

**Exhibit A**  
**File No. 231146**  
**Minor Modification to a Detailed Planned Development known as Honey Creek Phase IV**  
**9000 W. Chester**  
**11/06/2023**

**Previous File History and Project Summary**

- File No. 881840 - A General Planned Development (GPD) was established in 1989 for the entire Honey Creek Corporate Campus and has subsequently been amended as File No. 961721 and 990521. The GPD zoning sets zoning parameters for the campus and includes, among other items, a permitted use list.
- File No. 011153 was approved in 2002 and approved the Detailed Planned Development (DPD) for Honey Creek, Phase IV to allow the construction of an approximately 63,600 square foot, 3-story office building with associated parking. The DPD also included the permitted use list that was within the GPD.
- File No. 021268 was approved in 2004 to allow a Minor Modification to the DPD to allow the removal of 10 surface parking spaces and other site changes on the east side of the building for building code purposes.
- File No. 030977 was approved in 2004 and was the 1<sup>st</sup> Amendment to the DPD for Honey Creek Phase IV to allow an increase in the maximum permitted height of signage.
- File No. 151837 was approved in 2016 to allow a Minor Modification to the DPD to update the signage standards.

This brings us to today's requested modification to adjust our list of Suggested Permitted Uses for Honey Creek, Phase IV (9000 W. Chester St). Specifically, Exhibit "B", Suggested Permitted Uses on pages 4 through 6 of the original DPD exhibit from File No. 011153. The primary reason for this minor modification is to College and University to our list of allowable uses as indicated below. We also need to update our list to agree with today's City standards.

**Minor Modification Summary**

We are adding the uses of "College" and "University" to exhibit B the list of Suggested Permitted Uses for Honey Creek IV to be incorporated into the existing DPD documents. The list of allowable uses has also been revised to align with the defined uses that are part of the current zoning code. All other aspects of the DPD will remain unchanged. Our purpose for doing this is to bring our past, present and future tenants into compliance with all applicable Zoning requirements. We are currently building out a space for a new tenant that is a university, and we want to make sure their space meets all applicable guidelines.

**List of Attachments**

1. Re-written exhibit B (classifies the permitted uses as listed in the GPD and DPD as defined uses in the current zoning code, and adds "College" as an allowable use)
2. Google Aerial Image of the Site. Photos of the existing facility.



**CAMPUS AERIAL PHOTO**



**9000 W CHESTER**



**EXISTING COLLEGE TENANT**

# EXHIBIT "B"

**Exhibit "B"**  
**Suggested Permitted Uses for**  
**Honey Creek IV (9000 W. Chester St.)**  
**File No. 231146**

The following is an updated list of Suggested Permitted Uses as defined in the Milwaukee Zoning Code of Ordinances; Subchapter 2 dated 01/11/2002. The (137) indicates the zoning code definition that applies to the Use Title. The intent is to continue to allow all uses that were previously part of the list (which have now been condensed and aligned with the defined use classifications of the current zoning code), and add "College" as an additional allowable use for the building located at 9000 W. Chester St.

**Commercial and Office Uses**

General Office (239)

Bank and other financial institutions (55)

**General Service Uses**

Business service (89)

**Educational Uses**

College (105)

University (671) see College

School, personal instruction (521)

**In addition to the above (if not listed)**

Internally located service businesses which are normally required in a major office complex but will not have direct exterior access or advertising.

This section may include, on-site Day Care Provider, a News Stand/Snack Shop, Travel Agency, Copy Center or similar on-site provider.

Previous Suggested Permitted Uses List:

**Banking (Group 60)**

- 6011 Federal Reserve Banks
- 6022 State banks, members of the Federal Reserve System
- 6023 State banks, not members of the Federal Reserve System, insured by the Federal Deposit Insurance Corporation
- 6024 State banks, not members of the Federal Reserve System, not insured by the Federal Deposit Insurance Corporation
- 6025 National banks, members of the Federal Reserve System
- 6026 National banks, not members of the Federal Reserve System, insured by the Federal Deposit Insurance Corporation
- 6027 National banks, not insured by the Federal Deposit Insurance Corporation
- 6028 Unincorporated private banks, not insured by the Federal Deposit Insurance Corporation

- 6032 Mutual Savings banks, members of the Federal Reserve System
- 6033 Mutual Savings banks, not members of the Federal Reserve System, insured by the Federal Deposit Insurance Corporation
- 6034 Mutual Savings banks, not insured by the Federal Deposit Insurance Corporation
- 6042 State non-deposit trust companies, members of the Federal Reserve System, insured and not insured
- 6044 State non-deposit trust companies, not insured by the Federal Deposit Insurance Corporation
- 6052 Foreign exchange establishments
- 6054 Safe deposit companies
- 6055 Clearing house associations
- 6056 Corporations for banking abroad
- 6059 Establishments performing functions closely related to deposit banking, not elsewhere classified.

**Credit Agencies Other Than Banks (Group 61)**

- 6122 Rediscount and financing institutions for credit agencies (other than banks) not primarily associated with agricultural credit
- 6113 Rediscount and financing institutions for credit agencies (other than banks) primarily associated with agricultural credit
- 6122 Federal savings and loan associations
- 6123 State savings and loan associations, insured by the Federal Savings and Loan Insurance Corporation
- 6124 State savings and loan associations, not insured, members of the Federal Home Loan Bank System
- 6125 State savings and loan associations, not insured, not members of the Federal Home Loan Bank System
- 6131 Agricultural credit unions
- 6142 Federal credit unions
- 6143 State credit unions
- 6144 Industrial loan companies not engaged in deposit banking
- 6145 Licensed small loan lenders
- 6146 Installments sales finance companies
- 6149 Miscellaneous personal credit institutions

- 6153 Short-term business credit institution
- 6159 Miscellaneous business credit institutions
- 6162 Mortgage bankers and loan correspondents
- 6163 Loan brokers

**Security and Commodity Brokers, Dealers Exchanges and Services (Group 62)**

- 6211 Security brokers, dealers, and flotation companies
- 6221 Commodity contracts brokers and dealers
- 6231 Security and commodity exchanges
- 6281 Services allied with the exchange of securities or commodities

**Insurance (Group 63)**

- 6311 Life insurance
- 6321 Accident and health insurance
- 6324 Hospital and medical service plans
- 6331 Fire, marine, and casualty insurance
- 6351 Surety companies
- 6361 Title insurance
- 6371 Pension, health, and welfare funds
- 6399 Insurance carriers, not elsewhere classified

**Combinations of Real Estate, Insurance, Loans, Law Offices (Group 66)**

- 6611 Combination of real estate, insurance, loans, law offices

**Business Service Equipment (Group 73)**

- 7311 Advertising agencies
- 7312 Outdoor advertising agencies
- 7313 Radio, television, and Publishers' Advertising Representatives
- 7319 Advertising, not elsewhere classified
- 7321 Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies
- 7331 Direct mail advertising services

- 7332 Blueprinting and photocopying services
- 7333 Commercial photography, art, and graphics
- 7339 Stenographic services, and duplicating services, not elsewhere classified
- 7341 Window cleaning
- 7342 Disinfecting and exterminating services
- 7349 Cleaning and maintenance services to dwellings and other buildings, not elsewhere classified
- 7351 News syndicates
- 7361 Employment agencies
- 7362 Temporary help supply services
- 7369 Personnel supply services, not elsewhere classified
- 7372 Computer programming and other software services
- 7374 Data processing services
- 7379 Computer related services, not elsewhere classified
- 7391 Research and development laboratories
- 7392 Management, consulting and public relations services
- 7393 Detective agencies and protective services
- 7394 Equipment rental and leasing services
- 7395 Photofinishing laboratories
- 7396 Trading stamp services
- 7397 Commercial testing laboratories
- 7399 Business services, not elsewhere classified

**Legal Services (Group 81)**

- 8111 Legal services

**Educational Equipment and Supplies (Group 82)**

- 8241 Correspondence schools
- 8243 Data processing schools
- 8244 Business and secretarial schools



**In addition to the above (if not listed)**

Internally located service businesses which are normally required in a major office complex but will not have direct exterior access or advertising.

These may include an on-site Day Care Provider, News Stand, Travel Agency, Copy Center or similar on-site service provider..