

Minor Modification to a Detailed Planned Development known as Park Place Stage 6

11925 W Lake Park Dr

File No. 221924

May 1st 2023

Previous File History and Project Summary

The subject site is within the Park Place business park. There is a General Planned Development (GPD) for the entire business park that sets general zoning rules for all the sites within the boundary, including permitted uses. Additionally, each building has a Detailed Planned Development (DPD) that includes project specifics. The DPD for this site is known as Park Place, Stage 6, which was approved as File No. 80-1920 2C in 1986. Subsequently, File No. 010313 amended the DPD (Park Place, Stage 6) to approve the office building to the east of this site at 11701 W. Lake Park Dr.

The subject site consists of an 35,994 square foot, 1-story building that was previously used as an office building. A new tenant will be occupying 17,201 sqft of the 32,090 sqft of the tenant area of the building, and changes to the exterior of the building and site are necessary to accommodate their use, which has been classified as a Government Office. The Government Office is a permitted use in the Park Place GPD.

The use of the Government office is for processing of immigrants. This will include:

- For GSA to process non-detained report-ins and to process detainees for transport to holding facilities.
- The main Southeastern Wisconsin office for the immigration officers and staff.
- The hours of operation will be 8:00am to 4:00pm M-F to the public and staff from 6:00am to 5:00pm. The office will not commonly have personnel on-site later than the hours noted.
- The number of employees is listed as 29.

The proposed changes meet the zoning code criteria for a Minor Modification to the DPD:

1. Does not change the general character of the planned development:
 - 1a. Government use is an approved use and is consistent with the development.
2. Does not cause a substantial relocation of principal structures:
 - 2a. None of the existing principal or accessory structures are to be relocated.
3. Does not cause a substantial relocation or reduction of parking, loading or recreation areas:
 - 3a. Parking spaces will be reduced slightly in order to accommodate a fence in a portion of the lot and additional landscaped open space to replace a small area being removed on the south end of the site. Based on the need to add the fence in the parking lot the parking lot will be reduced by 19 spaces, two of which are for ADA parking spaces, or 132 existing spaces to 113 spaces. The southern half of the building will be occupied by GSA with the northern end for future GSA or other future tenants. The building has a total of 32,090 sqft of office rental at 1 per 400 parking spaces we are required to have 81 parking spaces.
4. Does not cause a substantial relocation of traffic facilities.
 - 4a. This alteration will not affect any traffic facilities.
5. Does not increase the land coverage of buildings and parking areas.
 - 5a. The alteration will not have a permanent building addition but a temporary structure to cover the sally port.
6. Does not increase the gross floor area of buildings or the number of dwelling units.
 - 6a. The alteration will not increase the gross area of buildings and or dwelling units.
7. Does not reduce the amount of approved open space, landscaping, or screening.
 - 7a. We are redistributing the greenspace for the land that will be used for the sally port drive. We are adding greenspace at the entry to the sally port and in front of the privacy fence within the parking lot. There are two trees being removed in the sally port location and will be replaced near the street to add to the overall screening of the property. There is greenspace being added to the parking lot to keep the greenspace loss to 0%

Minor Modification Owner's Written Narrative

Minor Modification Proposed Changes:

The proposed alteration to the property at 11925 W Lake Park Dr are the following.

- **Landscaping and Open Space:**
 - Redistribution of greenspace from the area adjacent to the sally port to areas within the existing parking lot. 799 sqft of the existing 67,199 sqft or 1.2% of landscaped open space at the south end of the site will be replaced with 800 sqft in the parking lot for a 0% loss.
 - There are two trees within the sally port that are to be removed and two new trees will be planted near where they were removed.
 - There will be a new concrete curb landscape island installed on the north side of the new fence.
 - In the new open space on the northeast corner of the parking lot, a new tree and landscaping will be added.
- **Paving:**
 - Additional paving of 1,758 sqft with the existing of 45,674 sqft or 3.8% increase to accommodate the sally port on the south end of the site.
- **Building Changes:**
 - Remove one section of storefront windows on the south end of the building and infill with masonry block, which will be painted to match the existing red brick.
 - Install a new entrance on the east elevation with a sidewalk to the existing sidewalk.
 - Construct a new sally port roof structure along the south side of the building.
 - The windows will be blocked on the inside of the existing tinted windows on the south portion of the building. The rest of the building windows will remain as is.
 - Install a new privacy fence on the southern half of the existing parking lot. The fence will be 8'-0" high chain link fence with privacy slats.
 - The new sally port structure will be enclosed with the same chain link fence with privacy slats and will be 14'-0" high.
 - The existing parking lot has 132 spaces and after the reconfiguration to accommodate the privacy fence on the south portion and additional landscaped open space on the northeast portion, there will be 113 spaces. The net number of parking spaces remains significantly above the minimum required per the GPD: The building sqft is 32,090 at 1 space per 400 sq ft of building area = 81 parking spaces are required.
 - The existing monument sign on the northwest side of the property will have new signage installed within the existing space.
 - All other aspects of the DPD remain unchanged.