



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

Rocky Marcoux
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April 8, 2013

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

Dear Committee Members:

File No. 121671 relates to a minor modification to the Detailed Planned Development (DPD) known as Bookends North, for temporary parking, on land located on the north side of East Kilbourn Avenue and east of North Van Buren Street, in the 4th Aldermanic District.

This minor modification was requested by ABM Parking Services, and would permit temporary surface parking as a principal use at 700 East Kilbourn Avenue. The applicant proposes to temporarily use the site, which is approved for a 19-story, mixed-use building, as a principal use parking lot for a period of two years from the date of Common Council approval. This two year approval period is consistent with what the Board of Zoning Appeals (BOZA) typically assigns to nearby principal parking lots. ABM Parking Services will be the parking lot operator for the site. A total of 56 spaces will be rented out, and the lot will operate 24 hours per day, 7 days a week. Cars will enter and exit via the existing curb cuts on Kilbourn and Van Buren Streets.

Since the proposed minor modification is consistent with the previously approved DPD, the City Plan Commission at its regular meeting on April 8, 2013 recommended approval of the subject file, conditioned upon the applicant submitting a landscape plan that demonstrates modest improvements to the street edge of the parking lot to staff of the Dept. of City Development's Planning Division in four months.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Robert Bauman

