



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

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

September 22, 2016

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

Dear Committee Members:

File No. 160470 relates to a Minor Modification to a Detailed Planned Development located at 234 (f/k/a 236) South Water Street, on the east side of South Water Street, south of East Pittsburgh Avenue, in the 12th Aldermanic District.

This Minor Modification was requested by LCM Funds 38 Harbor View, LLC and will approve changes to the previously approved exterior elevations due to further development of the HVAC and ventilation requirements of the project. 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.

Since the proposed minor modification is consistent with the previously approved DPD, and the vents are necessary for the interior parking, the City Plan Commission at its regular meeting on September 19, 2016 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Perez

