



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

Ald. Taylor  
9th Ald. District

### CITY PLAN COMMISSION ZONING REPORT

**File No:** [251261](#)

**Location:** 11301 West Lake Park Drive; on the south and west side of West Lake Park Drive

**Applicant/Owner:** Miana Lee (owner/applicant)

**Current Zoning:** General Planned Development (GPD) known as Park Place and Detailed Planned Development (DPD) known as Park Place, Stage 7

**Proposed Zoning:** 14<sup>th</sup> Amendment to the General Planned Development (GPD) known as Park Place

**Proposal:** The Park Place GPD serves as an overall zoning plan for all of the properties located within the Park Place office park. It establishes, among other things, a list of uses that are permitted on all of the properties. Miana Lee, owner of 11301 W. Lake Park Drive, is requesting to amend the GPD to allow the currently vacant one-story, 40,000 square foot building at 11301 West Lake Park Drive to be used as an event space (“assembly hall,” maximum capacity of 1,200 persons) primarily intended for community memorials and cultural gatherings. A commercial kitchen (“catering service”) will be built out within the space to support meal preparation for on-site events and may also be leased when available as a base kitchen for food trucks, catering services and other licensed food vendors. The parking lots on either side of the building provide approximately 340 vehicle parking spaces for patrons of the event space, and are accessed from W. Lake Park Drive. See Attachment 1 for a more detailed plan of operation for the assembly hall use. All other uses allowed per the Park Place GPD are also allowed within the building.

All interior building alterations will meet building and accessibility codes. No changes are proposed to the parking lot, building footprint, massing, or exterior façade. All existing landscaping and vegetation on the site will be retained and maintained. Interior improvements will include the addition of a new commercial kitchen. If any changes are proposed to the site or exterior of the building, or the terms of the assembly hall use as outlined in Attachment 1, a minor modification or an amendment to the DPD (Park Place, Stage 7) could be required.

**Adjacent Land Use:** To the north, east, and west of the site, parcels are zoned Planned Development (PD). The operations of these sites vary and include a U.S. Army Recruiting Battalion, a construction company, a department store's corporate office, a general practitioner, a child care agency, and a financial consulting office. To the south of the site are several residential properties zoned Single-Family Residential (RS2).

**Consistency with Area Plan:** The Park Place General Planned Development is within the boundary of the Northwest Side Area Plan, which was adopted by the Common Council in 2008. Specifically, the site is within District 3 of the Plan, which encourages a diverse business mix within Park Place. Additionally, when the uses are appropriate to the corridor, the Plan encourages the reuse of vacant buildings and lots in commercial areas. The proposed amendment to the Park Place General Planned Development is consistent with the Northwest Side Area Plan.

**Previous City Plan Action:** 3/29/2021 – City Plan Commission recommended for passage a substitute ordinance relating to the 13th Amendment to the General Planned Development, GPD, known as Park Place to add business service as a permitted use within Sub Area D of the GPD, generally located on the north side of West Park Place and West Calumet Road, on the north and south sides of West Lake Park Drive, and west of North 113th Street, in the 5th Aldermanic District. ([FN 201352](#)).

01/2006 – City Plan Commission recommended for passage an ordinance relating to the approval of the 12th Amendment to the general plan for a General Planned Development (GPD) known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 5th Aldermanic District. ([FN 051111](#)).

06/2002 – City Plan Commission recommended for passage an ordinance relating to the approval of the 11th Amendment to the general plan for a General Planned Development (GPD) known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. ([FN 020155](#)).

10/2000 – City Plan Commission recommended for passage a substitute ordinance relating to the approval of the 10th Amendment to the general plan for a General Planned Development (GPD) known as Park Place, Area A, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. ([FN 000678](#)).

6/1999 – City Plan Commission recommended for passage an ordinance relating to the approval of a 9th Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. ([FN 981706](#)).

1997 – 8th Amendment to the General Planned Development was Placed on File.

1995 – City Plan Commission recommended for passage an ordinance relating to the approval of a 7th Amendment to the general plan for a General Planned

Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 950918).

1995 – City Plan Commission recommended for passage an ordinance relating to the approval of a 6th Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 950398).

1990 – City Plan Commission recommended for passage an ordinance relating to the approval of a 5th Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 901174).

1989 – City Plan Commission recommended for passage an ordinance relating to the approval of a 4th Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 890511).

1988 – City Plan Commission recommended for passage an ordinance relating to the approval of a 3rd Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 880228).

1986 – City Plan Commission recommended for passage an ordinance relating to the approval of a 2nd Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 80-1920-2b-2c).

1984 – City Plan Commission recommended for passage an ordinance relating to the approval of a Detailed Planned Development known as Park Place, Stage 4 to allow the construction of an office building and two tech centers located in sub-area D of the Park Place GPD, in the 15th Aldermanic District. (FN 80-1920-n, 1920-p, 1920-q).

1984 – City Plan Commission recommended for passage an ordinance relating to the approval of a 1st Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 80-1920-r, 1920-s, 1920-t).

1981 – City Plan Commission recommended for passage an ordinance approving change in zoning for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 80-1920-a, 1920-b).

**Previous Common  
Council Action:**

4/13/2021 – Common Council passed a substitute ordinance relating to the 13th Amendment to the General Planned Development, GPD, known as Park Place to add business service as a permitted use within Sub Area D of the GPD, generally located

on the north side of West Park Place and West Calumet Road, on the north and south sides of West Lake Park Drive, and west of North 113th Street, in the 5th Aldermanic District. ([FN 201352](#)).

2/7/2006 – Common Council passed an ordinance relating to the approval of the 12th Amendment to the general plan for a General Planned Development (GPD) known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 5th Aldermanic District. ([FN 051111](#)).

7/16/2002 – Common Council passed an ordinance relating to the approval of the 11th Amendment to the general plan for a General Planned Development (GPD) known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. ([FN 020155](#)).

11/8/2000 – Common Council passed a substitute ordinance relating to the approval of the 10th Amendment to the general plan for a General Planned Development (GPD) known as Park Place, Area A, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. ([FN 000678](#)).

6/22/1999 – Common Council passed an ordinance relating to the approval of a 9th Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. ([FN 981706](#)).

(1997 – 8th Amendment to the General Planned Development was Placed on File.)

1995 – Common Council passed an ordinance relating to the approval of a 7th Amendment to the general plan for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 950918).

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the 15th Aldermanic District. (FN 880228).

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1981 – Common Council passed an ordinance approving change in zoning for a General Planned Development known as Park Place, located North of West Good Hope Road and West of North 107th Street, in the 15th Aldermanic District. (FN 80-1920-a, 1920-b).

**Other Approvals:**

11/5/2025 – Granville-Havenwoods Advisory Council voted in support of the proposal to utilize the existing building at 11301 W. Lake Park Drive as an assembly hall with commercial kitchen.

**Recommendation:**

Since this proposed amendment will allow an existing vacant building within the Park Place development to be utilized as a use that complements the adjacent commercial uses and is consistent with the Northwest Side Area Plan, staff recommends approval of the subject file.