



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

July 20, 2017

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

Dear Committee Members:

File No. 170407 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 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. As final details of the Phase I building are being completed, it was determined that a minor modification to the DPD is necessary to allow for changes to the dome material and the east (Market Street) facade to accommodate a WE Energies vault. After reviewing several options with respect to placement of the vault, WE Energies will allow the vault to be placed within the original building footprint; however, the vault must be accessible from the exterior of the parking structure. In order to accommodate this, changes to the east (Market Street) building elevation is necessary. The vault access will be recessed into the façade by 4 feet. There will be three sets of double doors and one single door visible from the street. Materials on the face of the vault enclosure will match those on the exterior of the building. This includes metal screening and masonry to match the rest of the parking structure. Additionally, there will be slight changes to the width of the pedestrian walking area and turning radius within the motor court. A glass and metal framed canopy will also be added over the entrance to the building.

Since the proposed minor modification is generally consistent with the previously approved DPD, the City Plan Commission at its regular meeting on July 17, 2017 recommended approval of the subject file.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Kovac

