

08-23-16

City of Milwaukee
Department of City Development

RE: Minor Modification to the Detailed Planned Development Known as 234 S. Water Street, File No. 160470

The original Detailed Planned Development for 234 South Water Street was approved by the Common Council on December 15, 2015 as File No. 141842. Since approval of the DPD, additional information became known regarding ventilation requirements for the interior parking as well as locations and needs of utilities to service the building, namely the electrical entrance and transformer requirements. Accordingly minor changes are required to the exterior of the building to accommodate these items. All other aspects of the previously approved DPD remain unchanged. Following is a list of the proposed changes.

1. Water Street Elevation: See Drawings A400, A401 and A410
 - A. Intake ventilation louvers added above the entry to the retail area for ventilating the parking levels.
 - B. Exhaust ventilation louvers added at the far right (along the unnamed street) for ventilating the parking levels.
 - C. Mezzanine level added at the retail area to accommodate electrical transformers (glass is raised in this area by the retail area).
 - D. Intake and exhaust louvers added below the new mezzanine to ventilate the transformer area.
 - E. Mechanical screen at rooftop changed from solid wall to ½ solid wall and ½ louvered area in order to allow air flow to the chiller behind the mechanical screen wall.
2. River Side Elevation: See Drawing A404
 - A. Exhaust ventilation louvers added below Riverwalk for ventilating the lower parking level.
3. All elevations: See Drawings A400, A401, A402, A403, A404, A405 and A410
 - A. The percentage of glazing at the original submission was 46%, the revised percentage of glazing is 42% due to a small change to the glazing proportions and the inclusion of the louvers mentioned above.

Adrian M. Langhus Jr.
Senior Project Architect

