



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

**Rocky Marcoux**  
Commissioner  
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Deputy Commissioner  
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February 15, 2017

To the Honorable Members of the  
Zoning, Neighborhoods and Development Committee  
City of Milwaukee  
City Hall, Room 205

Dear Committee Members:

File No. 161318 relates to a Minor Modification to the Detailed Planned Development (DPD) known as Block 16 for changes to previously approved building elevations at 210 East Knapp Street, in the block bounded by East Knapp Street, North Market Street and North Water Street, in the 3rd Aldermanic District.

This Minor Modification was requested by HFJV, LLC and will permit changes to the previously approved building elevations. In November 2016, A DPD known as Block 16 was established to permit phased development on the subject site. The first phase will include construction of a mixed-use office building and linked parking structure. A second phase on the northeast portion of the site will also entail a multi-story building, the specifics for which will be approved as an amendment to the DPD.

The development team has been finalizing the details of the Phase I buildings, and accordingly is requesting changes to the exterior of the previously approved building and structure. The proposed modifications include lowering the height of the dome and modifying the windows beneath it. The material on the southwest corner of the building between the second and sixth floors will be revised to be all cast stone, whereas the material shown previously was a combination of cast stone and brick. Additionally, the development team is proposing an alternative location for an electrical vault in the event that it cannot be placed within the parking structure. The vault would then be located along the north (blank) wall, and landscaping would be revised to screen it. Once the phase two building is constructed, the electrical vault would be incorporated into that building.

Since the proposed minor modification is generally consistent with the previously approved DPD, the City Plan Commission at its regular meeting on February 13, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux  
Executive Secretary  
City Plan Commission of Milwaukee

cc: Ald. Kovac

