**March 21, 2013**

**Common Council File Number 121671**

**Minor Modification to the Detailed Planned Development (DPD) known as Bookends North (FN 081081)**

**Location: 700 East Kilbourn Avenue (existing surface parking lot and vacant building)**

**Applicant: ABM Parking Services (tenant), with permission from Bookends North, LLC (owner)**

**<u>Below is a summary of points that explain the intent of the minor modification:</u>**

Temporary Surface Parking:

1. The original Detailed Planned Development (DPD), which was approved by Common Council in 2009, permitted construction of a 19-story, mixed-use building with up to 224 residential units. The DPD did not contemplate interim uses of the site until such time that build-out of the site occurs.

2. 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.

3. Because of the temporary nature of this parking lot and its two year term of approval, additional landscaping will not be required at this time. However, the Dept. of City Development reserves the right to request such landscaping (such as Type A landscape screening that would usually be required per the zoning code) in the future, should the temporary parking lot extend beyond this 2 year approval.

4. Plan of operation: # of spaces, hours of operation, etc. – ABM Parking Services, a parking lot/garage operator in the Milwaukee market, is going to use the lot as a parking lot to relieve the lack of parking spaces in the area. The total number of space is 56 and the lot will be operational 24 hours per day, 7 days per week. The cars will be able to enter off of Kilbourn and VanBuren Streets and be able to exit off of either street as well. Across the street from the property is an apartment/condo complex to the West , a medical center to the North and more apartments to the East, again the lot would help alleviate the need for parking space in the neighborhood.

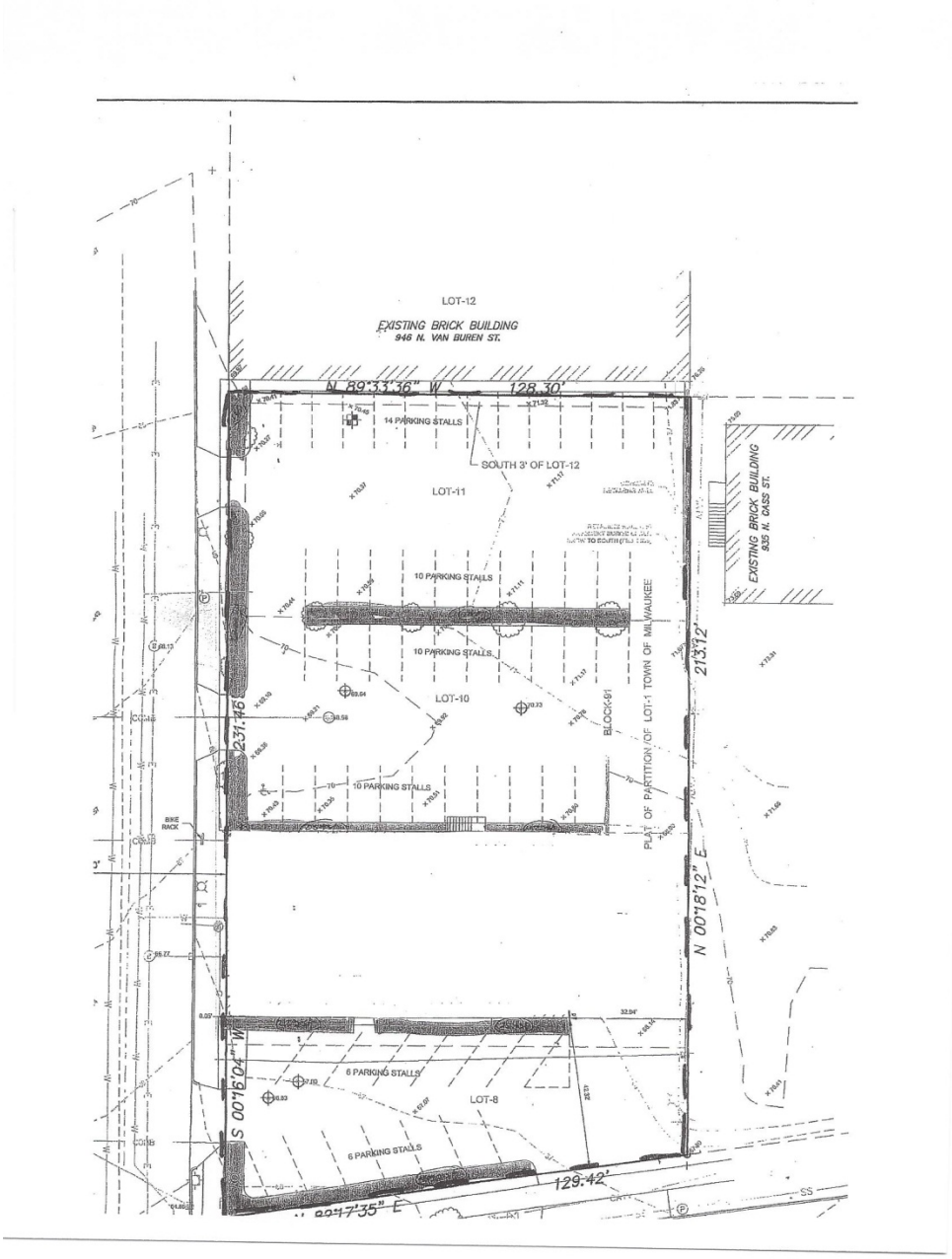
5. Attached: site photos, site and landscape plan that shows parking stalls.

# Site Photos

**(Facing East on the corner of VanBuren and Kilbourn)**

**(Facing North East on VanBuren)**

# Site Plan


LOT-12
EXISTING BRICK BUILDING
946 N. VAN BUREN ST.
N 89°33'36" W
128.30'
14 PARKING STALLS
SOUTH 3' OF LOT-12
LOT-11
10 PARKING STALLS
10 PARKING STALLS
LOT-10
10 PARKING STALLS
BLOCK-51
PLAT OF PARTITION OF LOT-1 TOWN OF MILWAUKEE
EXISTING BRICK BUILDING
935 N. CASS ST.
213.12'
N 00°18'12" E
231.46
S 00°16'04" W
BIKE RACK
6 PARKING STALLS
LOT-8
6 PARKING STALLS
129.42'