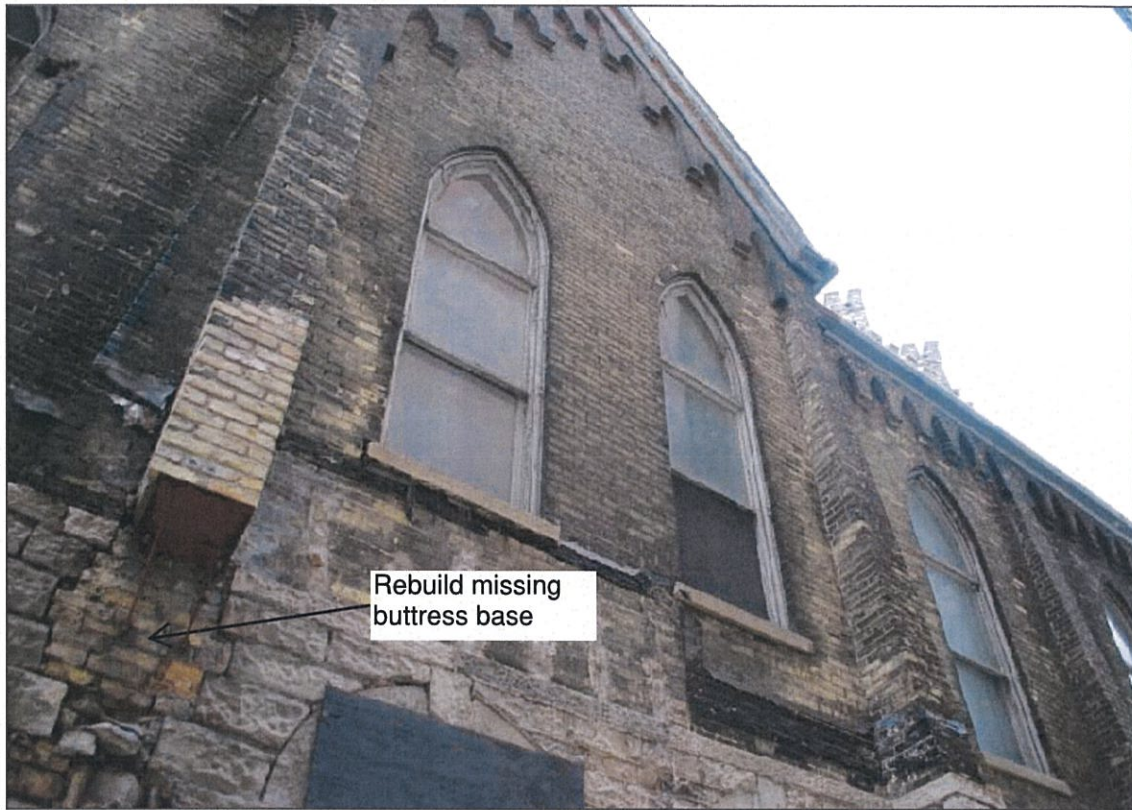


Image 23. East elevation, looking west.

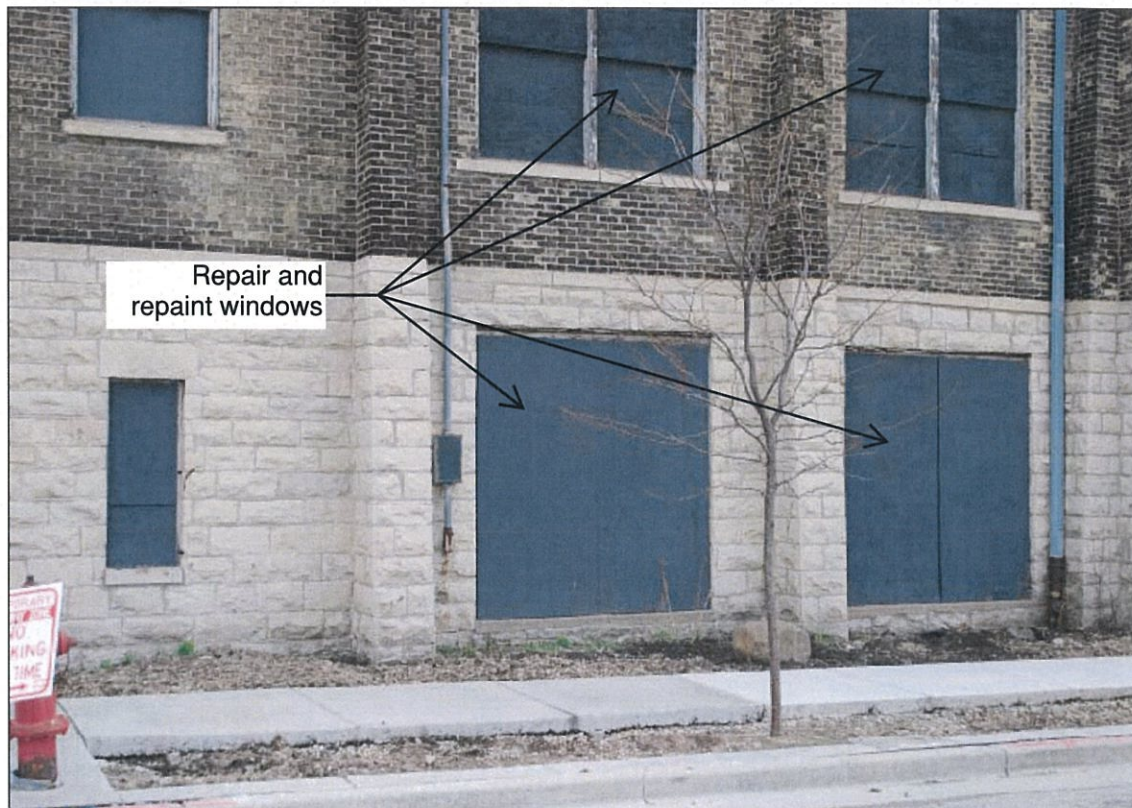


Image 24. West elevation, looking east.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 25. West elevation, looking east.



Image 26. West elevation, looking east.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 27. North elevation, looking northwest.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 28. Main (north) entry, looking north.



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Repair and  
repaint

Image 29. Transom detail on main (north) entrance), looking north.



Remove wainscot to expose  
original bead board beneath,  
repair and repaint

Image 30. Main entrance vestibule,  
north elevation, looking south.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 31. First floor hall, looking north.

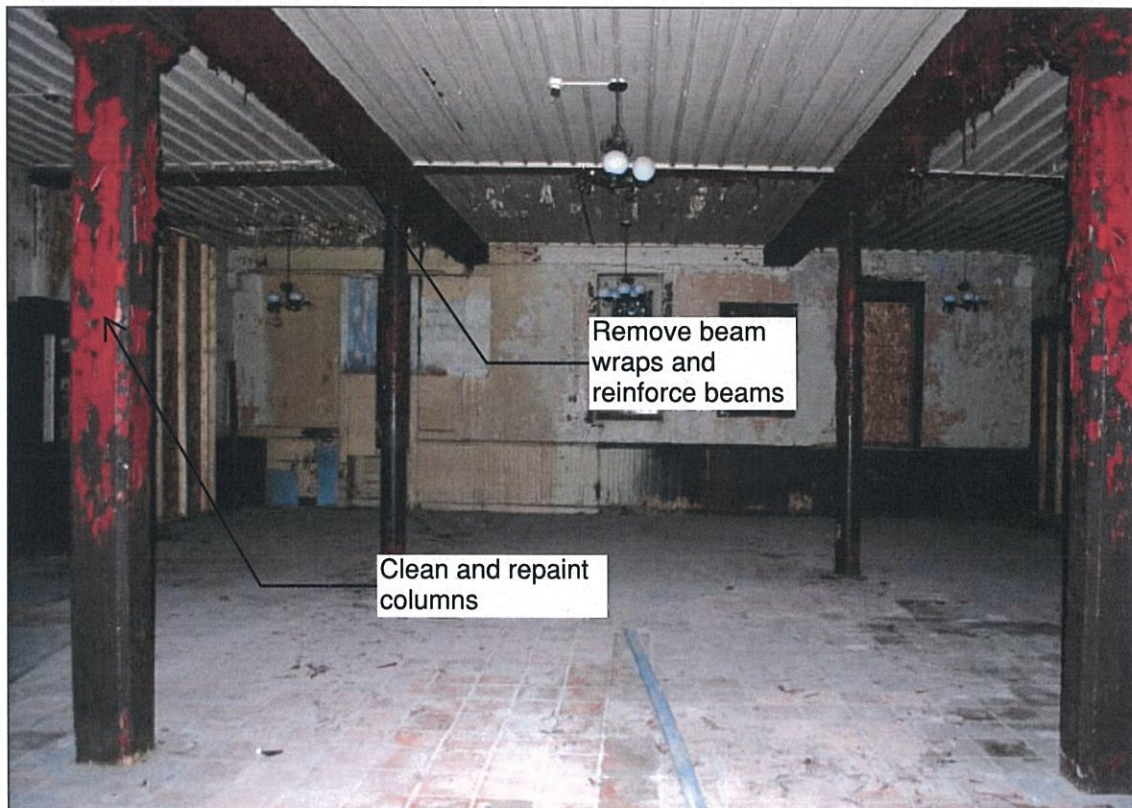


Image 32. First floor hall, looking south.



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Image 33. First floor hall , north interior elevation. looking north.

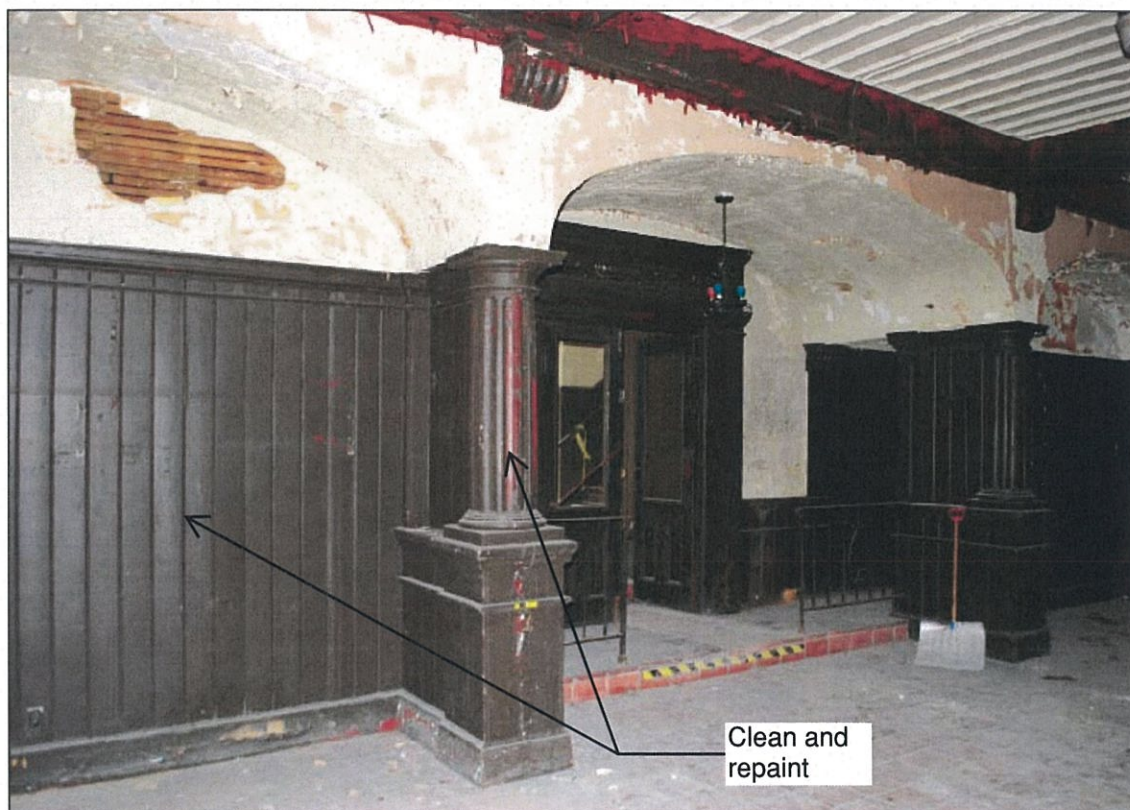


Image 34. First floor hall, looking northeast.



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Image 35. First floor hall, looking north.

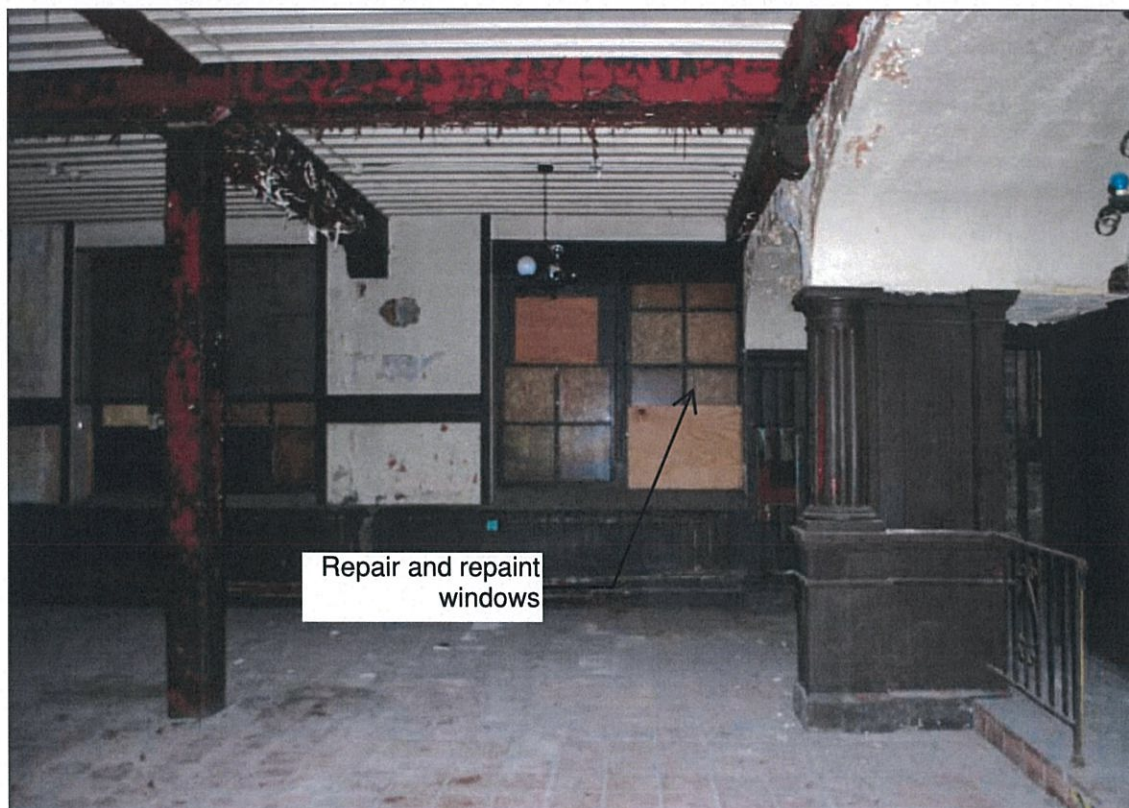


Image 36. First floor hall, looking west.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 37. First floor hall, looking northwest.



Image 38. First floor hall, looking north.



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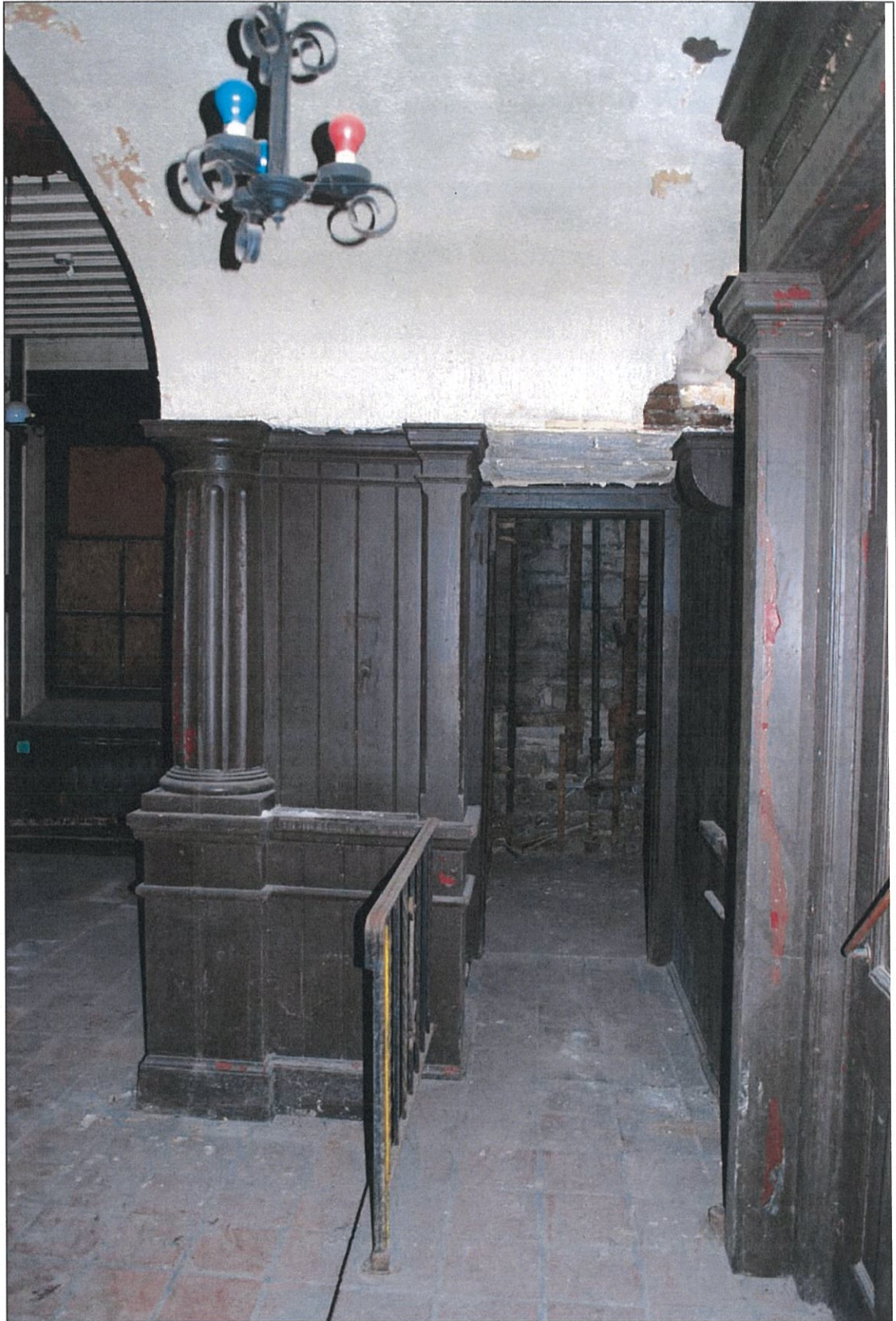


Image 39. First floor hall, looking west.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 40. First floor hall, looking southwest.



Image 41. First floor hall, window detail.



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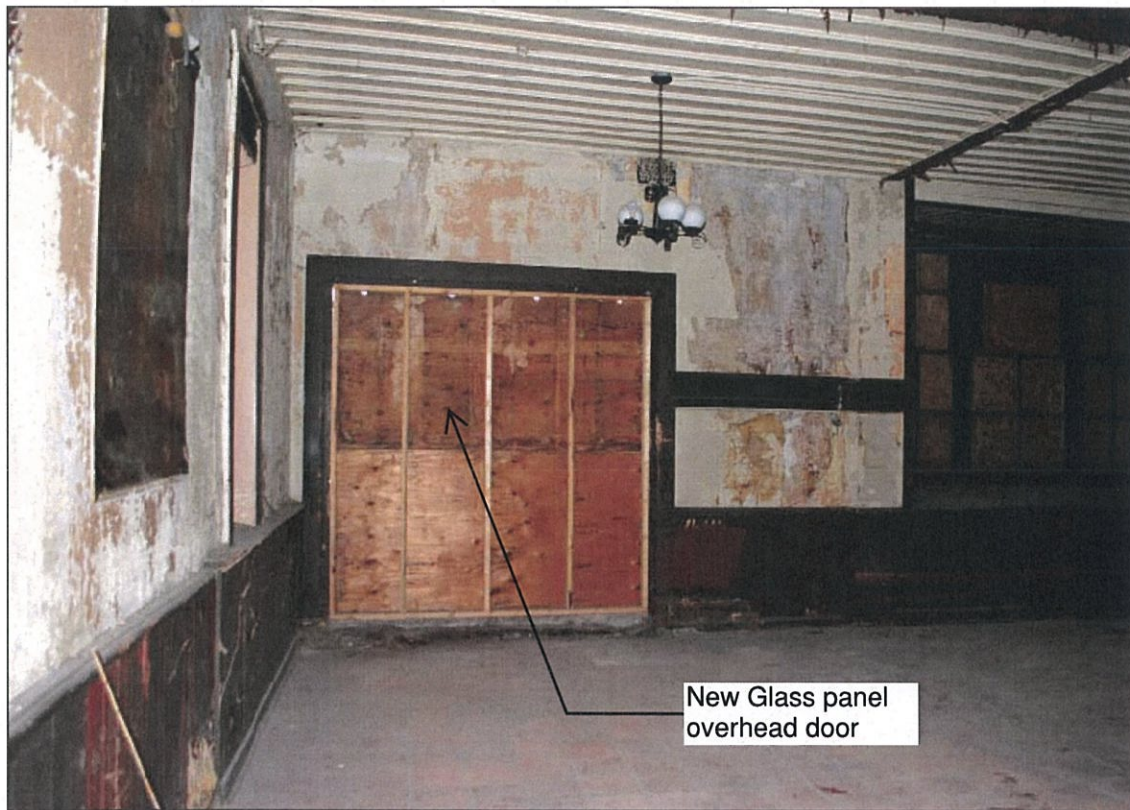


Image 42. First floor hall, looking west.

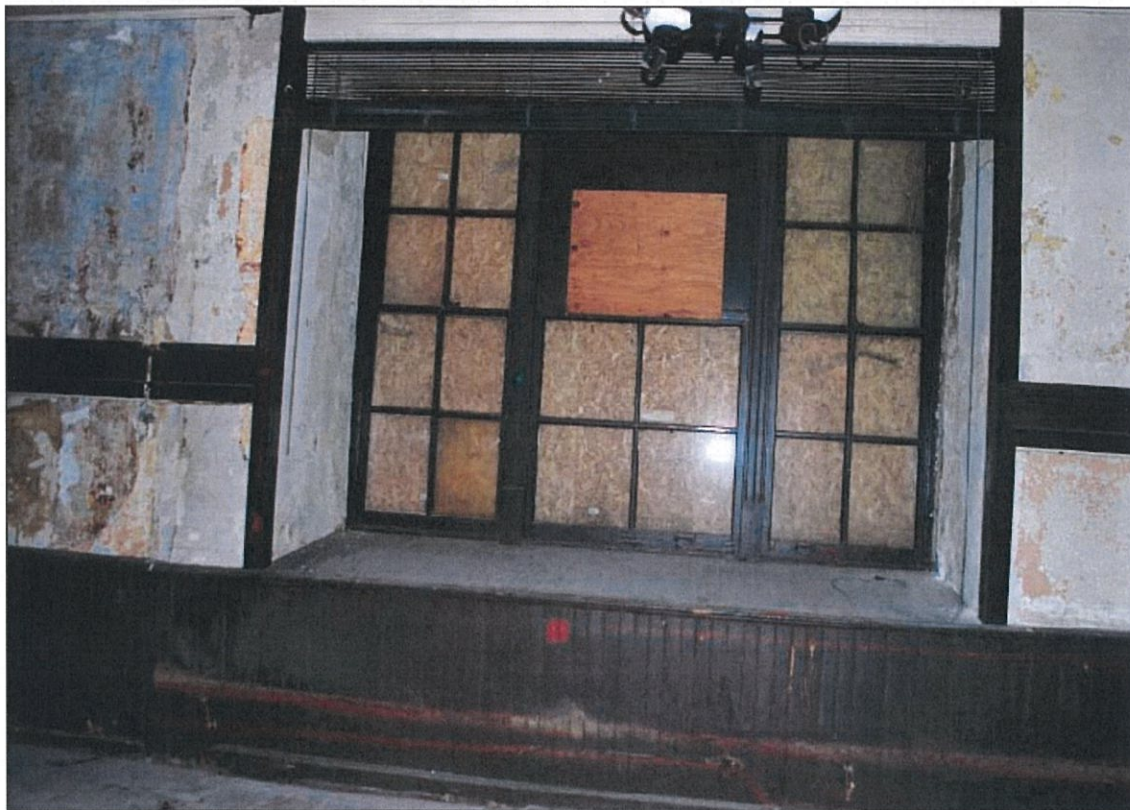


Image 43. First floor hall, window detail.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 44. First floor hall, looking north.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 45. First floor hall, looking south.

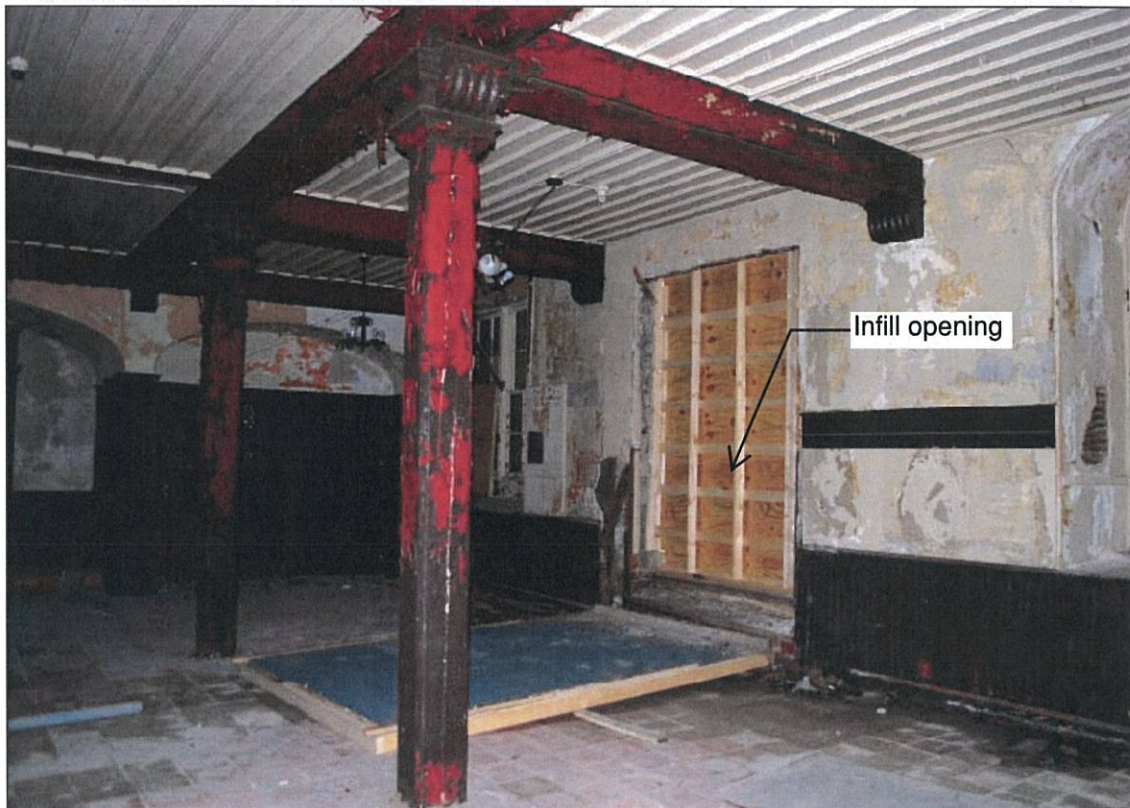


Image 46. First floor hall, looking northeast.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 47. First floor hall, looking east.



Image 48. First floor hall, looking east.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI

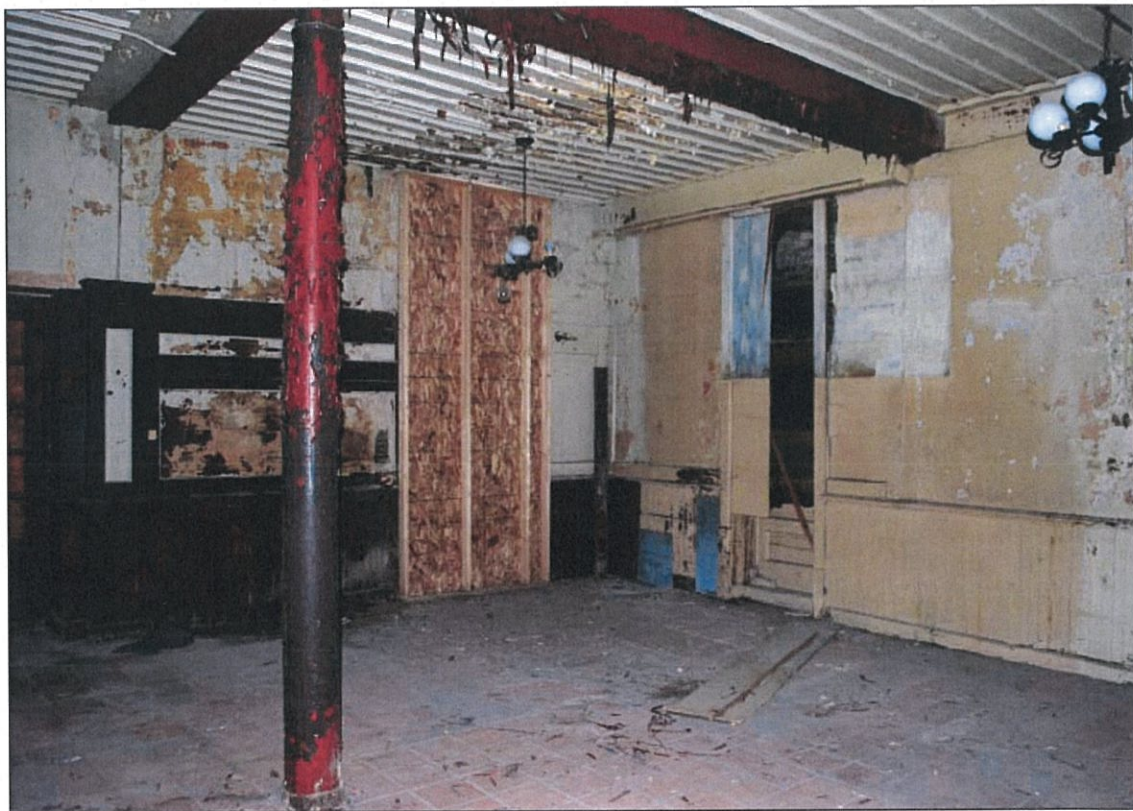


Image 49. First floor hall, looking southeast.



Image 50. First floor hall, looking northwest.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 51. First floor hall, looking south.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 52. First floor restroom.



Image 53. First floor restroom.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 54. First floor stair, from entrance vestibule to second floor, looking west.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 55. Second floor hall, looking northwest.



Image 56. Second floor hall, looking southeast.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 57. Second floor hall, looking north.



Image 58. Second floor hall, looking southwest.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 59. Second floor hall, looking west.



Image 60. Second floor hall, looking southeast.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 61. Second floor hall, looking east.



Image 62. Second floor window detail.



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Image 63. Second floor, west support space, looking south.



Image 64. Second floor, west support space, looking north.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI

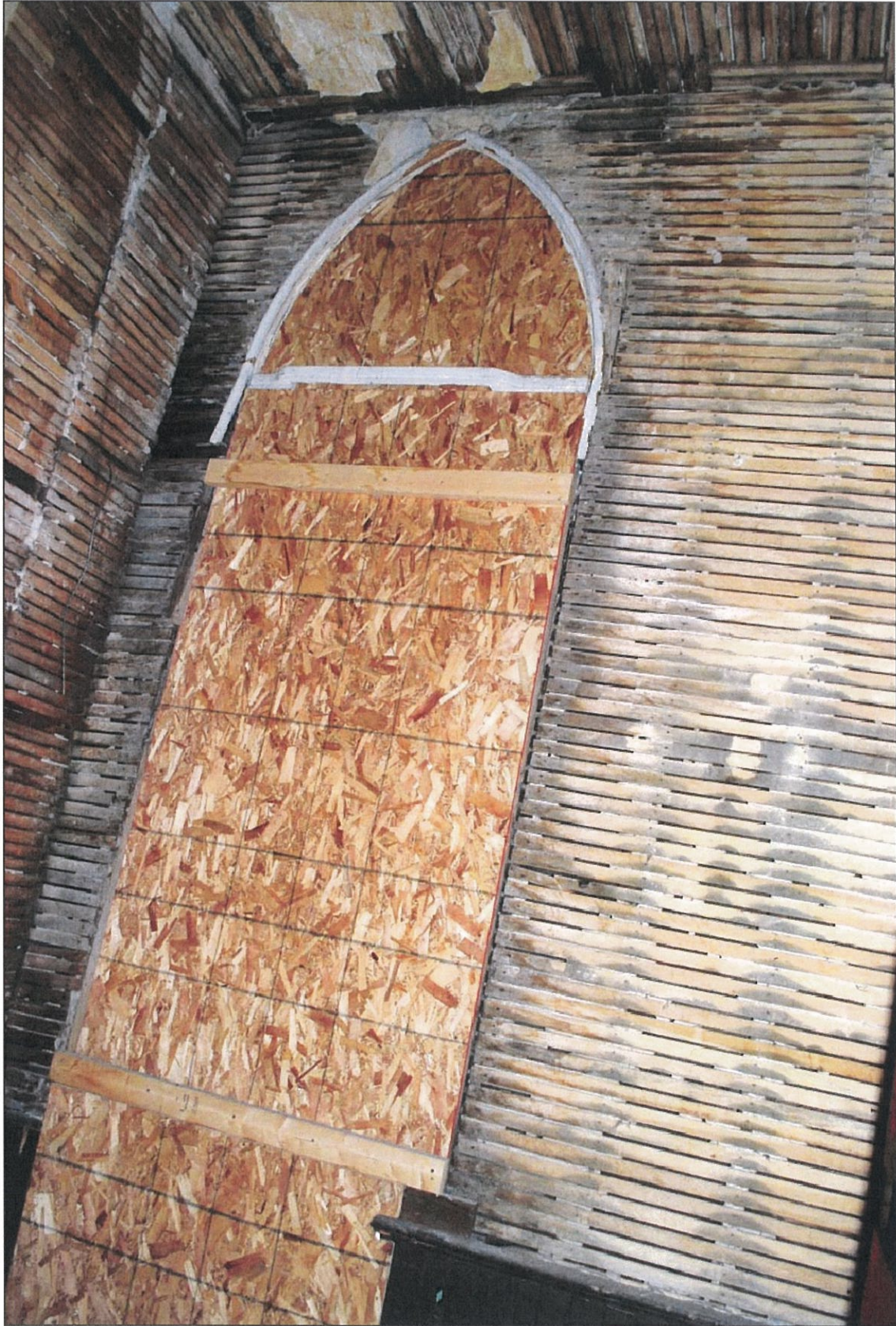


Image 65. Second floor, east support space, looking east.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI

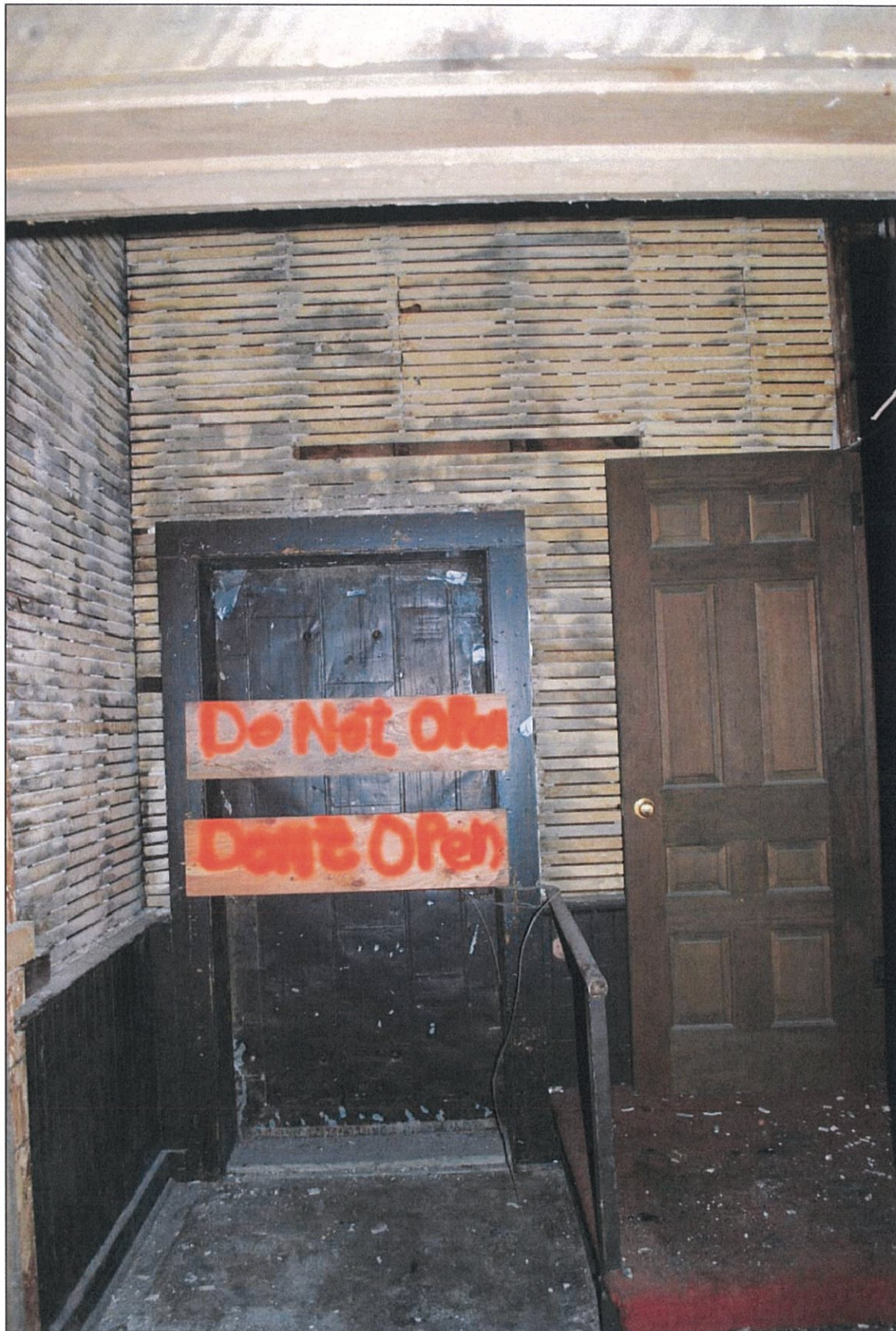


Image 66. Second floor, east support space, looking west.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 67. Second floor restroom.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 68. Second floor balcony, looking northeast.



Image 69. Second floor balcony, looking east.

Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 70. Second floor balcony, looking west.



Image 71. Second floor balcony, looking northeast.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 72. Second floor balcony, looking north.



Image 73. Second floor balcony, looking northeast.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 74. Second floor balcony, looking south.



Image 75. Second floor balcony, looking east.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI

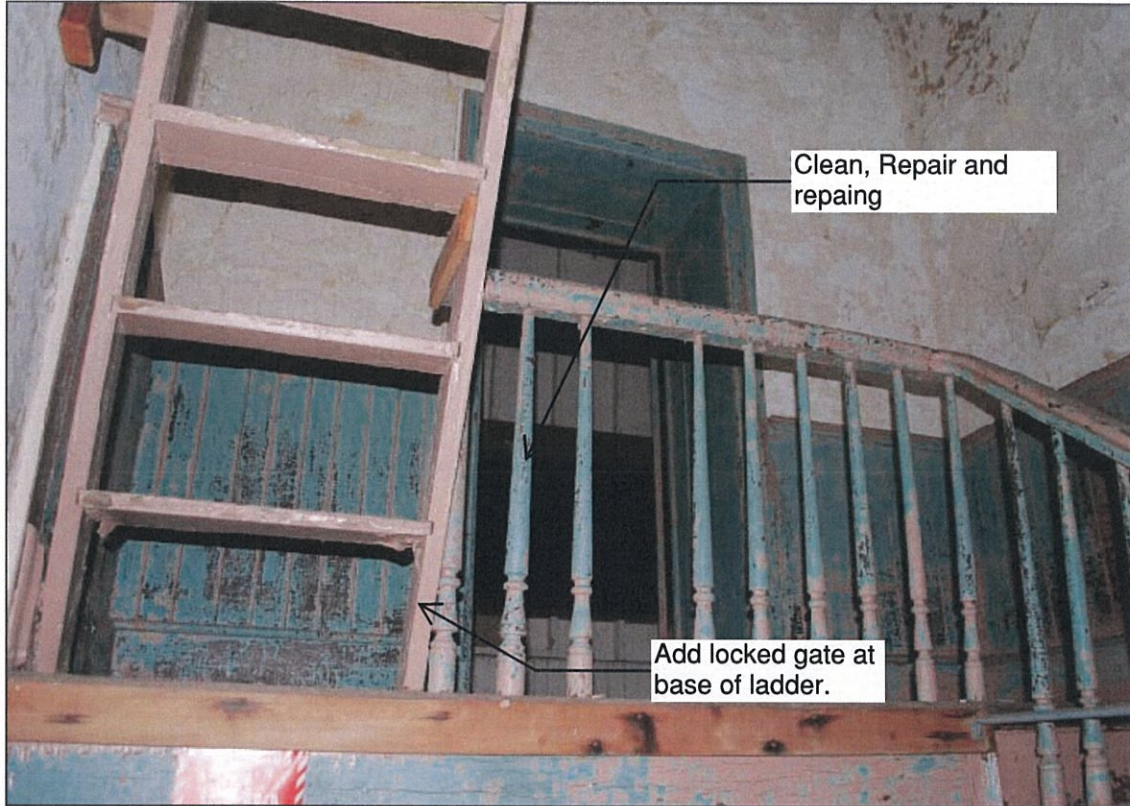


Image 76. Second floor tower stair, looking south.



Image 77. Second floor tower stair, looking north.



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Building 23, Pabst Brewing Company Complex. Milwaukee, WI



Image 78. Second floor tower stair, looking north.



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# BUILDING 23

## HISTORIC REHABILITATION - BREW HOUSE AND ENTERTAINMENT SPACE

Milwaukee, WI



MILWAUKEE | MADISON | TUSCON | CHICAGO



### BUILDING 23

1037 W. JUNEAU AVE.  
MILWAUKEE, WI 53233  
BLUE RIBBON MANAGEMENT, LLC.  
633 W. WISCONSIN AVE.  
SUITE 408  
Milwaukee, WI 53203

PROJECT NUMBER 152450.00

### ENGBERG ANDERSON

320 EAST BUFFALO STREET  
SUITE 500  
MILWAUKEE, WISCONSIN 53202  
PH 414-944-9000  
FX 414-944-9100

- A000 ARCHITECTURAL SITE PLAN
- D100 DEMOLITION PLANS
- D400 DEMOLITION ELEVATIONS
- A100 FLOOR PLANS
- A110 EQUIPMENT PLANS
- A130 ROOF PLAN
- A200 REFLECTED CEILING PLAN
- A400 ELEVATIONS
- A402 BUILDING SECTIONS AND INTERIOR ELEVATIONS

ISSUED FOR:  
HPC REVIEW 08-21-2015

REVISION FOR:  
NO. DESCRIPTION DATE

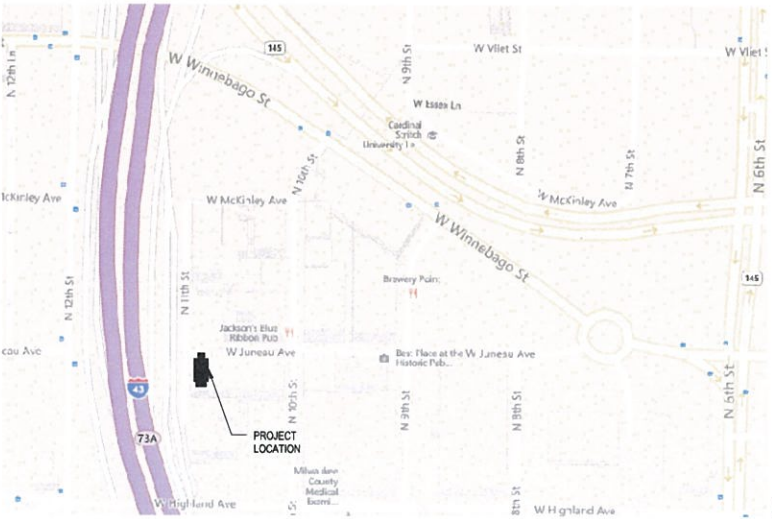
DRAWN BY JMR  
CHECKED BY ME

### TITLE SHEET



VIEW FROM NORTH WEST

# T101



SITE LOCATION MAP



SITE LOCATION MAP

CONSULTANTS

SEAL

PROJECT

BUILDING 23

1037 W. JUNEAU AVE.  
MILWAUKEE, WI 53233  
BLUE RIBBON MANAGEMENT, LLC.  
633 W. WISCONSIN AVE.  
SUITE 408  
Milwaukee, WI 53203

PROJECT NUMBER 152450.00

SEAL

ISSUED FOR:  
HPC REVIEW 08-21-2015

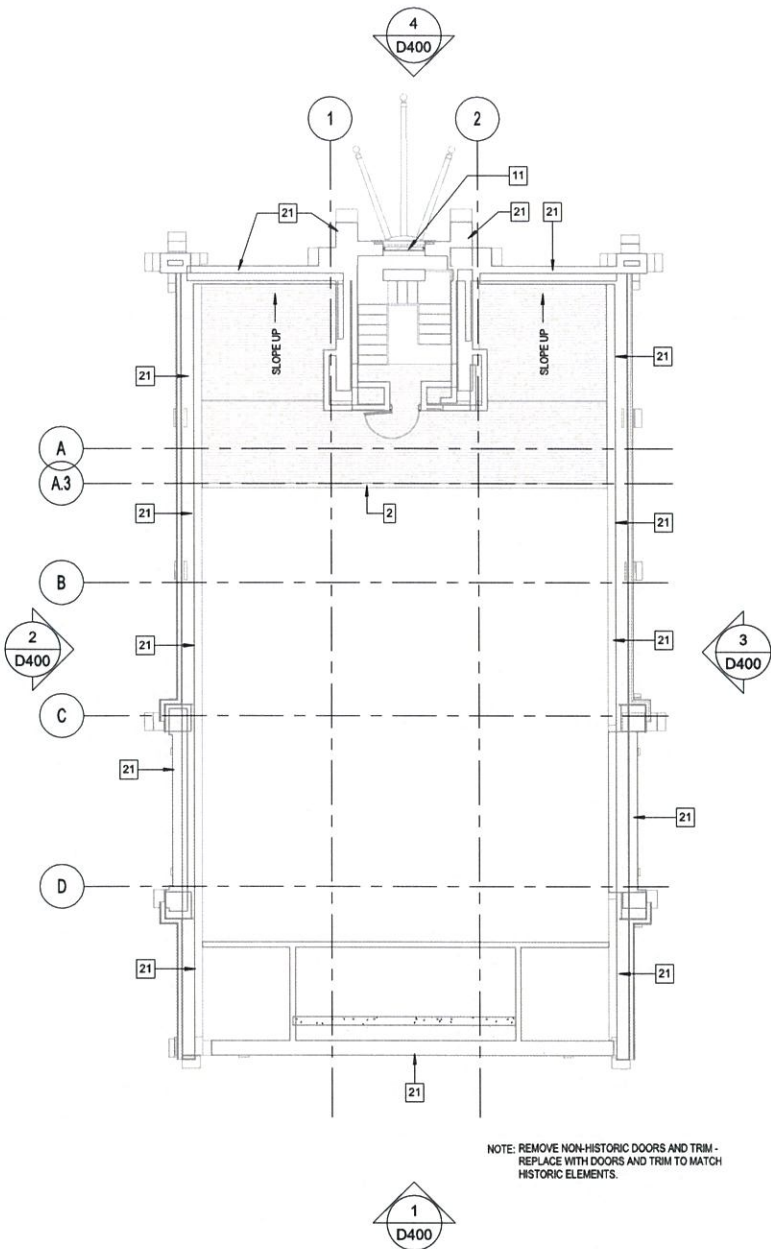
REVISION FOR:  
NO. DESCRIPTION DATE

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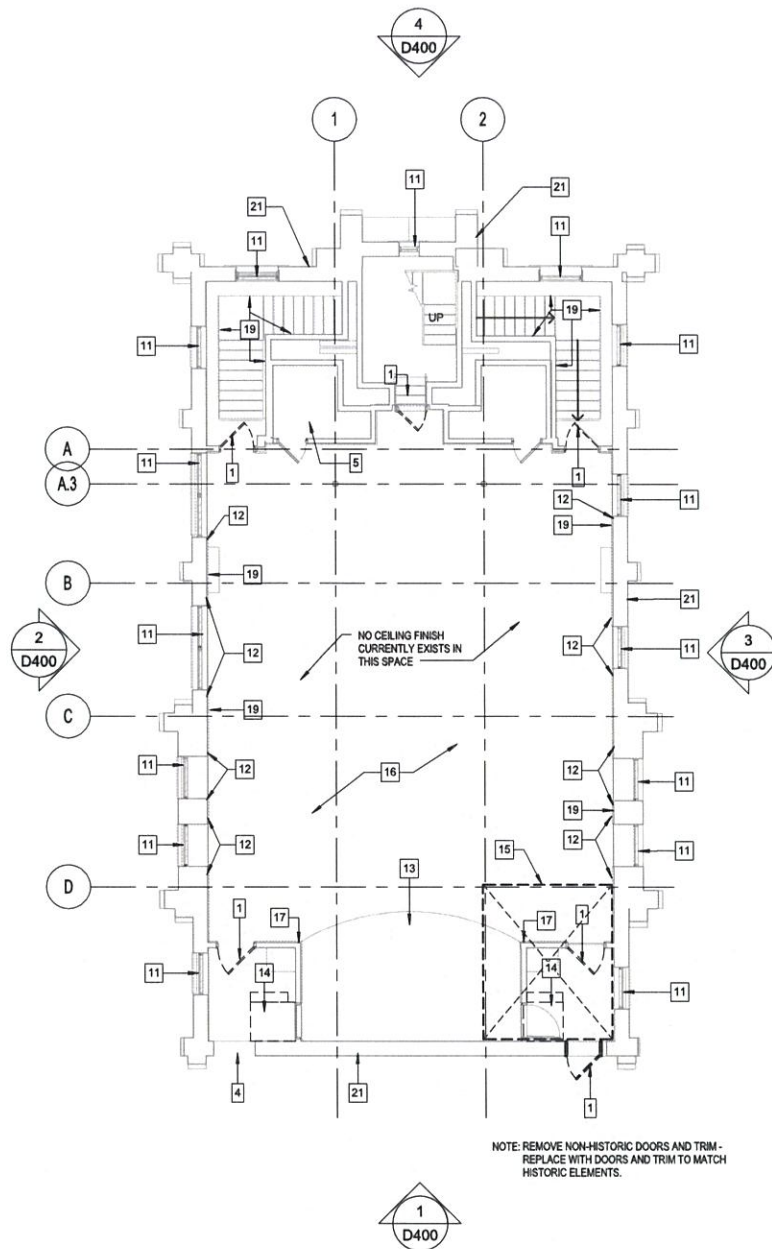
CHECKED BY ME

DEMOLITION  
PLANS

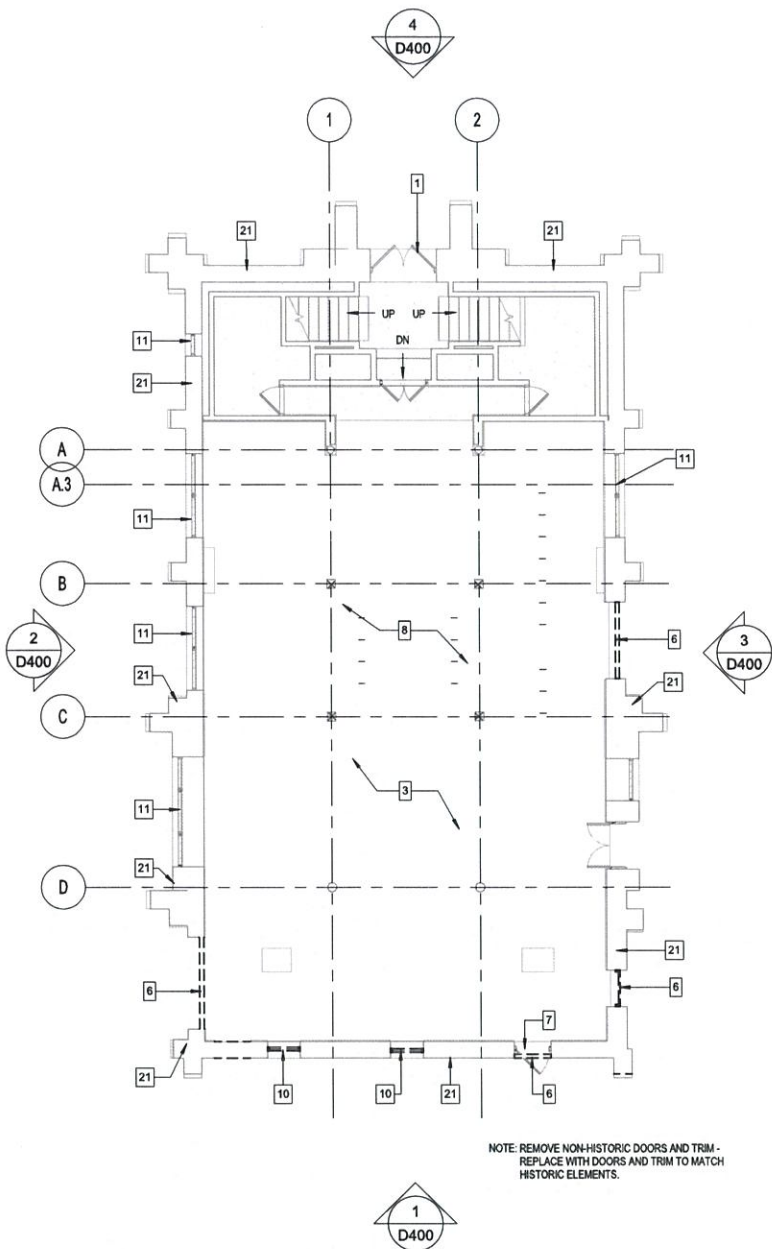
D100



3 BALCONY DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

DEMOLITION KEYNOTE LEGEND	
1	REMOVE EXISTING DOOR AND TRIM LEAVE EXISTING OPENING INTACT - REPLACE TRIM WITH NEW TRIM TO MATCH HISTORIC TRIM.
2	REMOVE THIS PORTION OF WALL DOWN TO THE ORIGINAL PARTIAL WALL AT CHOR MEZZANINE.
3	REMOVE EXISTING TILE AND CONCRETE FLOOR SLAB FOR REQUIRED NEW FLOOR CONSTRUCTION - RETAIN TILE SAMPLE AND TURN OVER TO CONTRACTOR FOR MATCHING REPLACEMENT.
4	REMOVE THIS PORTION OF WALL FOR NEW OPENING. TOOTH IN BRICK AT JAMES WITH SALVAGED BRICK FROM CUTTING OPENING.
5	REMOVE EXISTING RAISED CONCRETE SLAB IN TOILET ROOM.
6	REMOVE EXISTING WALL INFILL.
7	EXISTING DOOR AND HARDWARE TO REMAIN. CONDUCT MAINTENANCE TO ENSURE PROPER OPERATION.
8	REMOVE EXISTING BOARD AND BATTON CEILING CAREFULLY TO EXPOSE FLOOR JOISTS FOR STRUCTURAL EVALUATION AND REINFORCEMENT. SALVAGE AND STORE ALL MATERIALS FOR RE-INSTALLATION.
9	REMOVE NON-HISTORIC DOORS AND TRIM - REPLACE WITH DOORS AND TRIM TO MATCH HISTORIC ELEMENTS.
10	REMOVE EXISTING WINDOW, TRIM AND FRAME COMPLETELY.
11	REMOVE LOOSE PAINT ON EXISTING WOOD WINDOWS AND PREPARE FOR RESTORATION AND REPAINTING.
12	REMOVE NON-HISTORIC SHUTTERS
13	REMOVE CARPET ON STAGE. EVALUATE CONDITION OF STAGE PLATFORM FLOOR CONDITION. REPAIR/REPLACE FLOORING AS REQUIRED.
14	REMOVE THIS CARPETED LANDING AND STEP.
15	REMOVE FLOORING IN THIS AREA FOR STRUCTURAL REPAIR.
16	REMOVE AND REPLACE FLOORING WHERE INFILLED WITH NON-HISTORIC MATERIAL - REPLACE IN KIND WITH HISTORICALLY ACCURATE FLOORING
17	REMOVE LOOSE PAINT AS REQUIRED. PREPARE SURFACE FOR REPAINTING.
19	REMOVE NON-HISTORIC WAINSCOT COVERING ORIGINAL BEAD BOARD WAINSCOT.
21	CLEAN EXISTING MASONRY. INSPECT BRICK AND GROUT FOR DAMAGE AND STRUCTURAL ISSUES. RE-POINT GROUT AS REQUIRED WITH MATCHING GROUT. REPLACE BRICKS AS REQUIRED TO ENSURE PROPER ENVELOPE ENCLOSURE.



## BUILDING 23

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BLUE RIBBON MANAGEMENT, LLC.  
633 W. WISCONSIN AVE.  
SUITE 408  
Milwaukee, WI 53203

PROJECT NUMBER 152450.00

### SEAL

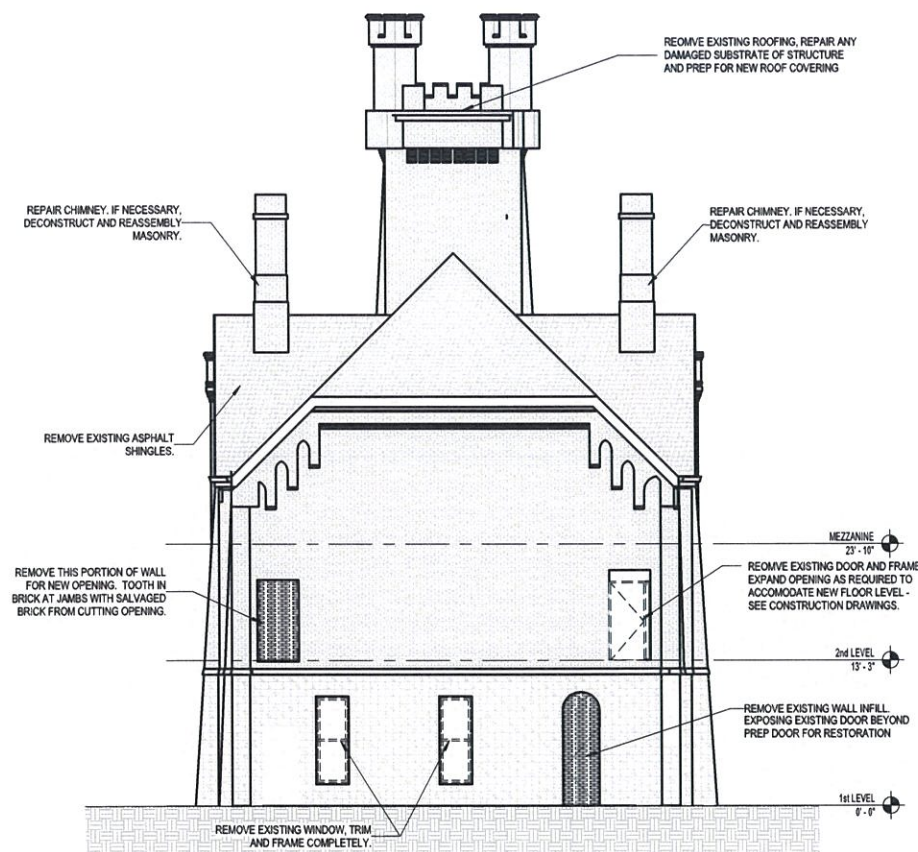
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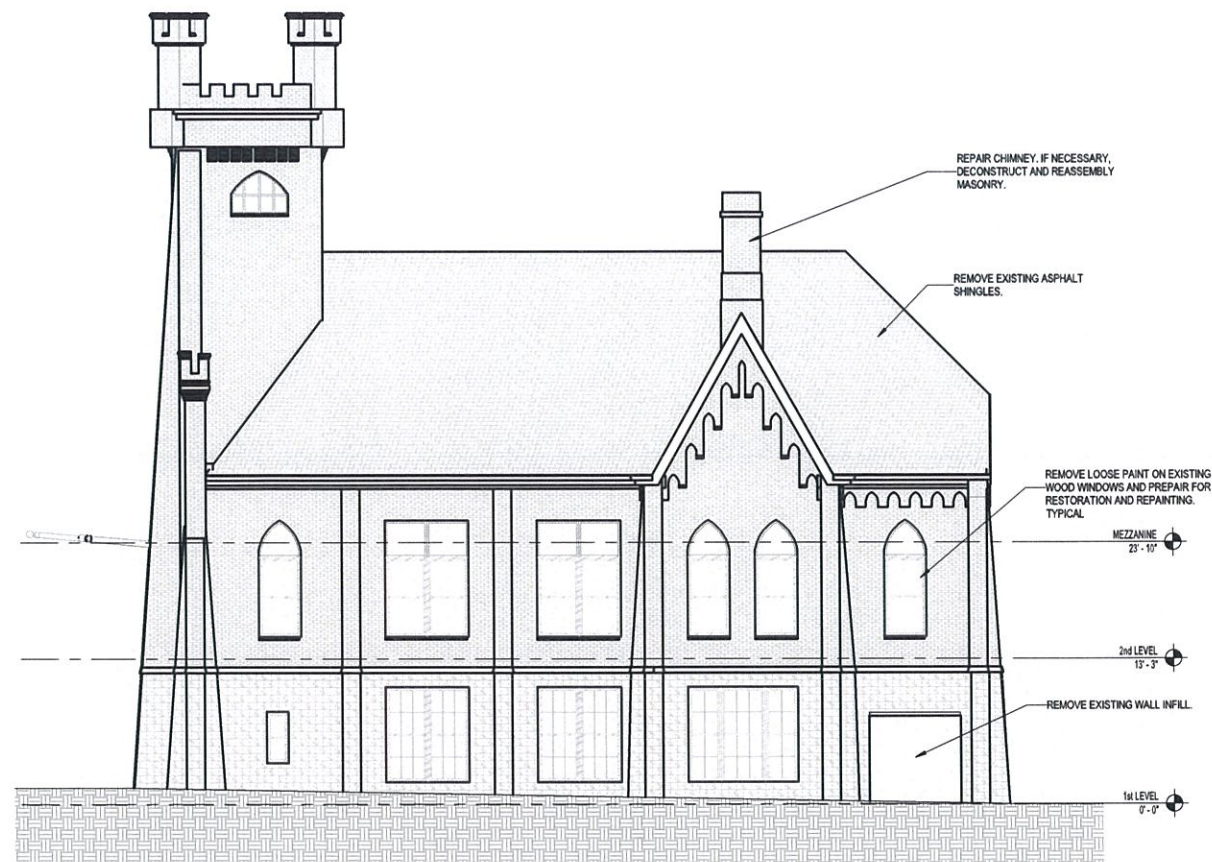
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CHECKED BY ME

## DEMOLITION ELEVATIONS

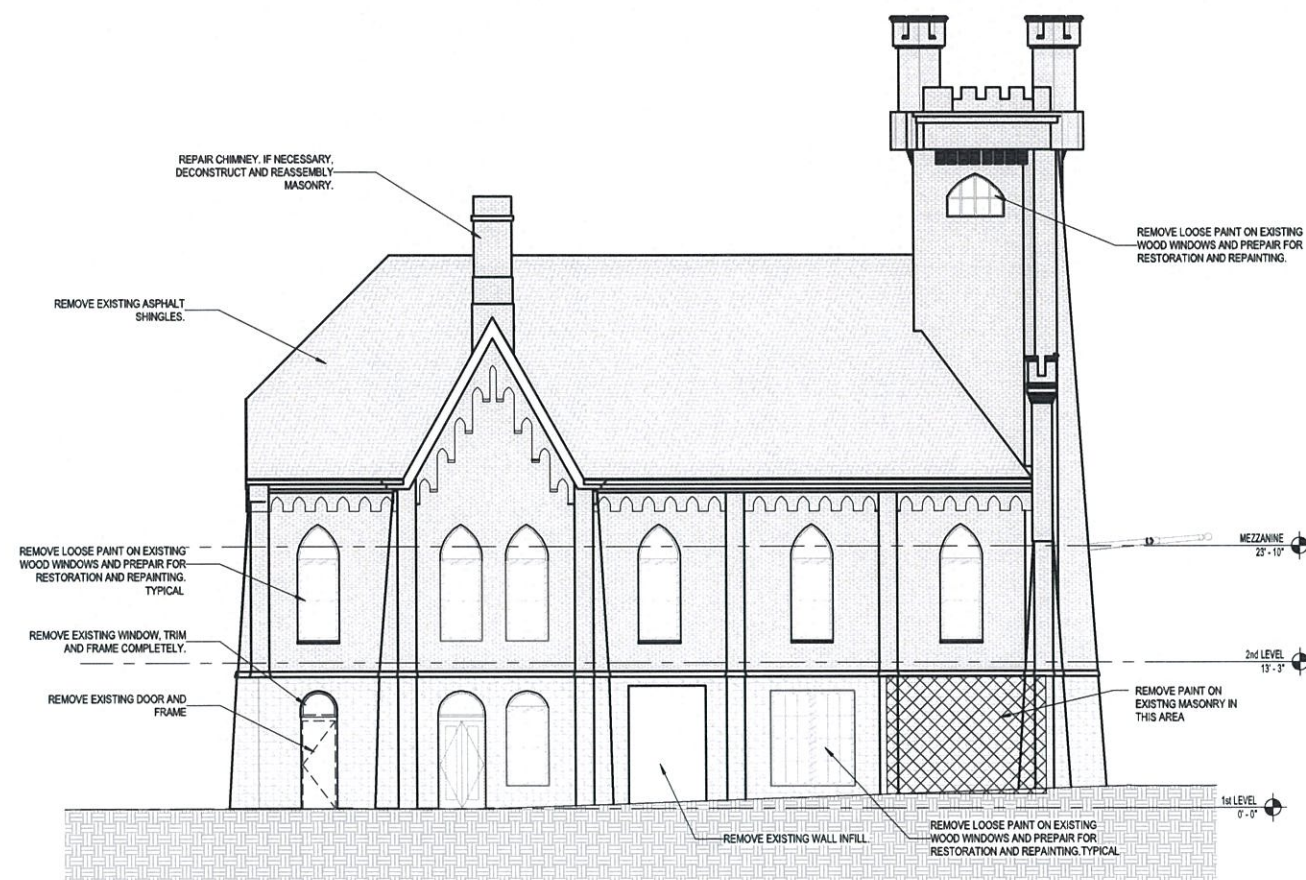
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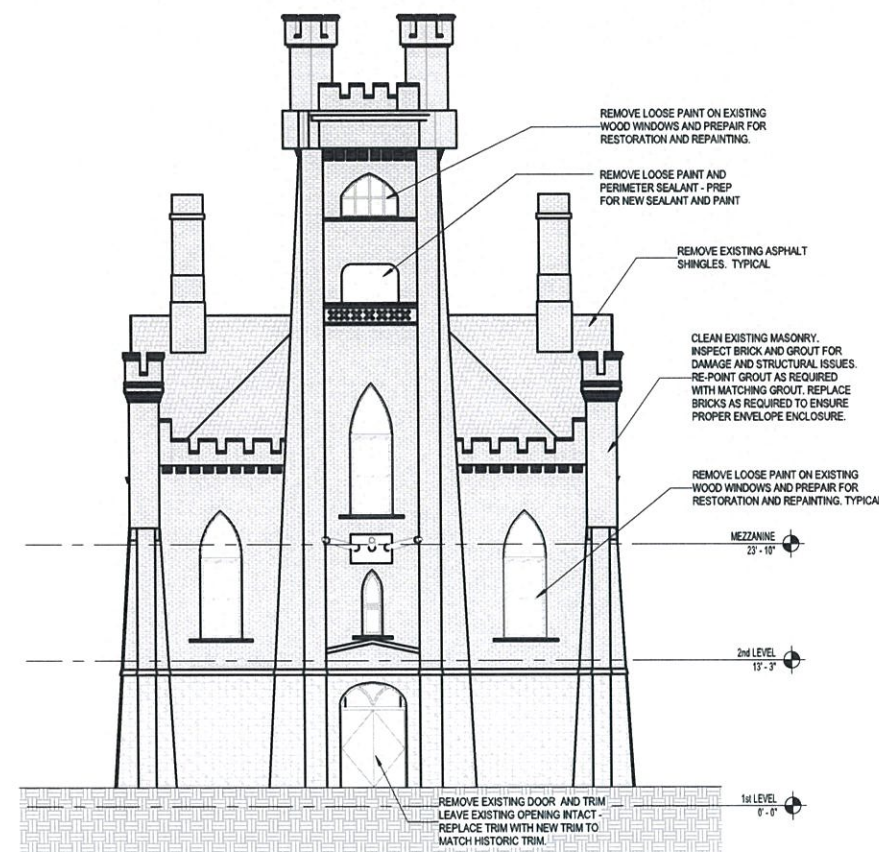
1 SOUTH ELEVATION - DEMOLITION  
SCALE: 1/8" = 1'-0"



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



3 EAST ELEVATION - DEMOLITION  
SCALE: 1/8" = 1'-0"



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



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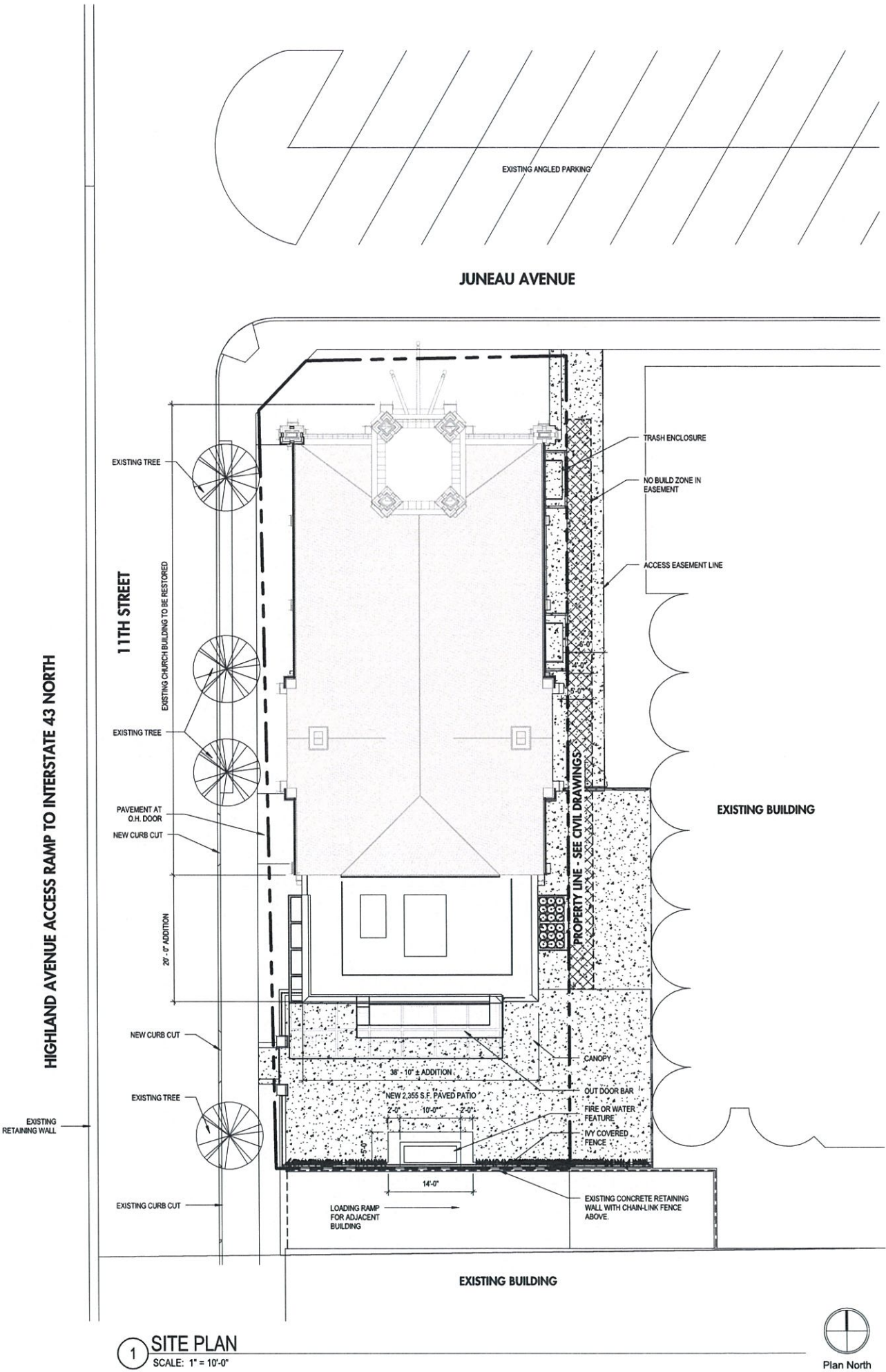
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ARCHITECTURAL  
SITE PLAN

A000



1 SITE PLAN  
SCALE: 1" = 10'-0"

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SEAL

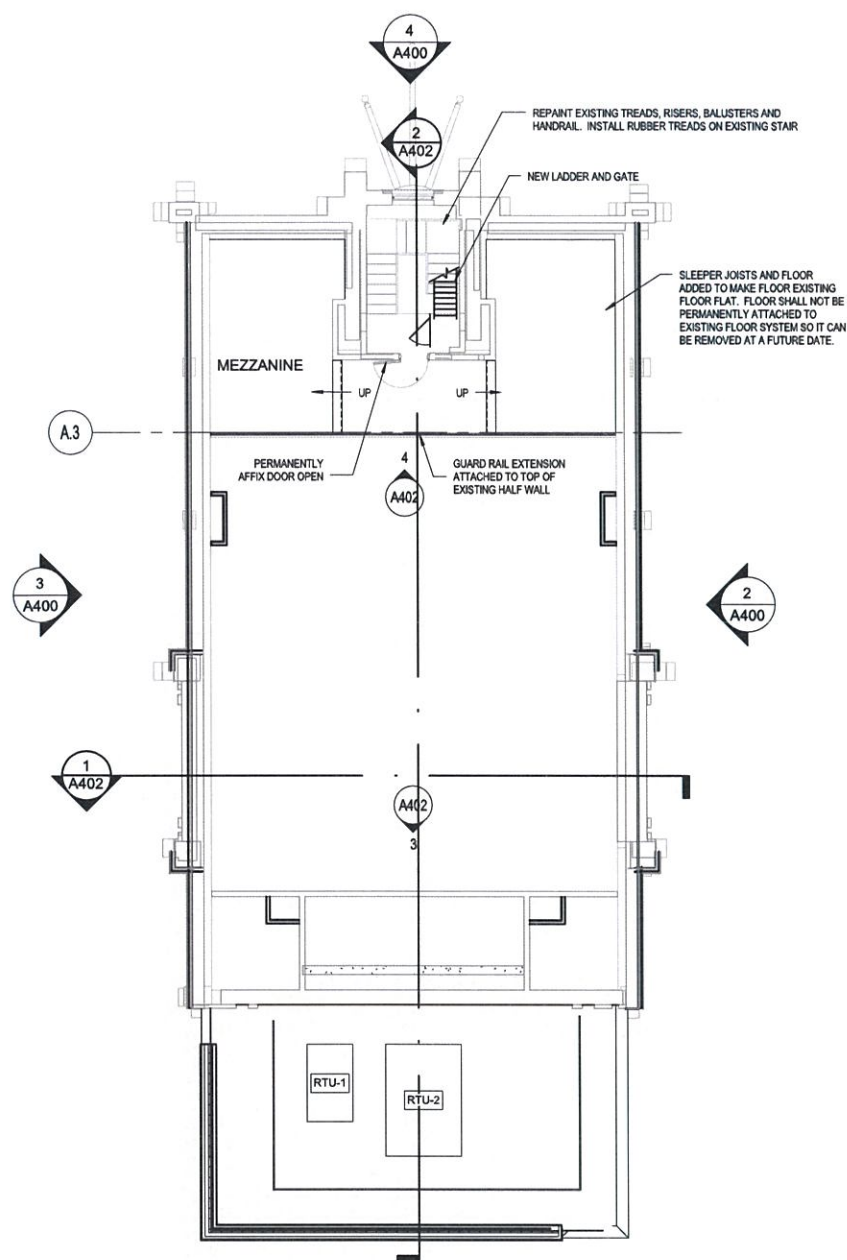
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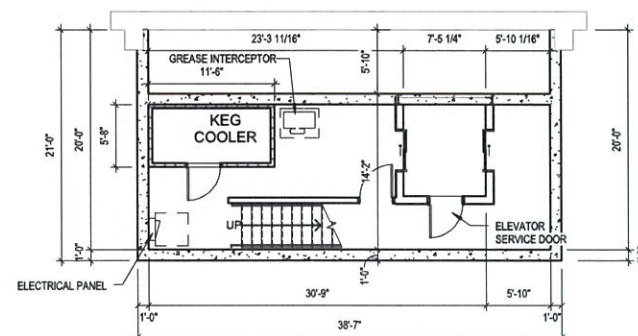
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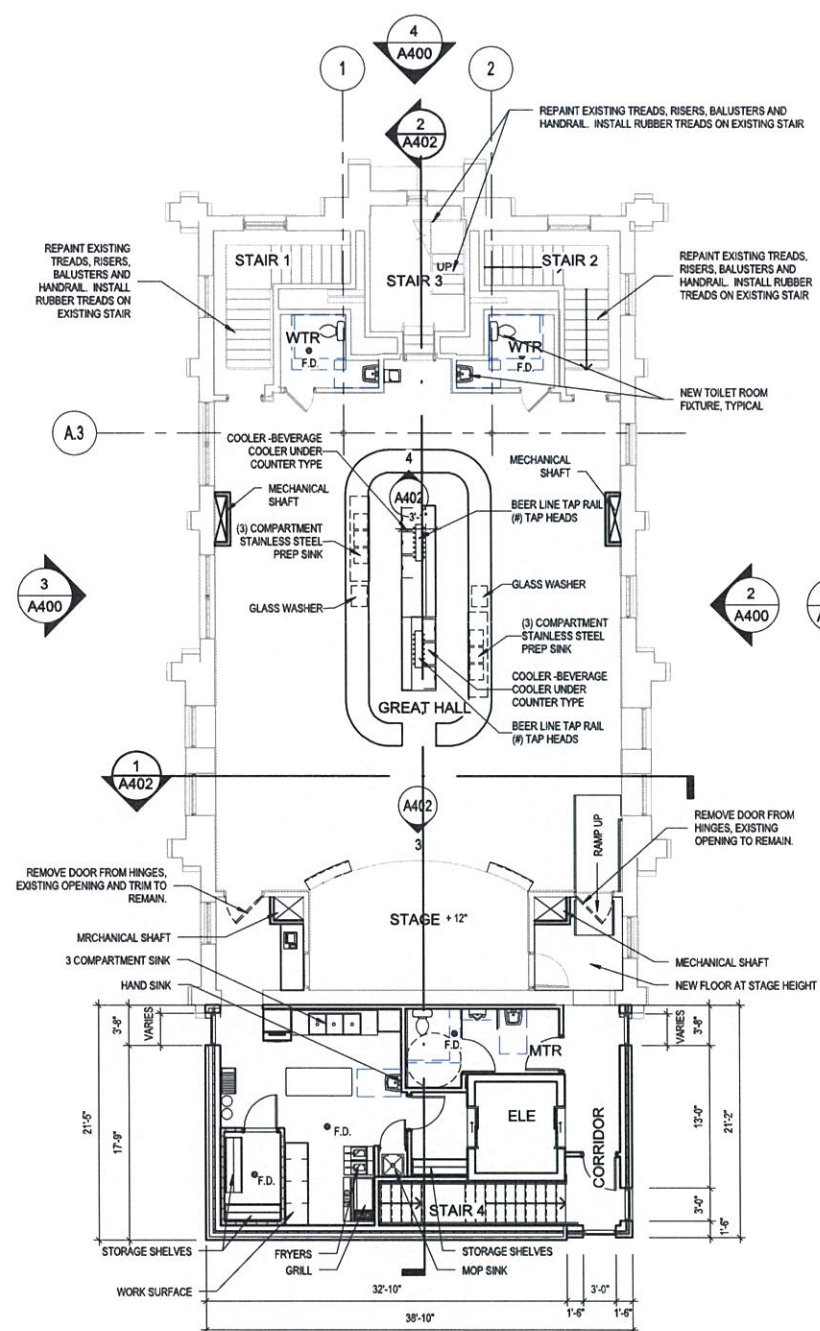
## FLOOR PLANS



1 BALCONY PLAN  
SCALE: 1/8" = 1'-0"



4 BASEMENT  
SCALE: 1/8" = 1'-0"

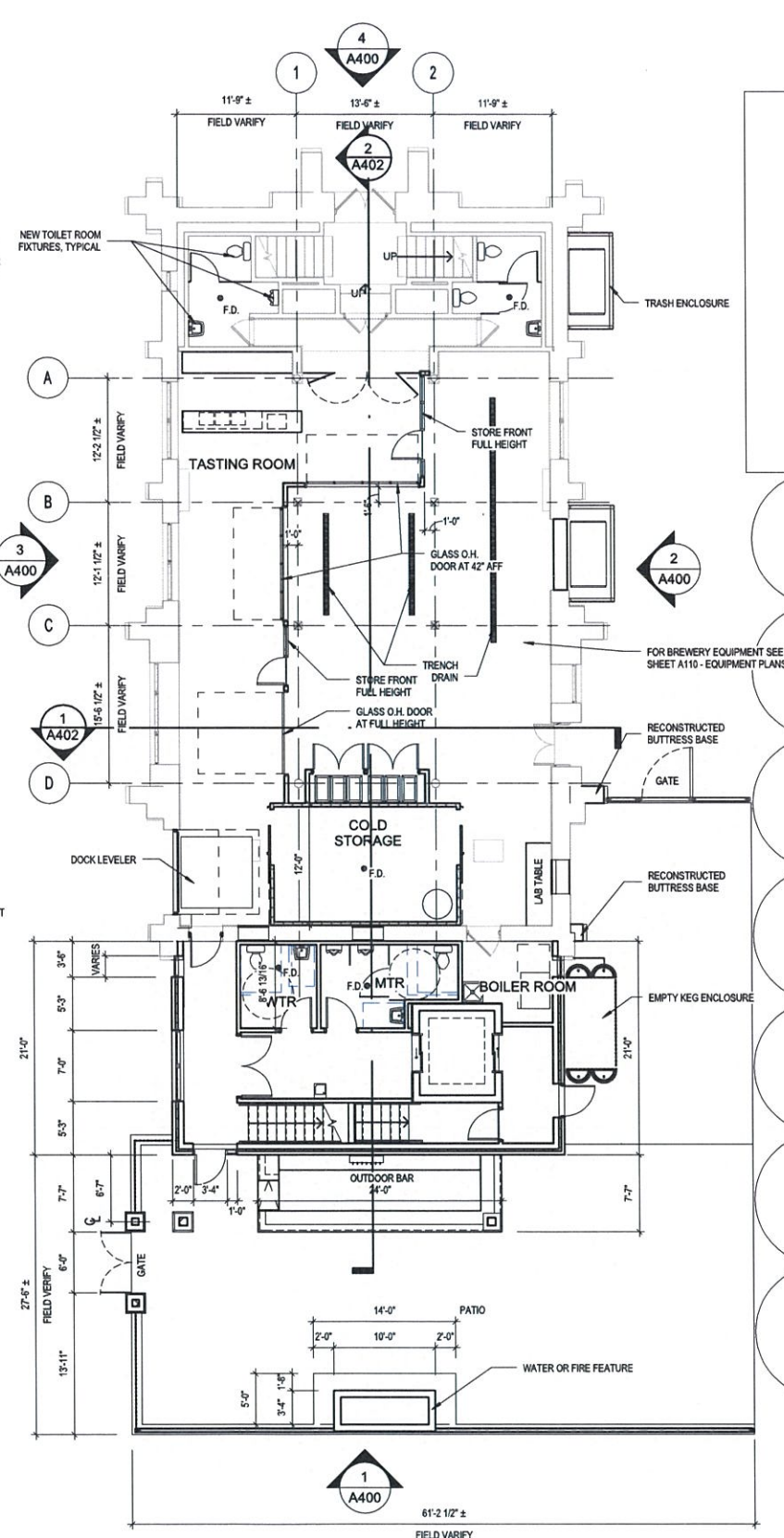


2 MAIN LEVEL  
SCALE: 1/8" = 1'-0"



### GENERAL NOTES

1. ALL EXISTING FLOORS TO BE SANDED AND REPAIRED THEN REFINISHED.
2. ALL EXISTING WINDOWS TO BE RESTORED IN PLACE. REPLACEMENT PIECES SHALL MATCH WOOD SPECIES AND PROFILE OF EXISTING WINDOW.
3. THE FLOOR AT THE FIRST FLOOR LEVEL WILL NEED TO BE REMOVED TO ACCOMMODATE NEW SLOPE AND DRAINS. FLOOR FINISH WILL BE THE REINSTATEL AS A SIMILAR CERAMIC TILE SYSTEM.
4. EXISTING BALUSTERS SHALL BE REFINISHED. IF ANY BROKEN BALUSTERS AND NEWEL POSTS.
5. REPLACE WOOD ACCESS LADDER WITH A NEW LADDER. INSTALL A SAFETY GATE AT THE BOTTOM OF SHIPS LADDER. SECURE AT THE TOP OF THE ACCESS LADDER WITH A HATCH.
6. MEPPWP WILL BE CONCEALED AT THE SECOND FLOOR LEVEL AND MEZZANINE.
7. THE FIRST FLOOR LEVEL, SOME NON PERMANENTLY ATTACHED EQUIPMENT WILL BE EXPOSED AS THE PROCESSED PIPING FOR THE BREWING PROCESS WILL BE EXPOSED.
8. AT THE MEZZANINE LEVEL, SLEEPER JOISTS AND FLOOR TO BE ADDED TO MAKE FLOOR EXISTING FLOOR PLAT. FLOOR SHALL NOT BE PERMANENTLY ATTACHED TO EXISTING FLOOR SYSTEM SO IT CAN BE REMOVED AT A FUTURE DATE TO PROVIDE ACCESS TO THE MEPPWP UPS UP.
9. INSTALL HISTORICALLY ACCURATE TRIM WHERE INACCURATE TRIM IS REMOVED FROM OPENINGS.



**3 LOWER LEVEL**  
SCALE: 1/8" = 1'-0"



# A100

BUILDING 23

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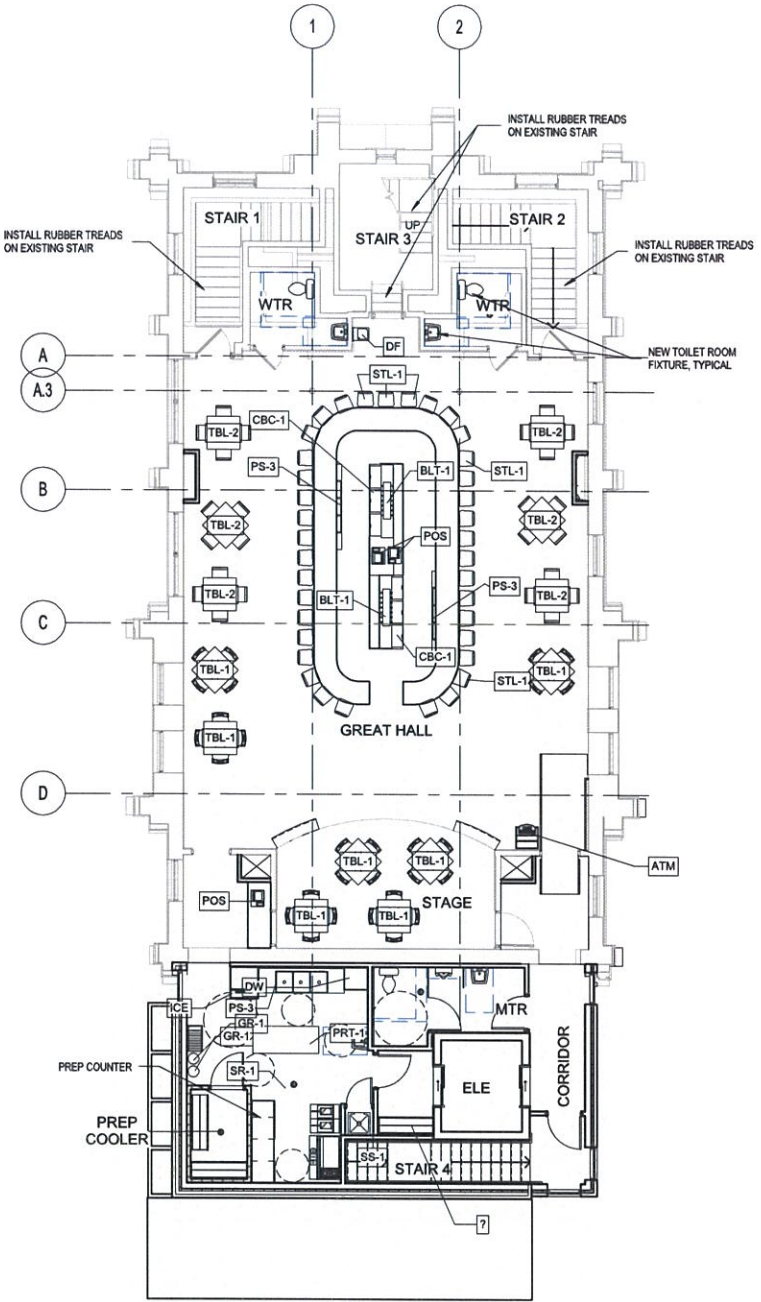
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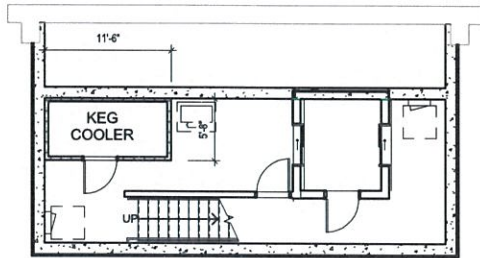
EQUIPMENT PLANS

A110

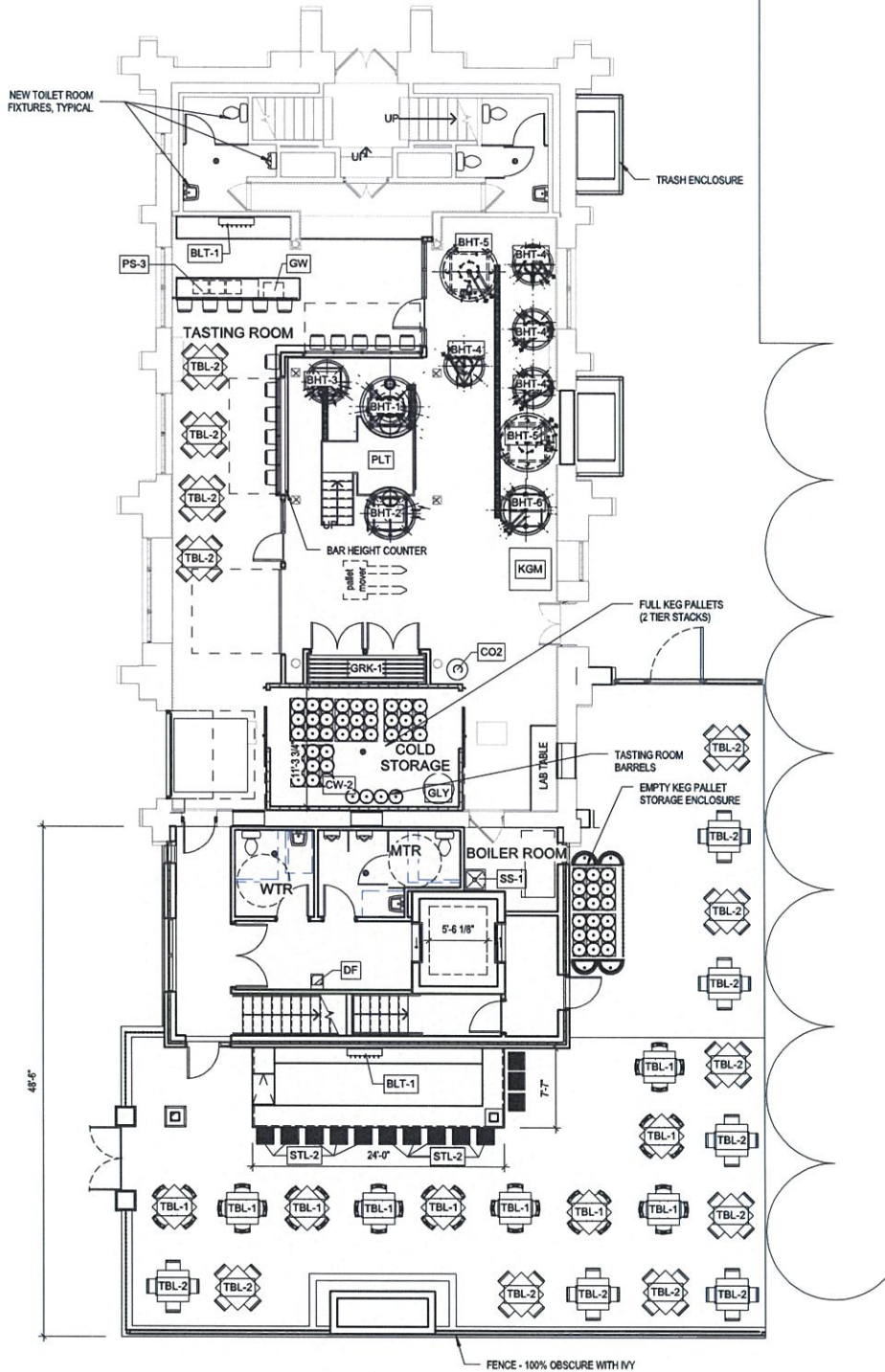
EQUIPMENT KEYNOTE LEGEND	
ATM	AUTOMATIC TELLER MACHINE - BY OTHERS
BHT-1	BREW KETTLE
BHT-2	BREW KETTLE
BHT-3	HOT LIQUOR TANK
BHT-4	FERMENTATION
BHT-5	FERMENTATION
BHT-6	FERMENTATION
BLT-1	BEER LINE TAP RAIL (8) TAP HEADS
CBC-1	COOLER - BEVERAGE COOLER UNDER COUNTER TYPE
CO2	CO2 TANK
CW-2	COOLER - WALK IN BARREL STORAGE COOLER
DF	DRINKING FOUNTAIN - ADA HEIGHT
DW	DISH WASHER - UNDER-COUNTER
GLY	GLYCOL TANK
GR-1	GAS TANKS - CO2/NITROGEN
GRK-1	PALLET RACK FOR GRAIN - (3) TIER STEEL RACK
GW	GLASS WASHER
ICE	ICE MACHINE
KGM	KEG MACHINE
PLT	BREWER'S PLATFORM
POS	POINT OF SALE - MONITOR AND CASH REGISTER
PRT-1	PREP TABLE - STAINLESS STEEL
PS-3	(3) COMPARTMENT STAINLESS STEEL PREP SINK
SR-1	SODA SYRUP BOX RACK (3) TIER 28" WIDE
SS-1	MOP SINK
STL-1	BAR STOOL - INDOOR
STL-2	BAR STOOL - OUTDOOR
TBL-1	TABLE AND CHAIR GROUP - STD HEIGHT
TBL-2	TABLE AND CHAIR GROUP - PUB HEIGHT



1 MAIN LEVEL EQUIPMENT PLAN  
SCALE: 1/8" = 1'-0"



3 BASEMENT EQUIPMENT PLAN  
SCALE: 1/8" = 1'-0"



2 LOWER LEVEL EQUIPMENT PLAN  
SCALE: 1/8" = 1'-0"





BUILDING 23

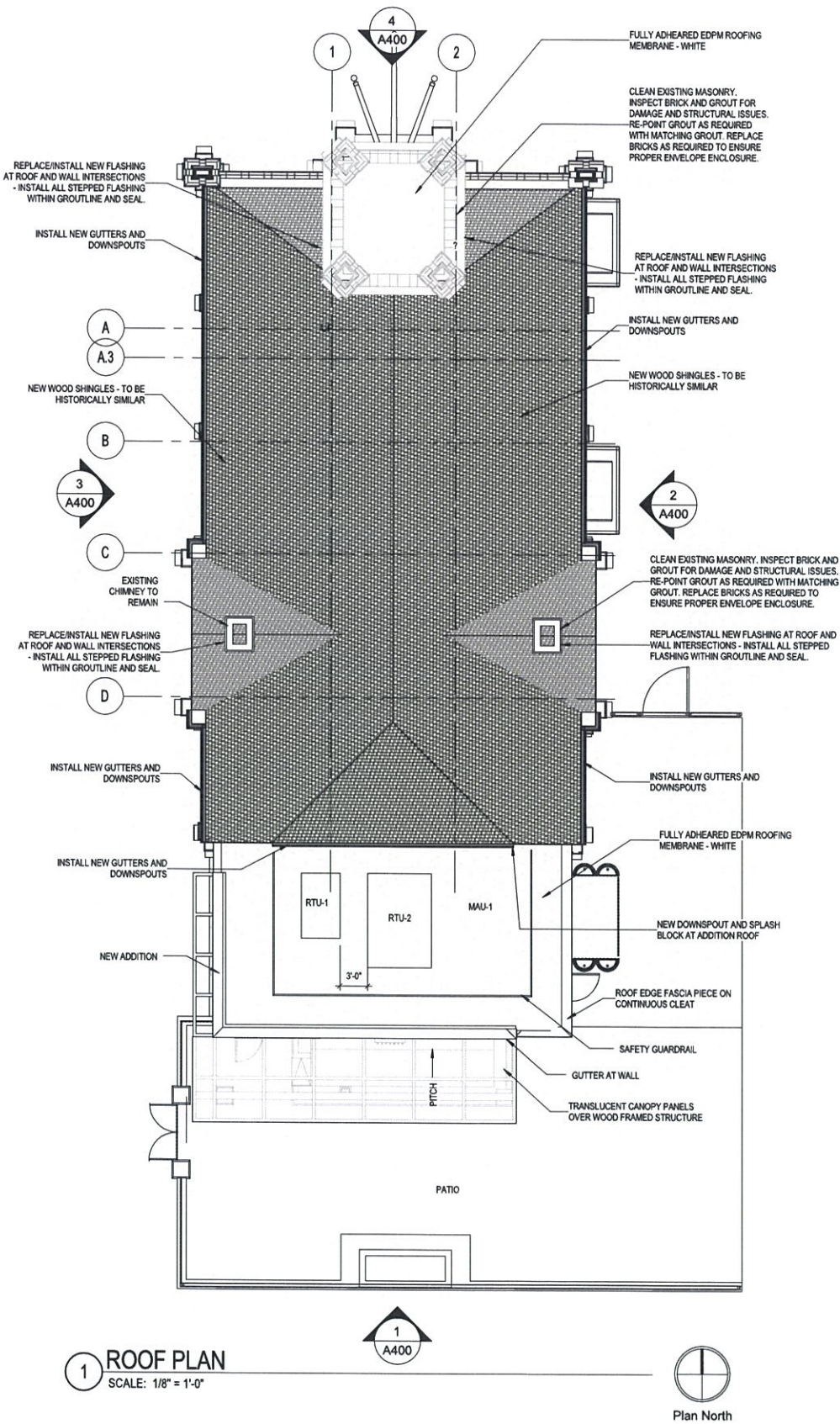
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ROOF PLAN



## BUILDING 23

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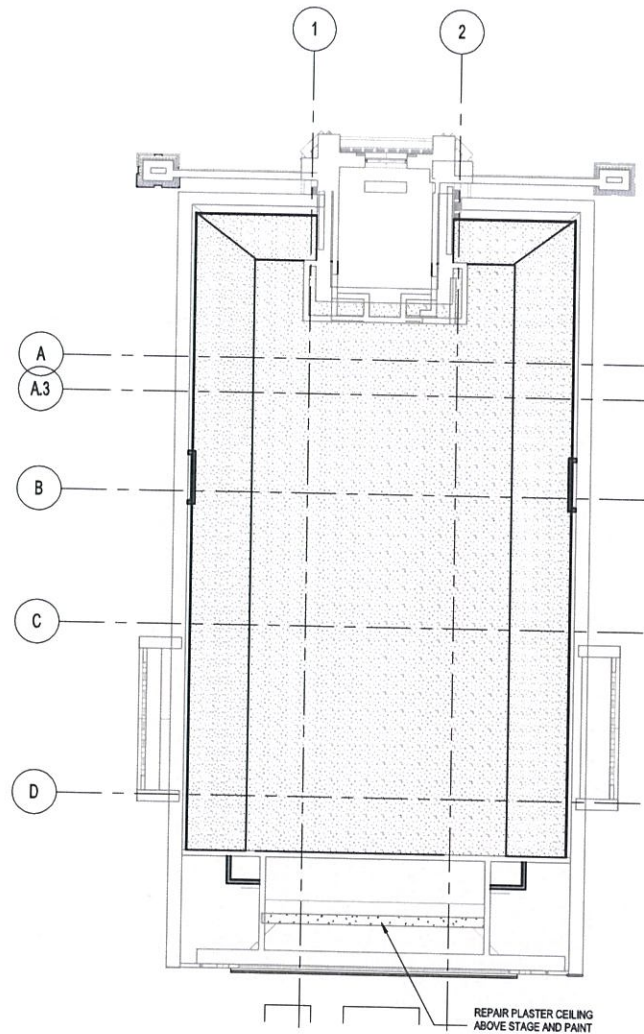
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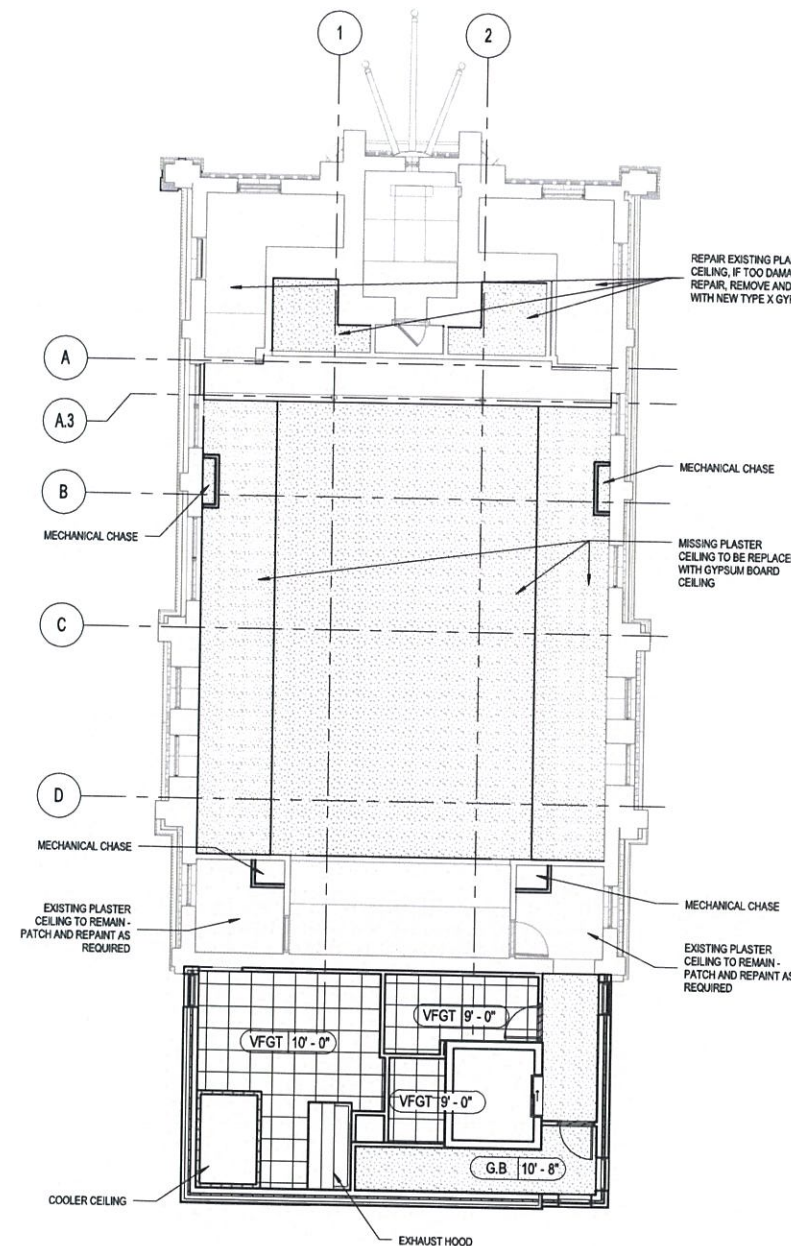
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## REFLECTED CEILING PLAN

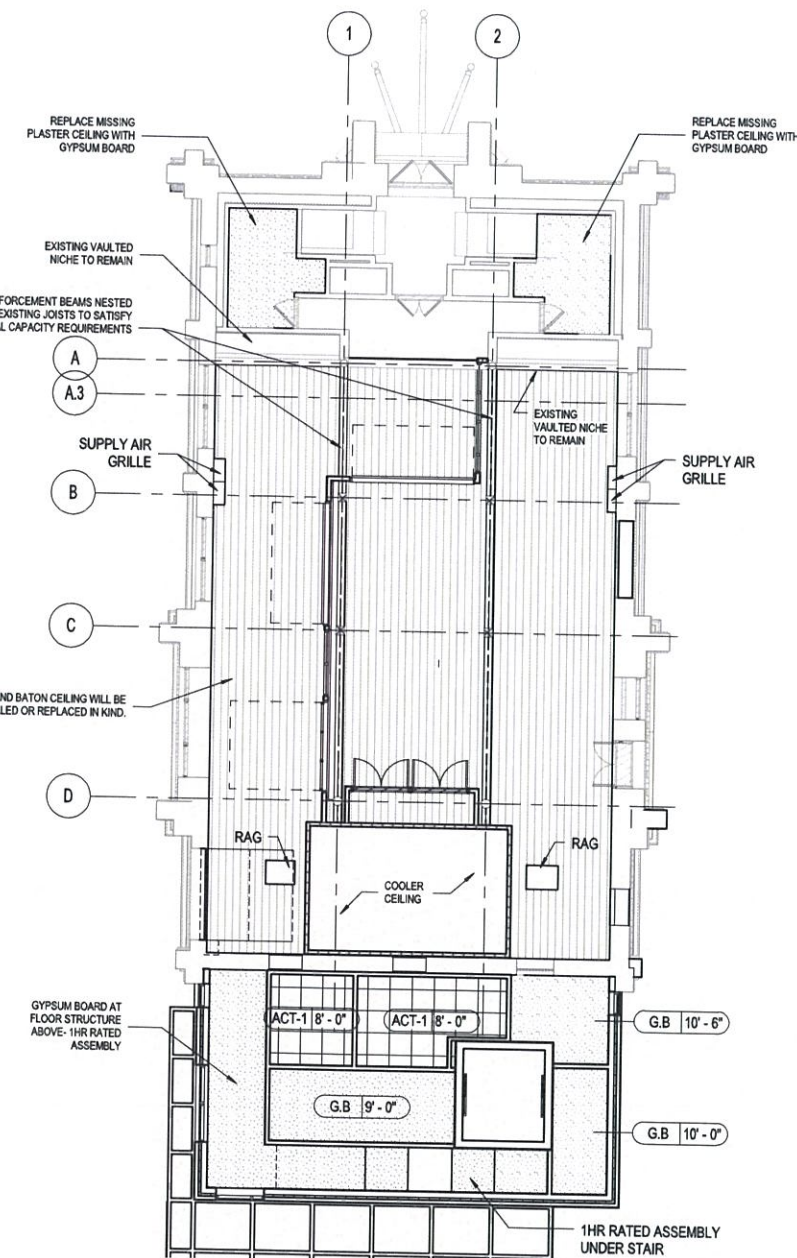
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**3 MEZZANINE**  
SCALE: 1/8" = 1'-0"



**2 2nd LEVEL**  
SCALE: 1/8" = 1'-0"



**1 LOWER LEVEL REFLECTED CEILING PLAN**  
SCALE: 1/8" = 1'-0"



### GENERAL NOTES - REFLECTED CEILING PLANS

1. IN THE EXISTING HISTORIC BUILDING, ALL CEILINGS SHALL BE GYPSUM BOARD FASTENED TO THE UNDERSIDE OF EXISTING JOISTS UNLESS NOTED OTHERWISE. WHERE EXISTING PLASTER IS INTACT AND IN REASONABLE CONDITION, THE EXISTING PLASTER SHALL STAY IN PLACE, GET REPAIRED AND PAINTED.

### GRAPHIC SYMBOLS

	2x2 CEILING TILE SYSTEM -
	CEILING TILE TYPES:
	ACT ACOUSTICAL CEILING TILE
	VFGT VINYL FACED GYPSUM TILE
	PAINTED GYP BOARD CEILING
	COOLER CEILING AS PART OF EQUIPMENT
	CEILING MATERIAL AND TYPE
	CEILING HEIGHT AFF



710 N. PLANKINGTON AVE.  
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**KM DEVELOPMENT CORP**

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SEAL

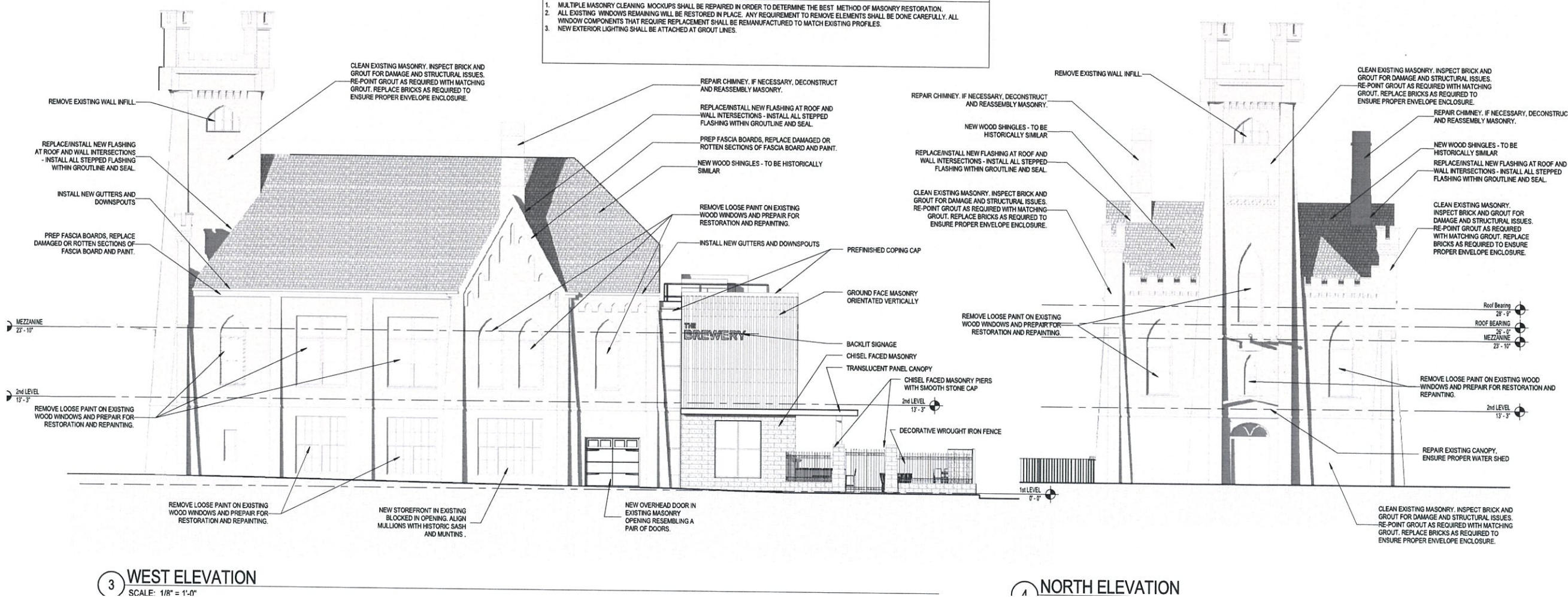
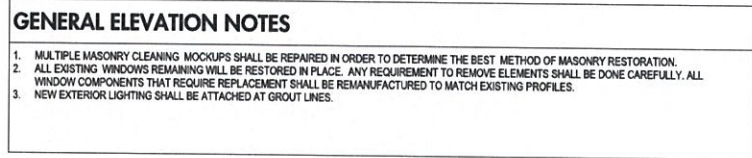
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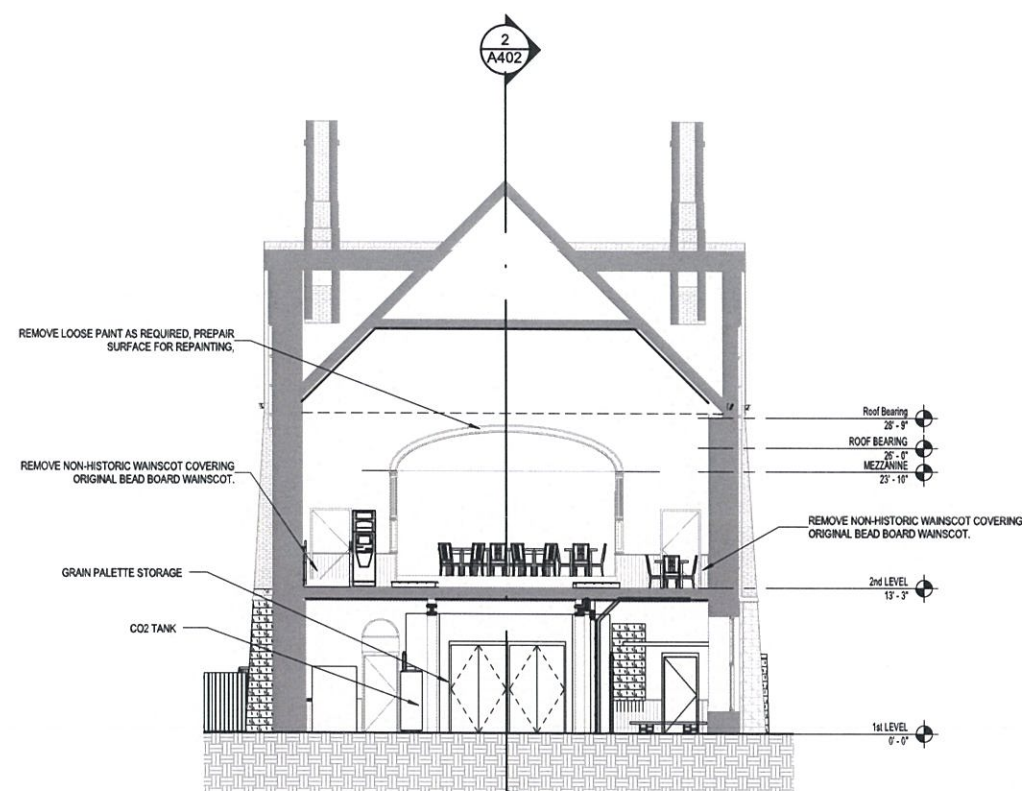


**BUILDING 23**

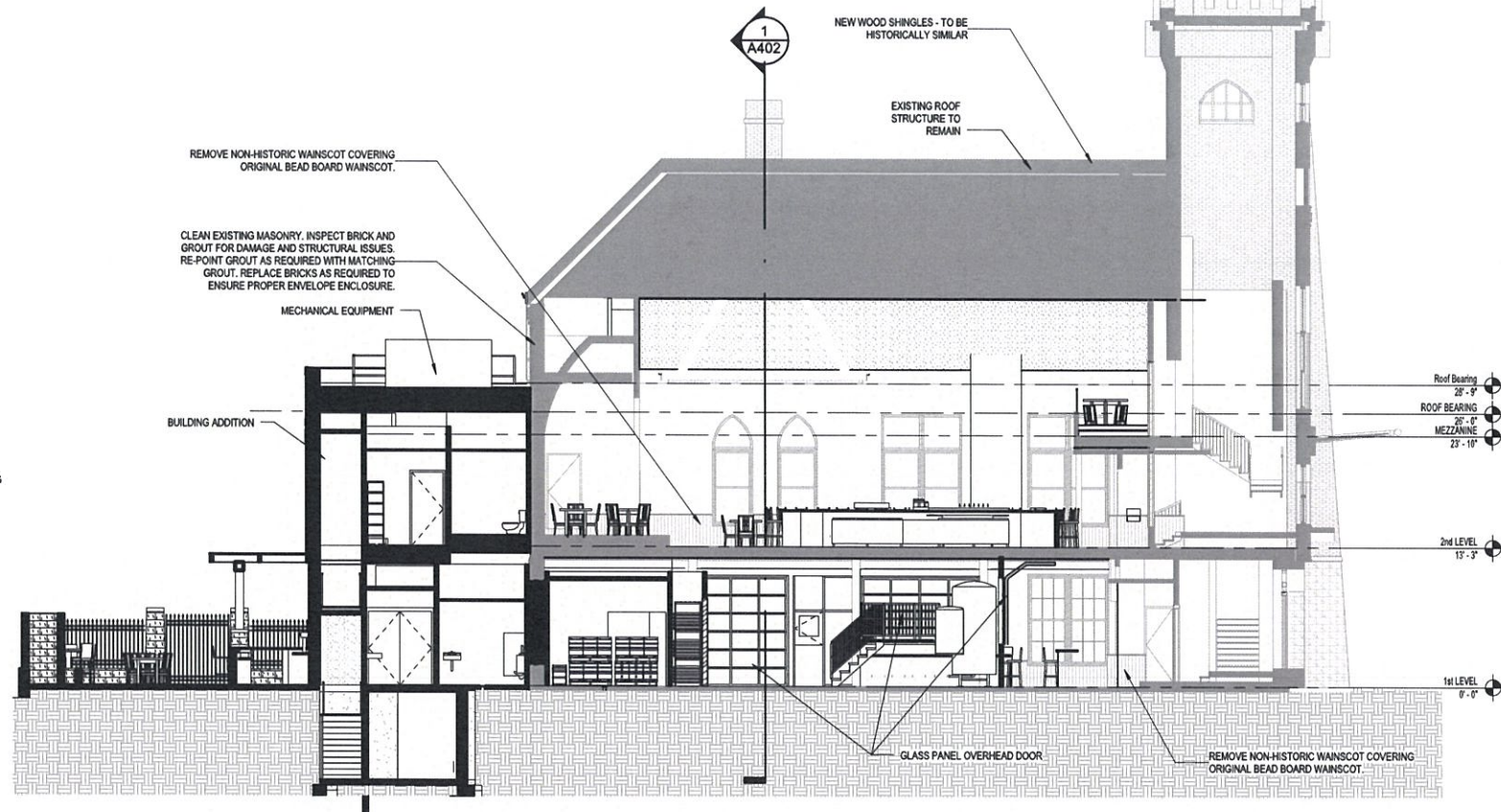
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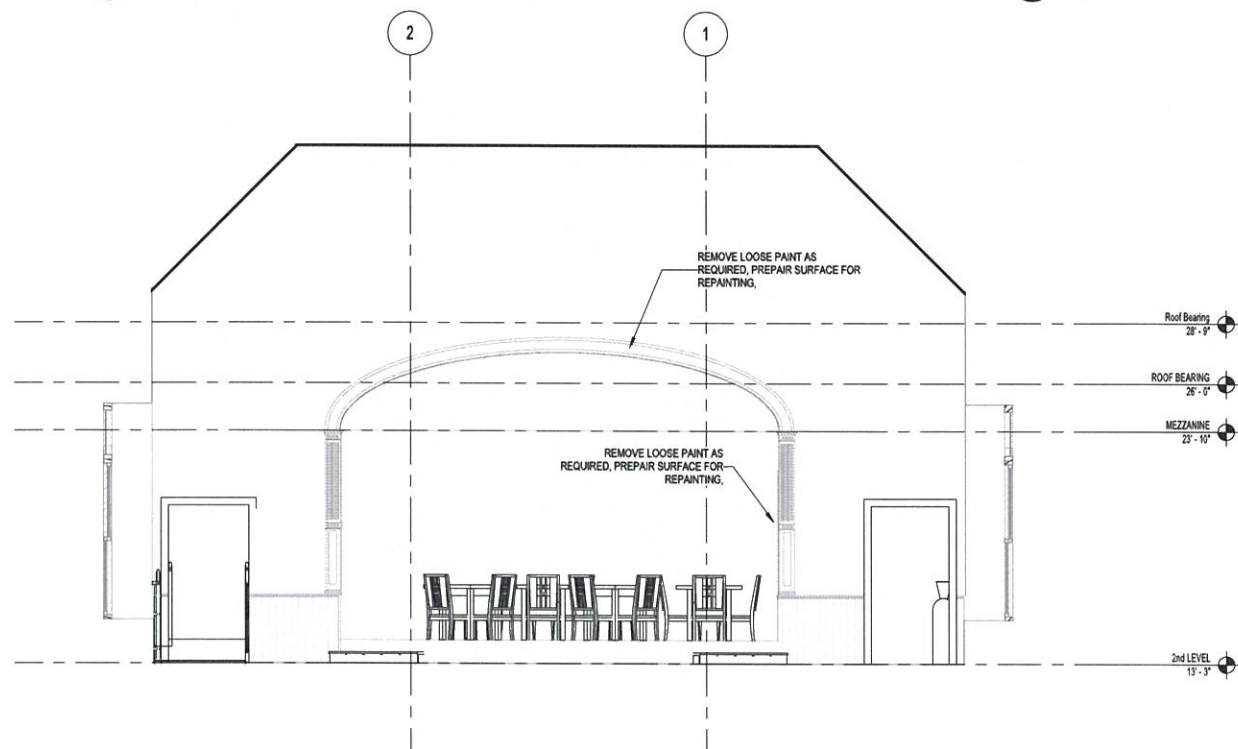
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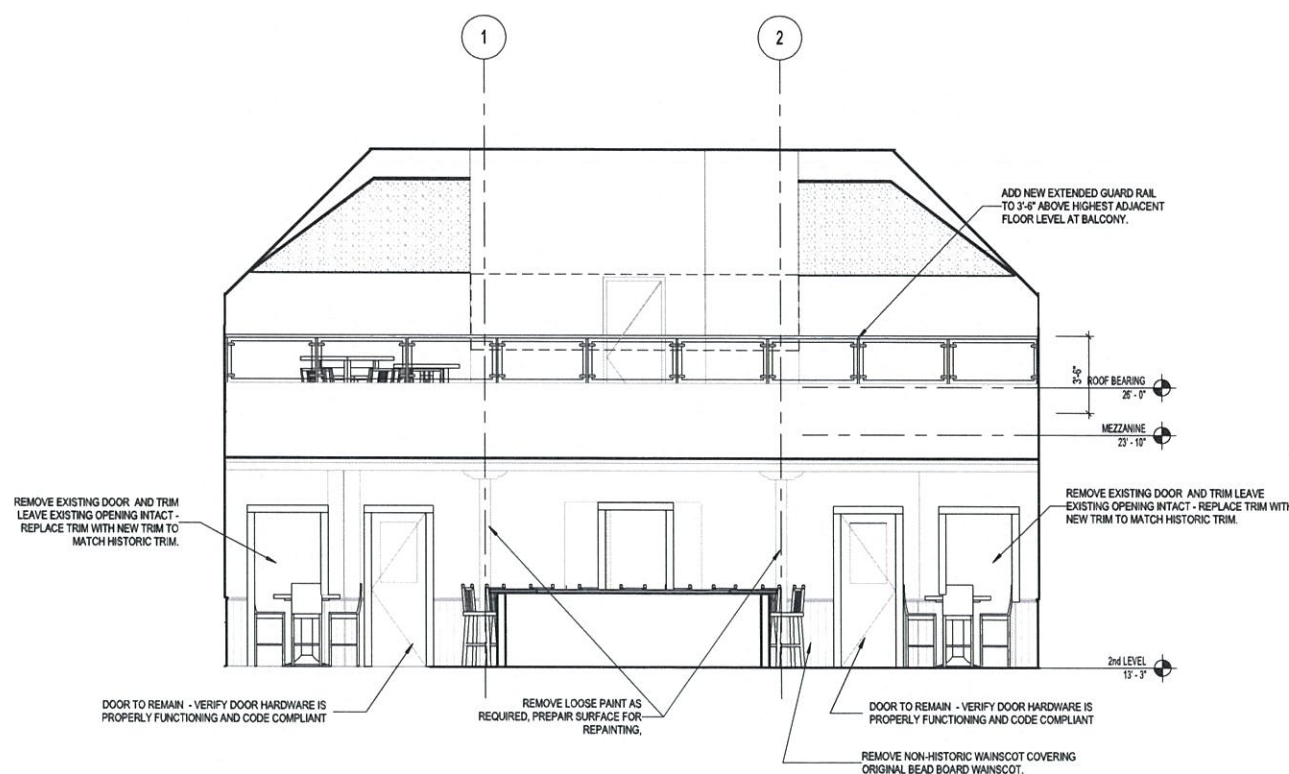
**1 BUILDING SECTION LOOKING SOUTH**  
SCALE: 1/8" = 1'-0"



**2 BUILDING SECTION LOOKING WEST**  
SCALE: 1/8" = 1'-0"



**3 ELEVATION OF STAGE**  
SCALE: 1/4" = 1'-0"



**4 ELEVATION AT BALCONY LOOKING NORTH**  
SCALE: 1/4" = 1'-0"

DRAWN BY JMR  
CHECKED BY ME

**BUILDING  
SECTIONS AND  
INTERIOR  
ELEVATIONS**

**A402**

