



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

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

May 21, 2025

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 241871 relates to the 2nd Amendment to the General Planned Development known as Bookends to allow a community garden as an interim use on the property located at 711 East Kilbourn Avenue, on the south side of East Kilbourn Avenue, east of North Van Buren Street, in the 4th Aldermanic District.

In 2008, 711 E. Kilbourn Avenue and 822 N. Van Buren Street were rezoned to General Planned Development (GPD) to allow a future residential development on the sites. 711 E. Kilbourn Avenue is currently a vacant site, and 822 N. Van Buren Street continues to be used as a surface parking lot. This 2nd Amendment to the GPD zoning relates to 711 E. Kilbourn Avenue. The owner, New Land Enterprises, is proposing to utilize the site as a community garden until the future residential development is ready to occur. The community garden will be programmed and maintained by New Land Enterprises, who intends to make the raised garden beds available to nearby residents and possibly others. All other aspects of the previously approved GPD zoning with respect to the future development remain in place.

A public hearing was held on Monday, May 19, 2025 at the regularly scheduled City Plan Commission meeting. A representative from New Land Enterprises presented on the item and answered questions. There was discussion regarding the materials and use of the garden, property management, utility access, and lighting. Members of the public testified in support and inquired about the timeline of the future development at this parcel. The applicant responded that there is not a current timeline, but New Land Enterprises does not foresee development for the next 4-5 years at this site. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file.

Sincerely,

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Ald. Bauman

