



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

May 19, 2017

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

Dear Committee Members:

File No. 170095 relates to a Minor Modification to a Detailed Planned Development (DPD) to allow the site located at 700 East Kilbourn Avenue to continue to be utilized as a temporary parking lot, 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 will permit the continuation of a temporary surface parking lot on the site for a period of two years. The site located at 700 East Kilbourn Avenue was zoned Detailed Planned Development (DPD) in 2008. 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 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. 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. 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 the spirit and intent of the Type A edge treatment standards along Kilbourn and Van Buren per the landscape plan in the exhibit.

Since the proposed minor modification will allow the extension of time for this site to be utilized as a temporary parking lot and the perimeter landscaping will be upgraded, the City Plan Commission at its regular meeting on May 15, 2017 recommended approval of the subject file conditioned on submitting a landscape plan that includes the required information, including types, sizes, and locations of the upgraded landscaping.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

cc: Ald. Bauman

