

May 12, 2017
Common Council File Number 170095
Minor Modification to the Detailed Planned Development (DPD - FN 140579)
Location: 700 East Kilbourn Avenue (existing surface parking lot and vacant building)
Applicant: ABM Parking Services (tenant), with permission from Bookends North, LLC (owner)

The site located at 700 East Kilbourn Avenue was zoned Detailed Planned Development (DPD) in 2008 as file number 081081. At the time, there was a vacant building on the site (former Edwardo's building), and accessory surface parking. This DPD permitted construction of a mixed-use building, which has not yet occurred. In 2012, a minor modification to the DPD zoning (file number 121671) was approved to permit the site to be utilized as a temporary principal use surface parking lot for a period of two years from the date of Common Council approval (through April 30, 2015). Meantime, the site was rezoned to a new DPD in 2014 by Carroll Properties, with permission from the owner of the property, for a new mixed-use development (file number 140597). This new DPD recognized the terms of the minor modification to allow the temporary surface parking lot to continue through the approved period of time and noted that a new minor modification would be required should the owners of the site choose to continue to operate a temporary parking lot on this site.

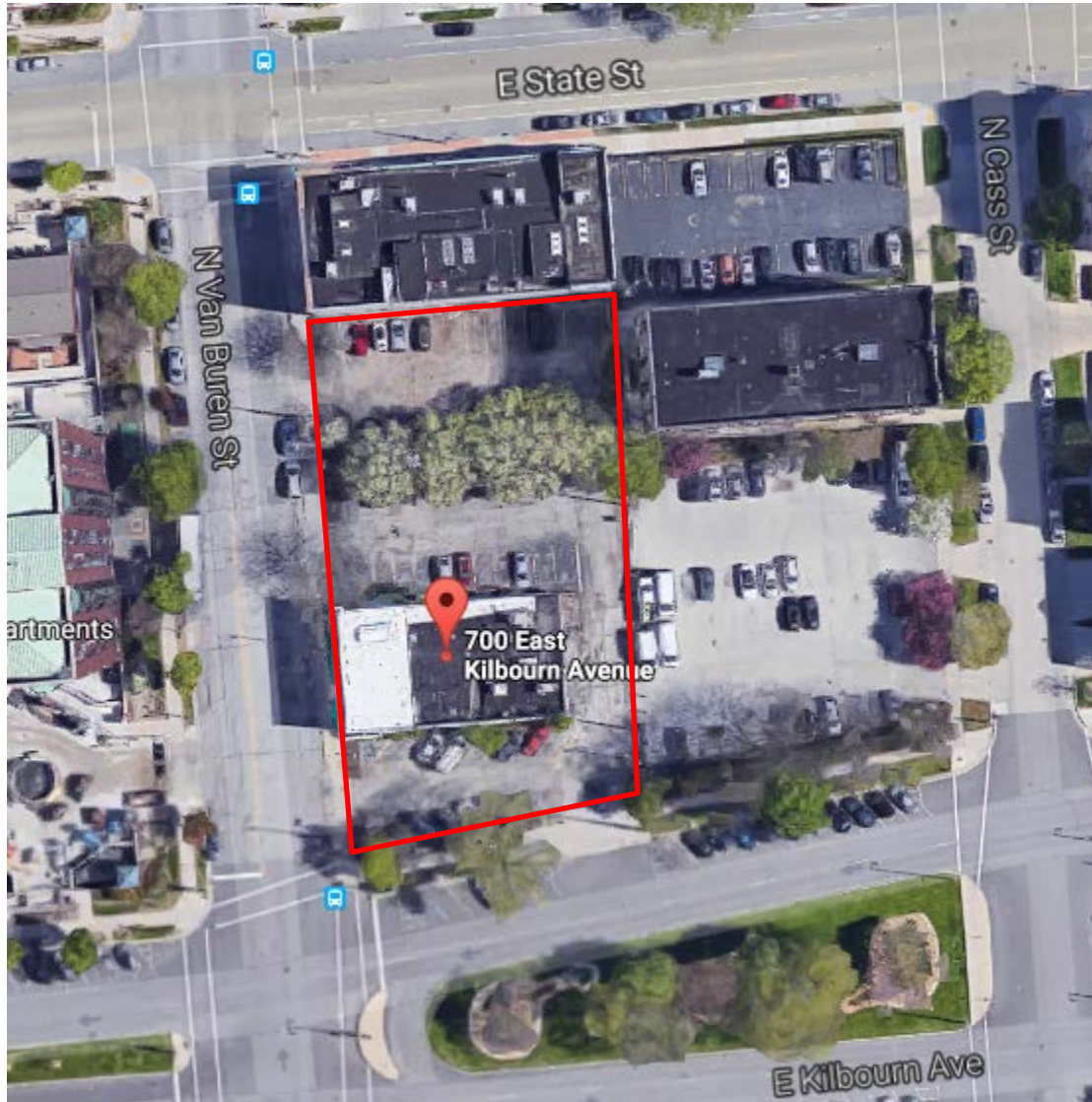
The operator of the parking lot, ABM Parking Services, is seeking approval to continue utilizing the site as a temporary parking lot for a period of two years from the date of Council approval. The vacant building will remain on the site. Below are terms by which the parking lot may operate, as well as improvements that are proposed to be made to the lot.

Temporary Surface Parking:

1. The applicant, ABM Parking Services, is requesting to use the site at 700 East Kilbourn Avenue as a temporary, principal use parking lot for a period of up to 2 years from the date Common Council approves this file. If build-out of the site as a multi-family building has not yet occurred at that time, the applicant will be required to seek a new minor modification to continue to permit a temporary, principal use parking lot on the site.
2. At the time that the first minor modification was approved, modest landscaping improvements were required along the perimeter of the lot. Additional landscaping will be required as part of this minor modification to bring the perimeter landscaping into compliance with Type A edge treatment standards along Kilbourn and Van Buren per the landscape plan below. All landscaping must be installed within 30 days of Common Council approval unless otherwise approved by DCD staff. All existing interior parking lot trees and landscaping will remain. The plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All planted material shall be maintained on a continuous basis, including tree, plant and topsoil replacement.
3. Plan of operation: ABM Parking Services, a parking lot/garage operator in the Milwaukee market, will continue to oversee this site as a temporary surface parking lot. The lot contains approximately 56 parking spaces, and will be operational 24 hours per day, 7 days per week. The cars will be able to enter and exit off of Kilbourn and Van Buren Streets, utilizing the existing curb cuts.

4. Portions of the lot may be repaved as shown on the attached exhibit. All aspects of the City of Milwaukee Code of Ordinances must be followed should the pavement be replaced.
5. Concrete parking stops will be placed on the site to ensure that vehicles will not park over the property line and onto the public sidewalk.
6. Attached: site photos, paving plan, site and landscape plan.

Site Photos



(Existing Landscapin along Kilbourn)



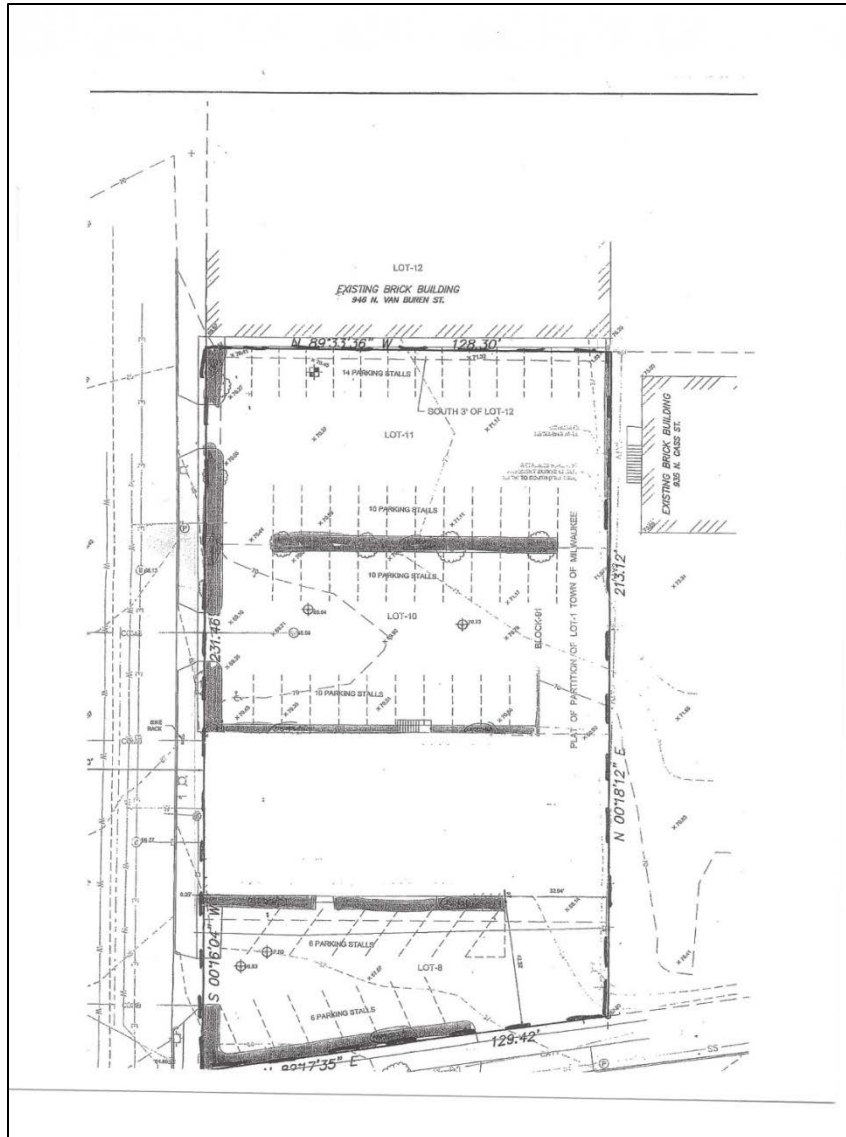
(Existing Landscapin along Van Buren at Kilbourn)



(Existing Landscapin along Van Buren, North of Vacant Building)



Site Plan



Paving Area

4 3 2 1

D

C

B

A

Asphalt Restoration

COMPANY: ABM Parking Services	
ADDRESS: 700 E Kilbourn Ave Milwaukee, WI	
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NAME: Eye Gotchick	DATE: 1 of 1
SALESMAN: Greg Kastanek	

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525 South 116th Street
West Allis, Wisconsin 53214

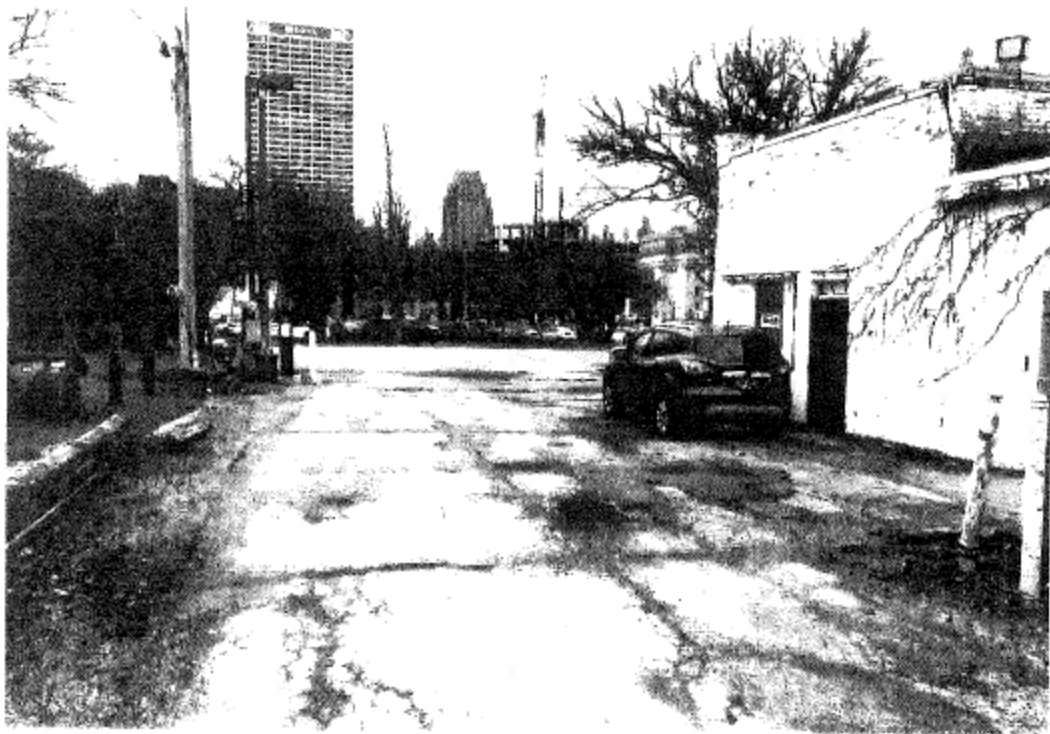
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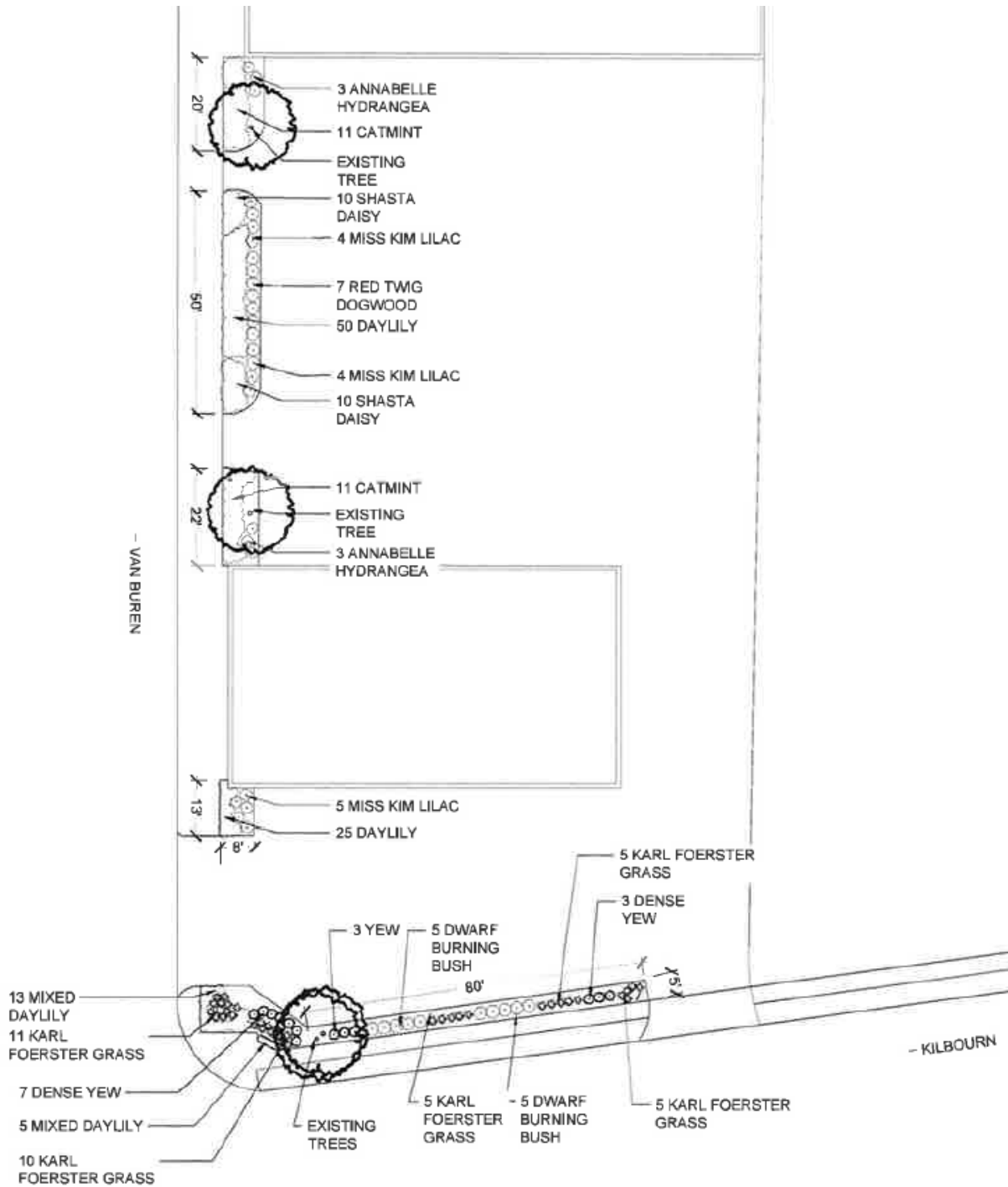








Landscape Plan Dated 05.12.17





May 12, 2017

**PROPOSAL FOR
WORK ORDER #68874**

DAVID TORKILDSON
ABM PARKING SERVICES
ABM-700 E KILBOURN
700 E KILBOURN
MILWAUKEE, WI 53202

DESCRIPTION OF WORK TO BE PERFORMED

Landscape Enhancements

LANDSCAPE ENHANCEMENT

Van Buren St. Planting Beds - Remove Existing Day Lilys to re-install. Remove one declining Crab Apple tree in the center bed. Remove and dispose of contaminated soil and install a planting mix, comprised of fresh top soil and compost. Install vinyl edging where currently missing along sidewalk. Install 8 - 5 gal. Miss Kim Lilacs, 6 - 5 gal. Annabelle Hydrangeas, 7 - 36" Red Twig Dogwoods, 13 - 5 gal. Miss Kim Lilacs, 20 - 1 gal. Shasta Daisies, 65 - 1 gal. mixed Day Lilys, 22 - 1 gal. Catmint and shredded hardwood mulch to complete.

Kilbourn St. Planting Beds - Remove and dispose of all overgrown, dead and declining shrubs. Remove and dispose of contaminated soil and install a planting mix, comprised of fresh top soil and compost. Install vinyl edging along sidewalk. Install 13 - 18/24" Densii Yews, 10 - 36" Dwarf Burning Bushes, 18 - 1 gal. mixed Day Lilys, 36 - 1 gal. Karl Foerster Ornamental Grasses and shredded hardwood mulch to complete.

Project Notes

Landscape Concepts Management, Inc. is committed to providing our clients with the highest quality of materials at the best price possible. Work site shall be clean and in an orderly manner at the end of each day of operation.

Payment Schedule

Invoices shall be submitted by LCM identifying each service performed and any additional authorized