

**APPENDIX**  
**ADDITIONAL SUPPORTING INFORMATION AND SUPPORTING DOCUMENTS**

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Appendix 2 – Landscape Plan (details shown on site plan)

Appendix 3 – Elevation Plan for former Walmart building

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Appendix 6 – DIZ Requirements

Appendix 7 – Support Letter

Appendix 8 – Existing Photos of site as of 6/1/2023

Appendix 9 – Owner Prior Projects

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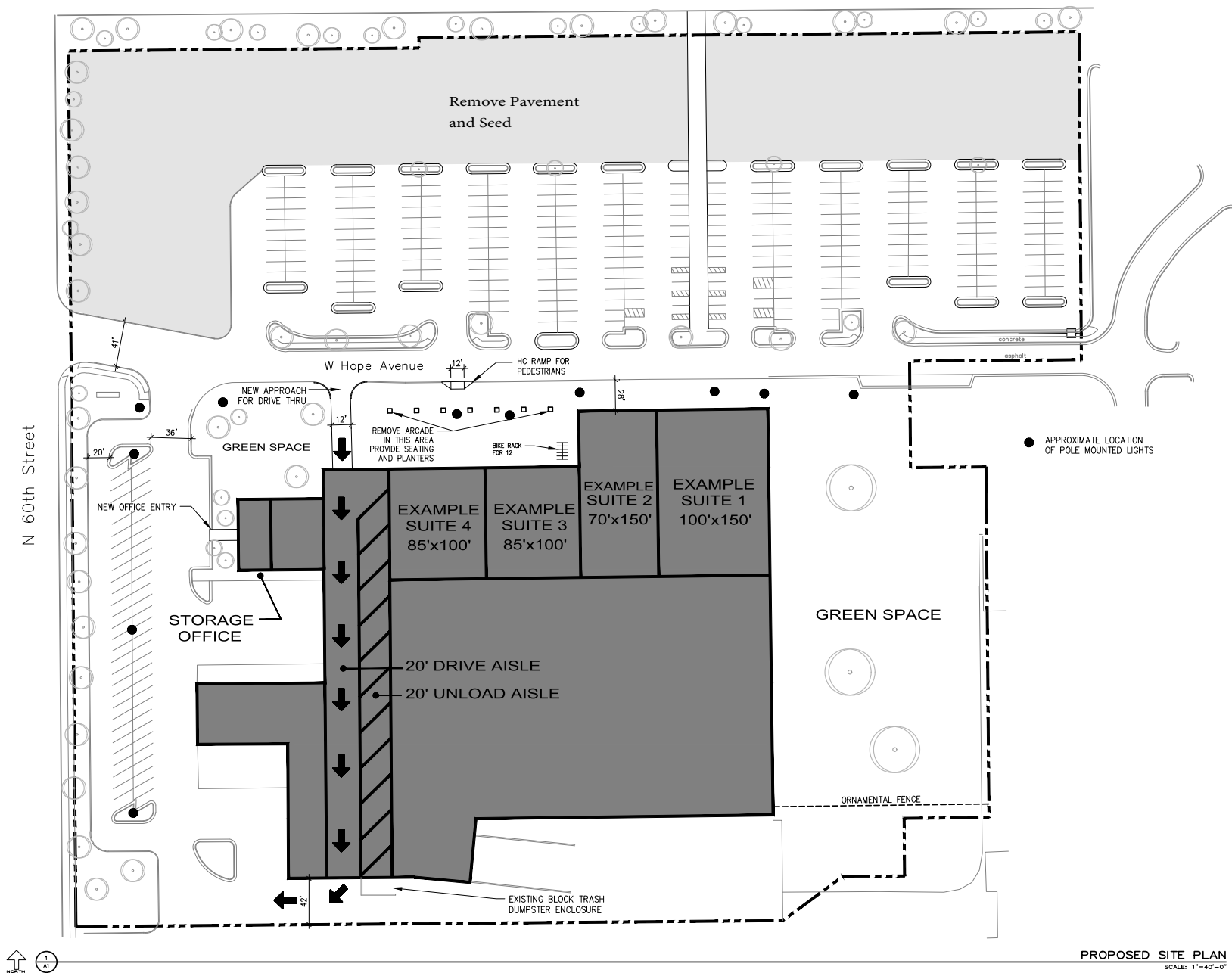
Appendix 11 – Midtown Vacancy and Storage Market Study

## Appendix 1 – Site Plan



## Appendix 2 – Landscape Plan (details shown on site plan)

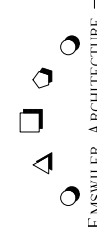




# SCHEMATIC DESIGN PACKAGE



2729 Kraft Lane  
Hartsville, MS  
Missouri Valley, Iowa 51555  
Phone and Fax 402-934-1907



ENSWILER ARCHITECTURE

**Affordable  
Family Storage**

**Building  
Renovation**

5803 W. Hope  
Milwaukee, Wisconsin

August 10, 2023

PROPOSED  
SITE PLAN

**A1**

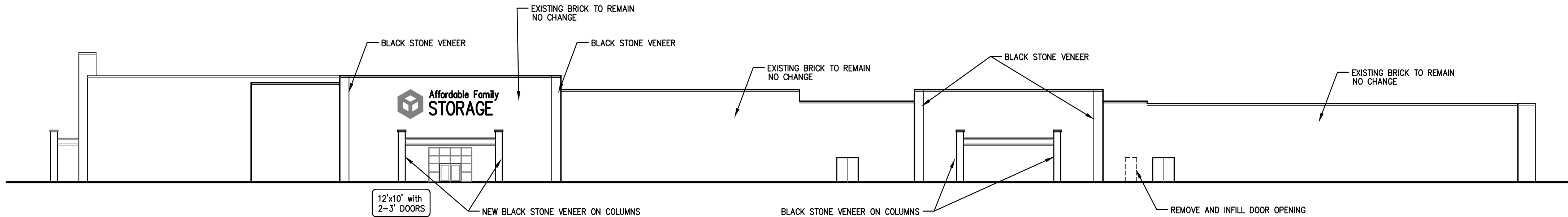
PROPOSED SITE PLAN  
SCALE: 1"=40'-0"

### Appendix 3 – Elevation Plan for former Walmart building

SCHEMATIC  
DESIGN  
PACKAGE

WEST ELEVATION CHANGES

- PLACE NEW ENTRY STOREFRONT AS SHOWN
- PLACE STONE VENEER ON EXISTING ARCADE COLUMNS AND PILASTERS AS SHOWN
- PLACE "AFS" SIGNAGE
- EXISTING BRICK TO REMAIN - NO CHANGE
- ALL SIGNAGE TO MEET CURRENT 'DIZ' STDs

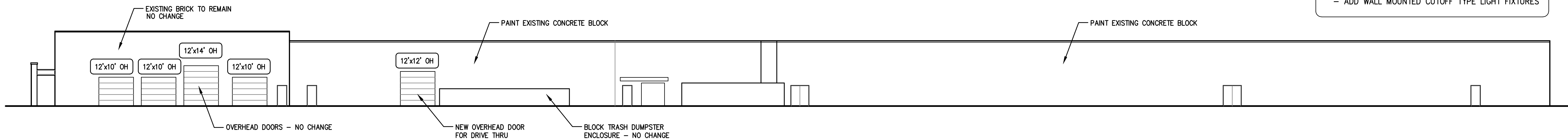


PROPOSED WEST ELEVATION

SCALE: 1"=20'-0"

SOUTH ELEVATION CHANGES

- PAINT THE EXISTING CONCRETE BLOCK
- EXISTING BRICK REMAINS - NO CHANGE
- ADD WALL MOUNTED CUTOFF TYPE LIGHT FIXTURES

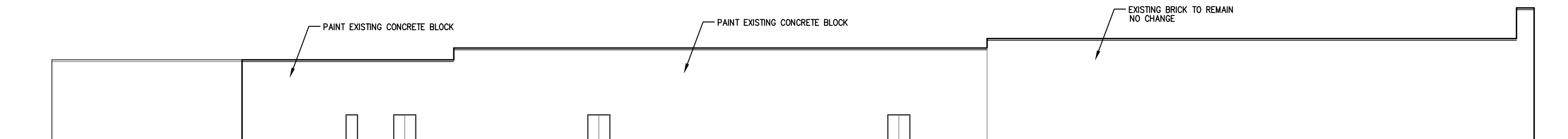


PROPOSED SOUTH ELEVATION

SCALE: 1"=20'-0"

EAST ELEVATION CHANGES

- PAINT THE EXISTING CONCRETE BLOCK
- EXISTING BRICK REMAINS - NO CHANGE
- ADD WALL MOUNTED CUTOFF TYPE LIGHT FIXTURES

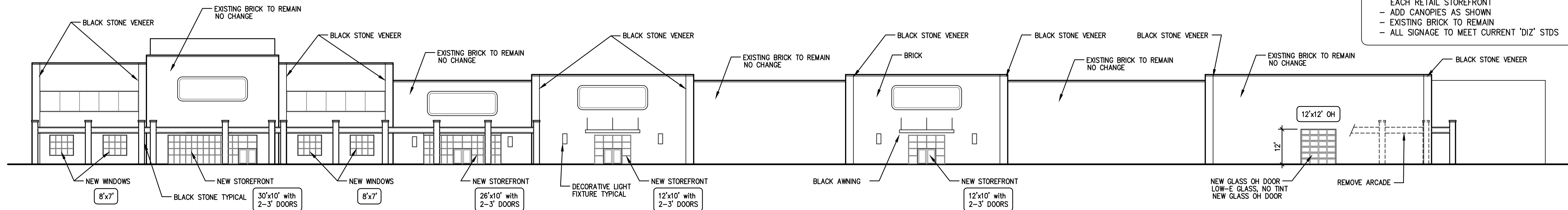


PROPOSED EAST ELEVATION

SCALE: 1"=20'-0"

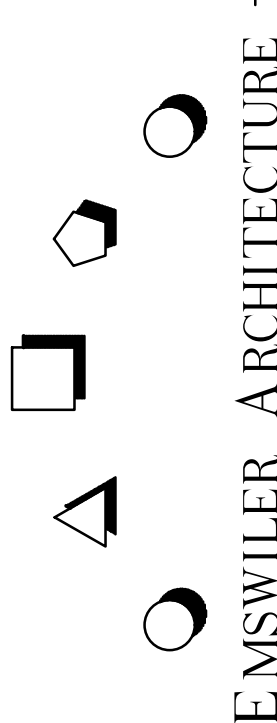
NORTH ELEVATION CHANGES

- REMOVE PORTION OF THE ARCADE
- PLACE NEW ENTRIES AS SHOWN
- PLACE NEW WINDOWS/STOREFRONTS AS SHOWN
- PLACE STONE VENEER ON EXISTING ARCADE COLUMNS AND PILASTERS AS SHOWN
- INSTALL NEW OH DOOR FOR ENTRANCE INTO STORAGE FACILITY
- PLACE SIGNAGE AS TENANTS ARE ACQUIRED
- ADD DECORATIVE LIGHT FIXTURES TO EACH RETAIL STOREFRONT
- ADD CANOPIES AS SHOWN
- EXISTING BRICK TO REMAIN
- ALL SIGNAGE TO MEET CURRENT 'DIZ' STDs



PROPOSED NORTH ELEVATION

SCALE: 1"=20'-0"



2729 Kraft Lane Heritage Hills  
Missouri Valley, Iowa 51555  
Phone and Fax 402-934-1907

PROFESSIONAL SEAL

ADDRESS

COMPANY LOGO

CLIENT

PROJECT

DATE LOCATION

CONTENTS

SHEET

Affordable  
Family Storage

**Building  
Renovation**

5803 W. Hope  
Milwaukee, Wisconsin

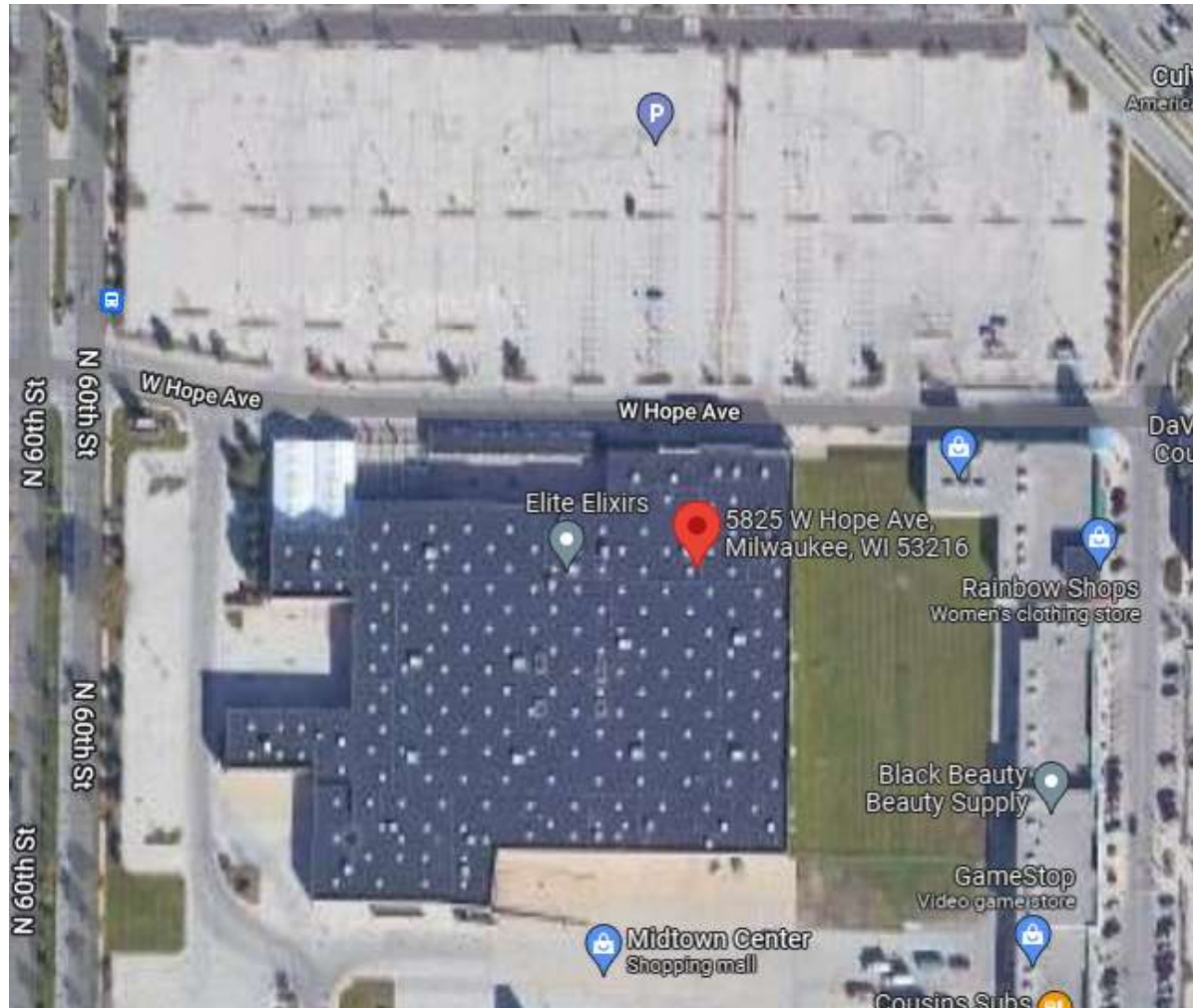
December 20, 2022

EXTERIOR  
ELEVATIONS

**A2**

#### Appendix 4 – Aerial Overview of Area

# 5825 West Hope Ave Aerial



## Appendix 5 – ALTA Survey



Legal description per Chicago Title Insurance Company Commitment No. CO-12701, with an effective date of June 22nd, 2022:

Parcel 1 of Certified Survey Map No. 7035, recorded on November 9, 2001, as Document No. 8166306, being a division of Parcel 2 of Certified Survey Map No. 6762, being a part of the Southwest 1/4, Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, as corrected by Affidavit of Correction recorded as Document No. 8274057.

Tax Key No. 2490841000  
Address: 5825 W. Hope Avenue

Per Chicago Title Insurance Company Commitment No. CO-12701, with an effective date of June 22nd, 2022, the following items appear in Schedule B II as exceptions:

12. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the insured premises which were formerly a part of streets and alleys which are now vacated.

13. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on September 28, 1961, as Document No. 3907512. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

14. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on November 3, 1966, as Document No. 4287356. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

15. Access Agreement recorded February 19, 1976 as Document No. 4981034. Amendment to Access Agreement recorded March 31, 1983 as Document No. 5620857. **Affects parcel, location is shown.**

16. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on November 10, 1992, as Document No. 6886767. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

17. Recitals as shown on that certain map/plat recorded on October 12, 1995, as Document No. 7137092. Reference is hereby made to said document for full particulars. **Does not affect parcel.**

18. Recitals as shown on that certain map/plat recorded on December 20, 1999, as Document No. 7850166. Reference is hereby made to said document for full particulars. **Affects parcel, Not plottable.**

19. Recitals as shown on that certain map/plat recorded on November 9, 2001, as Document No. 8166306. Reference is hereby made to said document for full particulars. **Affects parcel, Not plottable.**

20. Recitals as shown on that certain map/plat recorded on March 15, 2004, as Document No. 8746511. Reference is hereby made to said document for full particulars. **Does not affect parcel.**

21. Restriction and Easement Agreement recorded February 21, 1996 as Document No. 7184899. First Amendment to Restriction and Easement Agreement recorded August 8, 1996 as Document No. 7252424. **Affect parcel, parking lot is shown.**

22. Declaration of Restrictions and Grant of Easement recorded October 16, 1998 as Document No. 7278749. Agreement Regarding Declaration recorded October 30, 2001 as Document No. 8159934. First Amendment to Declaration of Restrictions and Grant of Easement recorded December 20, 2002 as Document No. 8415398. **Does not affect parcel.**

23. Notice of Contamination to Property recorded May 22, 2001 as Document No. 8069726. **Affects parcel, location is shown.**

24. Storm Water Easement recorded October 23, 2001 as Document 8155590. First Amendment to Storm Water Easement recorded January 9, 2002 as Document No. 8198816. **Affects parcel, blanket easement.**

25. Public Access Easement and Maintenance Agreement recorded October 24, 2001 as Document No. 8156517. **Affects parcel, location is shown.**

~~26-27-Intentionally Deleted:~~

28. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on November 13, 2002, as Document No. 8385882. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

29. Easements with Covenants and Restrictions Affecting Land recorded January 13, 2003 as Document No. 8429300. Supplement Easements with Covenants and Restrictions Affecting Land recorded recorded March 15, 2004 as Document No. 8746514. Notice of Sale recorded January 12, 2005 as Document No. 8934037. Notice of Sale recorded January 12, 2005 as Document No. 8934038. Notice of Sale recorded January 12, 2005 as Document No. 8934039. **Affects parcel, location is shown.**

~~30-Intentionally Deleted:~~

31. Declaration of Reciprocal Easement Agreement recorded July 31, 2003 as Document No. 8585907. **Does not affect parcel.**

~~32-35-Intentionally Deleted:~~

36. Access and Utility Easement Agreement recorded March 16, 2004 as Document No. 8746753. First Amendment to Access and Utility Easement Agreement recorded April 2, 2014, as Document No. 10347852. **Affects parcel, water, sanitary and storm lines shown.**

37. Easement and Covenant Agreement recorded March 16, 2004 as Document No. 8746754. **Affects parcel, location is shown.**

~~38-Intentionally Deleted:~~

39. Distribution Easement Underground recorded on January 12, 2005, as Document No. 8934035. Assignment of Easement Rights recorded August 3, 2007 as Document No. 9474116. **Document not provided**

40. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on August 1, 2006, as Document No. 9280368. **Does not affect parcel.**

~~41-Intentionally Deleted:~~

42. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on April 9, 2007, as Document No. 9414292. **Does not affect parcel.**

43. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on July 16, 2007, as Document No. 9463756. **Does not affect parcel.**

44. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on August 28, 2007, as Document No. 9484880. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

45. Declaration of Reciprocal Easements with Covenants, Conditions and Restrictions recorded December 17, 2018 as Document No. 10835244. **Affects parcel, location is shown.**

46. Declaration of Reciprocal Easements with Covenants, Conditions and Restrictions recorded September 30, 2021 as Document No. 11169731. **Does not affect parcel.**

Surveyor's Certification:

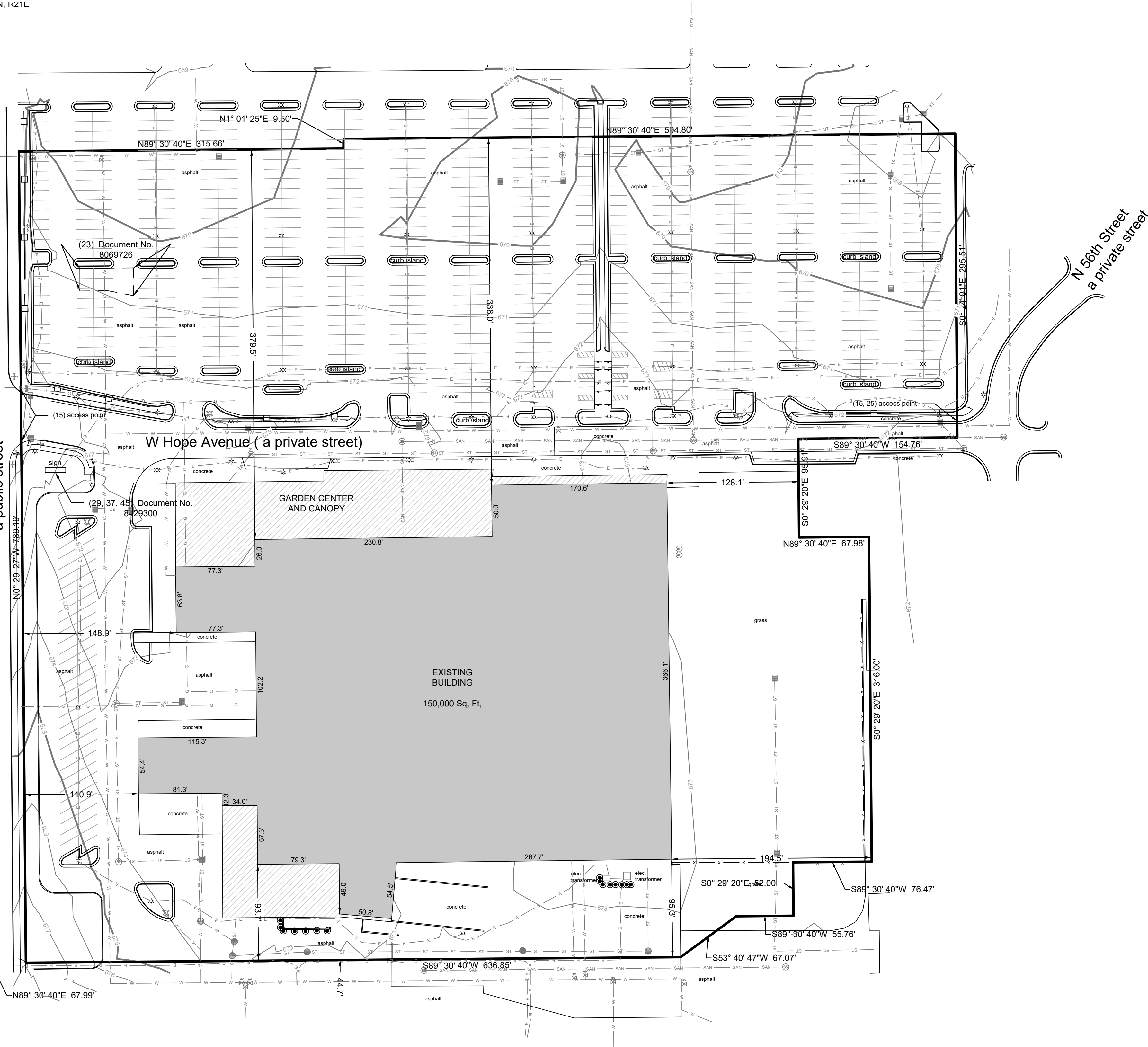
To: Chicago Title Company  
AFS Milwaukee, LLC, a Kansas limited liability company

This is to certify that this map, original and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11 and 13 of Table A thereof. The field work was completed on June 27th, 2022.

Date of Map June 29th, 2022

Kevin A. Slotke, PLS No. 2509  
MILWAUKEE, WI  
SURVEYOR

SEC 2, 1/4, R21E  
N 60th Street  
113' ROW  
a public street  
N 56th Street  
a private street  
SW COR.  
SEC 2, T7N, R21E



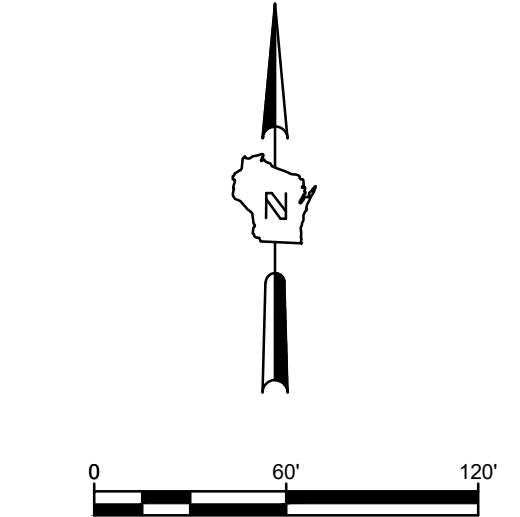
GENERAL NOTES:

- The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983, with the South line of the SW 1/4 of Section 2, Town 7 North, Range 21 East bearing S89° 20' 27\"/>

THE SIGMA GROUP  
Single Source. Sound Solutions.  
www.thesigmagroup.com  
1300 West Canal Street  
Milwaukee, WI 53233  
Phone: 414-643-4200  
Fax: 414-643-4210

LEGEND	
SECTION 14 SECTION LINE	
PROPERTY LINE	
EASEMENT	
CHAIN LINK FENCE	
GUARD RAIL	
METAL FENCE	
WOOD FENCE	
TREE LINE	
OVERHEAD UTILITY LINE	
ELECTRIC	
TELEPHONE	
FIBER OPTIC	
CABLE TV	
SANITARY SEWER	
FORCE MAIN	
STORM SEWER	
WATER MAIN	
GAS	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
UNKNOWN MANHOLE	IRON PIPE FOUNDSET
SANITARY MANHOLE	CHISELED CROSS FOUNDSET
STORM MANHOLE	PIPE RAIL FOUNDSET
ELECTRIC MANHOLE	SPRINKLER
MMSD MANHOLE	MONUMENT
TELEPHONE MANHOLE	BENCHMARK
CATCH BASIN	DECIDUOUS TREE (Diameter)
CATCH BASIN (ROUND)	CONIFEROUS TREE (Diameter)
ROOF DRAIN	BUSH
HYDRANT	POST
WATER VALVE	SOIL BORING
GAS VALVE	MONITORING WELL
UTILITY POLE	CULVERT END
GUY WIRE	LIGHT POLE
GUY POLE	
GAS METER	PARKING METER
ELECTRIC METER	FLAG POLE
UTILITY PEDESTAL	
HANDHOLE	TRAFFIC SIGNAL

5825 W. HOPE AVENUE  
MILWAUKEE, WISCONSIN  
ALTANSPS LAND TITLE SURVEY



1. Add contours 7/5/2022 KAS	
NO. REVISION	DATE BY
DRAWING NO.	21090-ALTA.dwg
DRAWN BY:	NGC
DATE:	06/29/2022
PROJECT NO:	21090
CHECKED BY:	KAS
APPROVED BY:	---
SHEET NO.:	



## Appendix 6 – DIZ Requirements



File No. 040068

**EXHIBIT A**  
**DEVELOPMENT INCENTIVE ZONE**  
Former Capitol Court Mall

**USES PERMITTED-REGIONAL SHOPPING**

All existing uses at the site and specifically the following:

1. Specialty schools.
2. Colleges. (not located on first floor)
3. Governmental structures, excluding transmission towers, not detrimental to the character of the district.
4. Public parks and playgrounds
5. Libraries, art galleries and museums.
6. Community centers. Subject to: Public Hearing and approval by City Plan Commission.
7. Offices.
8. Banks and other financial institutions
9. General retail establishments
10. General purpose grocery store.
11. Office furniture sales.
12. Department stores.
13. Mail order and catalog sales centers.
14. Consumer services
15. Ticket offices and travel agencies.
16. Pet shops without outdoor runs.
17. Lumber yards, building supplies and home improvement centers.
18. Motor vehicle rental offices.
19. Motor vehicle supply stores.
20. Motor vehicle service stations. \* Subject to Public Hearing and approval by City Plan Commission for freestanding buildings.
21. Motor vehicle pumping stations. \* Subject to Public Hearing and approval by City Plan Commission.
22. Motor vehicle repair centers. \* Subject to Public Hearing and approval by City Plan Commission.
23. Parking of motor vehicles, not exceeding 1.5 tons, as a principal or accessory use.
24. Car wash.\* Subject to: Public Hearing and City Plan Commission approval.
25. Personal services.
26. Funeral homes.
27. Photographic and art studios or schools.
28. Dance and music halls, studios or schools.
29. Dry cleaning laundry stations.
30. Laundromats.
31. Laundries.
32. Research and testing laboratories.
33. Medical and dental laboratories.
34. Printing and publishing establishments.
35. Commercial hotels.
36. Type "A" restaurants (sit-down restaurants).
37. Taverns.
38. Theatres, except drive-in theatres, adult motion picture theaters or adult coin-operated moving picture premises.
39. Convention centers, sports arenas and other places of assembly or recreation, except drive-in theatres.
40. Bowling alleys.

41. Transportation passenger terminals.
42. Signs. Subject to Exhibit B signage standards.
43. Single-family dwellings.\*
44. 2-family dwellings.\*
45. Multi-family dwellings.\*
46. Family day care homes.\*
47. Community living arrangements. \* Subject to: Public Hearing and approval by City Plan Commission.
48. Live/work buildings. \*
49. Day care centers.\* Drop off and cueing must be on site.
50. Nursing homes.\*
51. Hospitals.\*
52. Health clinics.\*
53. Antique stores.\*
54. Second hand stores. \*
55. Rental centers.\*
56. Food preparation.\*
57. Type "B" restaurants.\* Subject to: Public Hearing and approval by City Plan Commission and meeting standards for drive-through listed below.
58. Drive-through.\* Subject to: Public Hearing and approval by City Plan Commission, not facing North 56<sup>th</sup> Street from a point 435 feet north of the north line of West Capitol Drive to a point 800 feet north and cueing space must be on site.
59. Late hour and 24 hour uses.\* Subject to: Public Hearing and approval by City Plan Commission.
60. Accessory uses.

### **USES PROHIBITED-REGIONAL SHOPPING**

Any use not listed under the permitted commercial uses and specifically the following:

1. Churches.
2. Elementary and secondary schools.
- 3.
4. Transmission towers.
5. Telephone central offices.
6. Open air markets.
7. Ambulance services.
8. Amusement machine premises located in establishments with a Class "B" retailer's intoxicating liquor license.
9. Reverse vending machines.
10. Small collection facilities.
11. The production of any product to be sold only at retail on the premises where it is produced.
12. Dormitories. \*
13. Rooming houses. \*
14. Medical service facilities. \*
15. Currency exchanges, title loan services and payday loan agencies. \*
16. Adult book stores. \*
17. Motor vehicle sales and rentals. \*
18. Motor vehicle body bumping and painting. \*
19. Transportation services. \*
20. Large collection facilities. \*
21. Off premises signs. \*

\* Denotes special use under current Section 295-343 of the Zoning Code.

## Appendix 7 – Support Letter

Midtown Center Owner Support Letter

May 18, 2022

In Re: Property Commonly known as 5825 West Hope Ave, Milwaukee WI 53216 (the "Property")

More Specifically Described as:

Parcel 1 of Certified Survey Map No. 7035, recorded on November 9, 2001, as Document No. 8166306, being a division of Parcel 2 of Certified Survey Map No. 6762, being a part of the Southwest 1/4, Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, as corrected by Affidavit of Correction recorded as Document No. 8274057. Tax Key No. 2490841000

To Whom It May Concern:

The purpose of this letter is to evidence the support of Mid Milk Improvements, LLC ("Mid Milk"), the current owner of the Property, in connection with the planned request by Northern States Properties, LLC ("NSP"), the contract purchaser of the Property, for a variance from the Milwaukee Board of Zoning Appeals to depart from the Zoning Code and permit the use of the Property as an indoor self-storage facility (the "Variance").

Mid Milk agrees to support NSP's proposed request for the Variance at public hearings, or to abstain from attending public hearings altogether.

Mid Milk acknowledges and further agrees that the Variance will contribute to the revitalization of the Property, which currently houses a vacant, former "Walmart" building.

Mid Milk respectfully requests that the Milwaukee Board of Zoning Appeals grants the Variance.

MID MILK IMPROVEMENTS, LLC

By: First Man Mid Milk Corp.,  
a Delaware corporation,  
its Manager  
Name: Adam Ifshin  
Title: President

Appendix 8 – Existing Photos of site as of 6/1/2023

# West to East View of Hope Ave



Current street view looking from West to East.

Existing Lights will remain in place.

Existing trees will be left in place that are seen on this picture.

All street signage will remain as exists here in this photo.

# North face of Building - Existing





North side in front of greenhouse buildings facing East





# North side of building looking west



Lighting to remain.

Existing planter boxes to remain – additional to be added to outline drive.

Arcade to be removed where not attached to building.

## North side existing building – former Walmart entrance

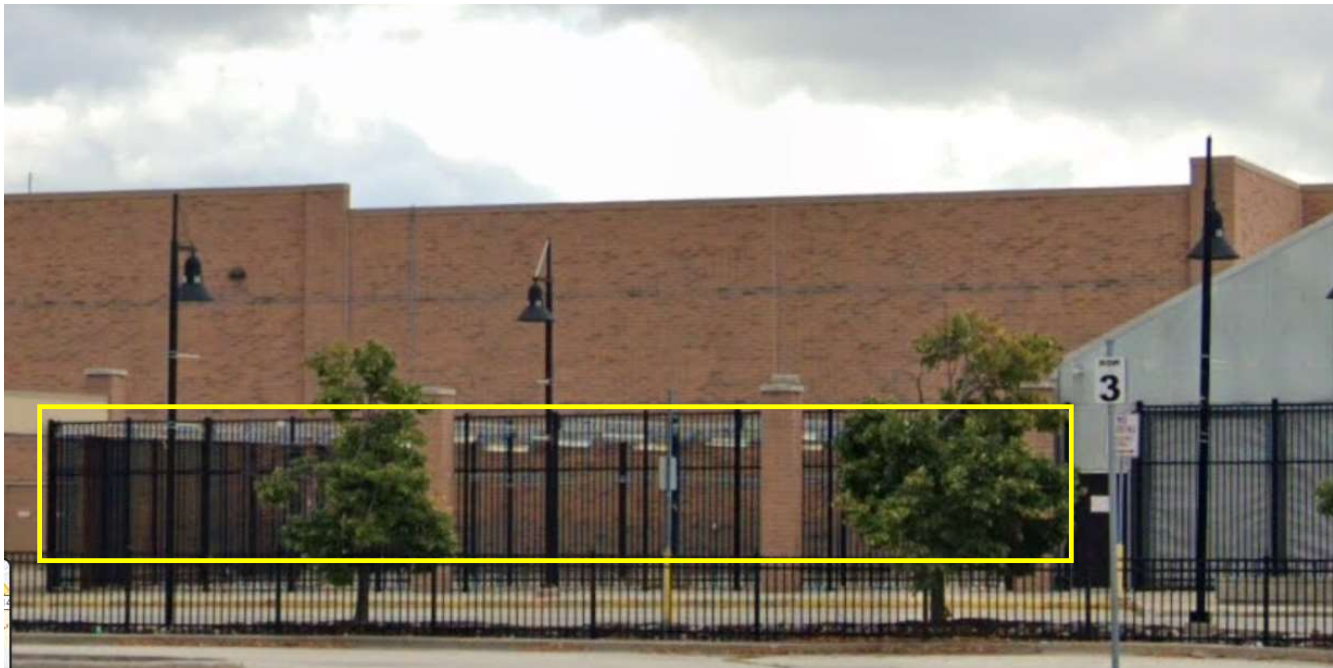


Canopy to remain in this area.

Pillars to have stone added to them.

Planter boxes to have landscaping added.

# North face of building on West end



Fencing and old garden area here will be removed to make way for the drive in door for the facility.

The Greenhouse buildings will be removed.

# North side of building where arcade to be removed.



Removing this portion of arcade that is not attached to building.

Adding planters evenly spaced to meet overlay standards for outlining street.

New curb cut for access to new retail fronts

Picnic tables and planters

Lights and signs to remain.



# West side of building - existing





Existing sign will remain,  
existing landscaping to  
remain in place.

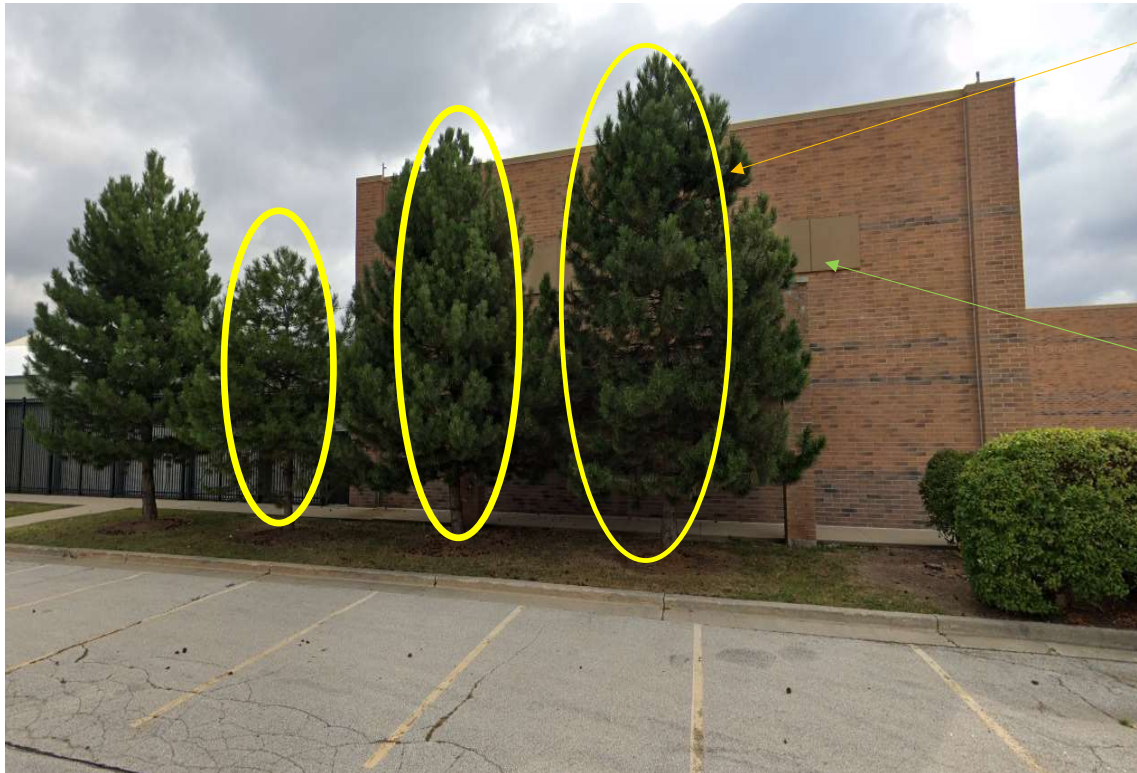
Existing lighting will remain in  
place.

# West side of building from west drive



The existing greenhouse buildings will be removed, grass and landscaping to be added in its place.

# West side of building new storage entrance



These 3 trees on the West side of the building will be removed to allow for sidewalk and entry door/windows to be installed for the indoor self-service storage facility.

There will be additional decorative shrubs planted along the walkway that will be installed. See Landscaping plan for drawing.

The existing canopy will remain in place. The pillars will be stoned for aesthetics.



# West side current building cut out



# Southwest corner of building with landscaping

Note: Lights and landscaping will remain in place. Parking will also remain in place as well as street front buffer.



# South side of Building - Existing



# South side of building



Existing screening for trash



# South to North on West Side of Building



Parking to remain

Street Buffer to remain

Island Landscaping to remain

Building to remain in same condition.

# Southeast side of building



Fencing to be removed and replaced with 6' decorative black aluminum fencing.

# Looking West from south side of building



Existing street buffer to remain in place.

Additional landscaping on the island. See generally landscape plan

# West Side looking South to North Mid Parking lot



Existing landscape,  
trees, signage and  
parking to remain.

Will remove trees by  
new entrance as  
shown on prior photo.



# East side of Building - Existing



# East side of building



Light to remain.

Planter boxes to remain –  
landscaping per plan

Grass to remain.

Additional trees added  
per landscape plan

Cameras to be installed

Fence to be reused

# Existing North Parking Area



# Northwest corner of building to parking





# Northwest corner of parking lot looking South



Buffer and fencing to remain.



# Northwest corner of parking lot looking east



Existing trees in islands to remain. Additional landscaping to be added per plan in depaved areas.

All lights will remain in place where parking lot remains.

# West middle of parking looking east



Existing trees in islands to remain, additional plantings as referenced in Landscaping plan

All existing lights to remain in the parking lot that will remain per plan.

# Front of building looking North into parking lot



Fencing and lighting to remain.

Replacement landscaping per Landscaping plan

Curb cuts to remain in place.

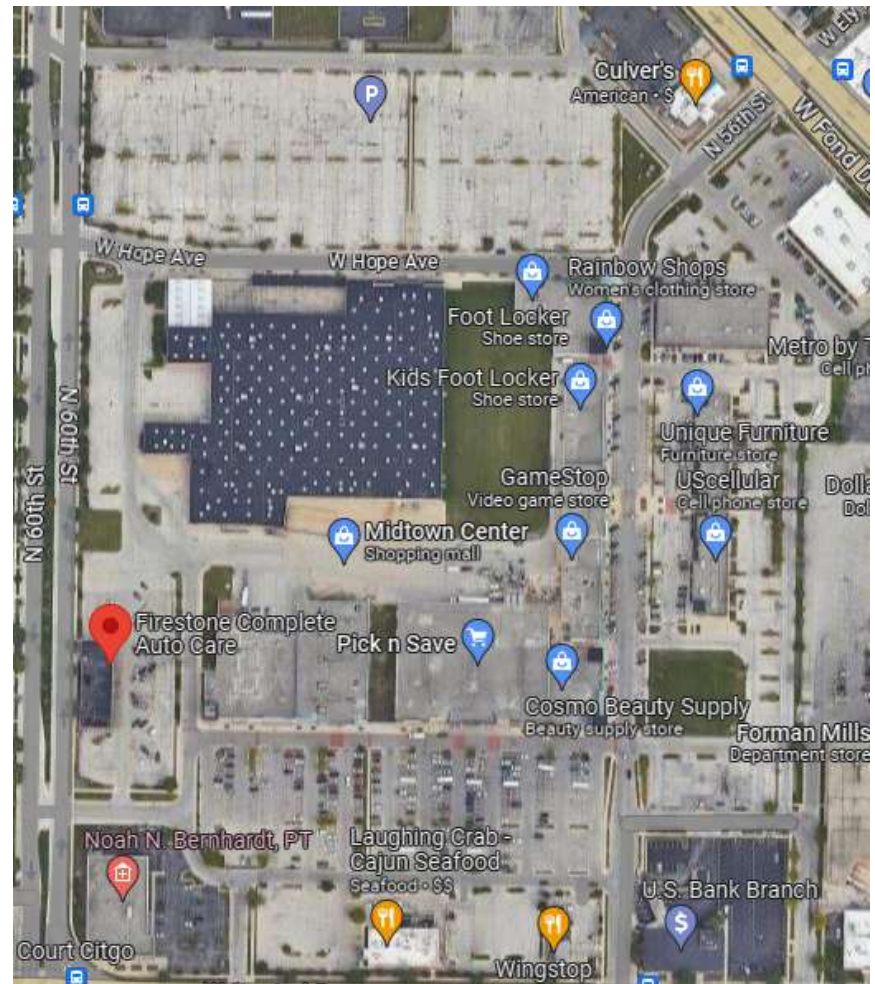
## Appendix 9 – Owner Prior Projects



# AFS Milwaukee, LLC NSI Investments, LLC

5828 West Hope Ave

Examples of Prior Projects





# Pine Tree Plaza


- **Example of Revitalizing a distressed Strip Mall**
- Pine Tree Plaza is owned by NSI Investments, LLC another of the companies under O & H Investments owned by the Overhues.
- Pine Tree Plaza is 99% rented and has had a complete façade makeover and fits into the area aesthetically.



## News

### Construction set to begin on Pine Tree Plaza renovation

EDC Staff / November 3, 2017 / New Development, What's Happening

Lee's Summit, Mo.—November 2, 2017—The strongly anticipated renovation of the Pine Tree Plaza retail center at Blue Parkway and Jefferson Street is underway as the property owner reconfigures the former Price Chopper store into three separate retail spaces. 

"We are going to be doing a complete facade remodel, so it should look like a new center when we are finished," said Trent Overhue, property owner and principal of NSI Investments LLC. "This will be a dramatic improvement with all new landscaping, parking lot lighting and signage."

Planet Fitness will open a 25,000—square foot facility in December, and Harbor Freight Tools plans to open a 16,000—square foot store in the spring of 2018, leaving about 24,000 square feet of the former grocery store available for lease, according to Overhue.

Redevelopment of two retail "wings" on the east and west sides of the former grocery store totaling about 40,000 square feet will take place in early 2018, followed by improvements to two outbuildings suitable for restaurant or medical office tenants.

Pine Tree Plaza is located north of the new U.S. 50/Missouri 291 South interchange and is part of the city's "Envision Lee's Summit" redevelopment area, which aims to help Lee's Summit achieve higher density housing and mixed-use development.

"Pine Tree Plaza is a longtime south Lee's Summit retail fixture in a prime location, but the center has struggled with vacancy in recent years," said Lee's Summit EDC President Rick McDowell. "I am optimistic that this long overdue facelift will boost tenant interest, lift occupancy rates and potentially increase nearby property values."





PRICE CHOPPED

# Pine Tree Plaza Before

Status of Pine Tree Plaza Prior to Renovation beginning.



# Pine Tree Plaza 2023





# Pine Tree Plaza in 2023

New Façade completed 2018





# Prior Storage Project

- 5646 N 90<sup>th</sup> Street Omaha, NE
- Former vacant Shopko Building Now Storage Facility





# Revitalized Storage Facility

**Clean Front in parking lot**



**Street Side View of Building**



## Appendix 10 – Prior Walmart Drawings

## National Survey &amp; Engineering -

DECEMBER 5, 2000

BOULDER VENTURE  
ADD PARCEL 1 C.S.M. NO. 6156  
CROW PROPOSED BUILDING & PARKING

NSE NO. 5159778  
 REVISION NO. 1 - GHE  
 REVISION NO. 2 - GHE

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief, and shows the size and location of the Property, its exterior boundaries, the location of structures thereon, boundary lines, adjacent watercourses, roads, easements, and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and shall those who purchase, mortgage or otherwise dispose of the same, within one (1) year from date hereof.

PAUL A. KIMBLE  
REGISTERED WISCONSIN LAND SURVEYOR S-223

[illegible]

— EDGE OF TREES  
— SANITARY SEWER  
— STORM SEWER  
— WATERMAIN  
— MARKED GAS MAIN  
— MARKED ELECTRIC  
— OVERHEAD WIRES  
— BUREAU ELEC SERV  
— TELEPHONE  
— MARKED CABLE T. & L.  
— MARKED CABLE C.



GRAPHIC SCALE

50 0 25 50 100

National Survey &amp; Engineering

PAGE 1 OF 2

Telephone 262-781-1000  
Facsimile 262-781-8460  
18745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53005-6905

PARCELS 1 AND 2 IN CERTIFIED SURVEY MAP NO. 6762, AND PARCEL 1 CERTIFIED SURVEY MAP NO. 6156  
BEING A DIVISION OF LANDS IN THE SOUTHWEST 1/4, NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF  
THE SOUTHWEST 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE  
COUNTY, WISCONSIN

DECEMBER 5, 2000

Boulder Venture  
ADD PARCEL 1 C.S.M. NO. 6156  
SHOW PROPOSED BUILDING & PARKING

NSE NO. 5159778  
REVISION NO. 1 - GREEN  
REVISION NO. 2 - GREEN



PROPOSED PARKING

CAPITOL COURT SHOPPING CENTER  
#5500-170.6  
(TO BE RAZED)

PROPOSED WAL-MART

W. FIEBRANTZ AVE

LEGEND

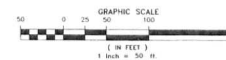
- [illegible]

W. CAPITOL DRIVE

N. 58th ST.

W. 56th ST.

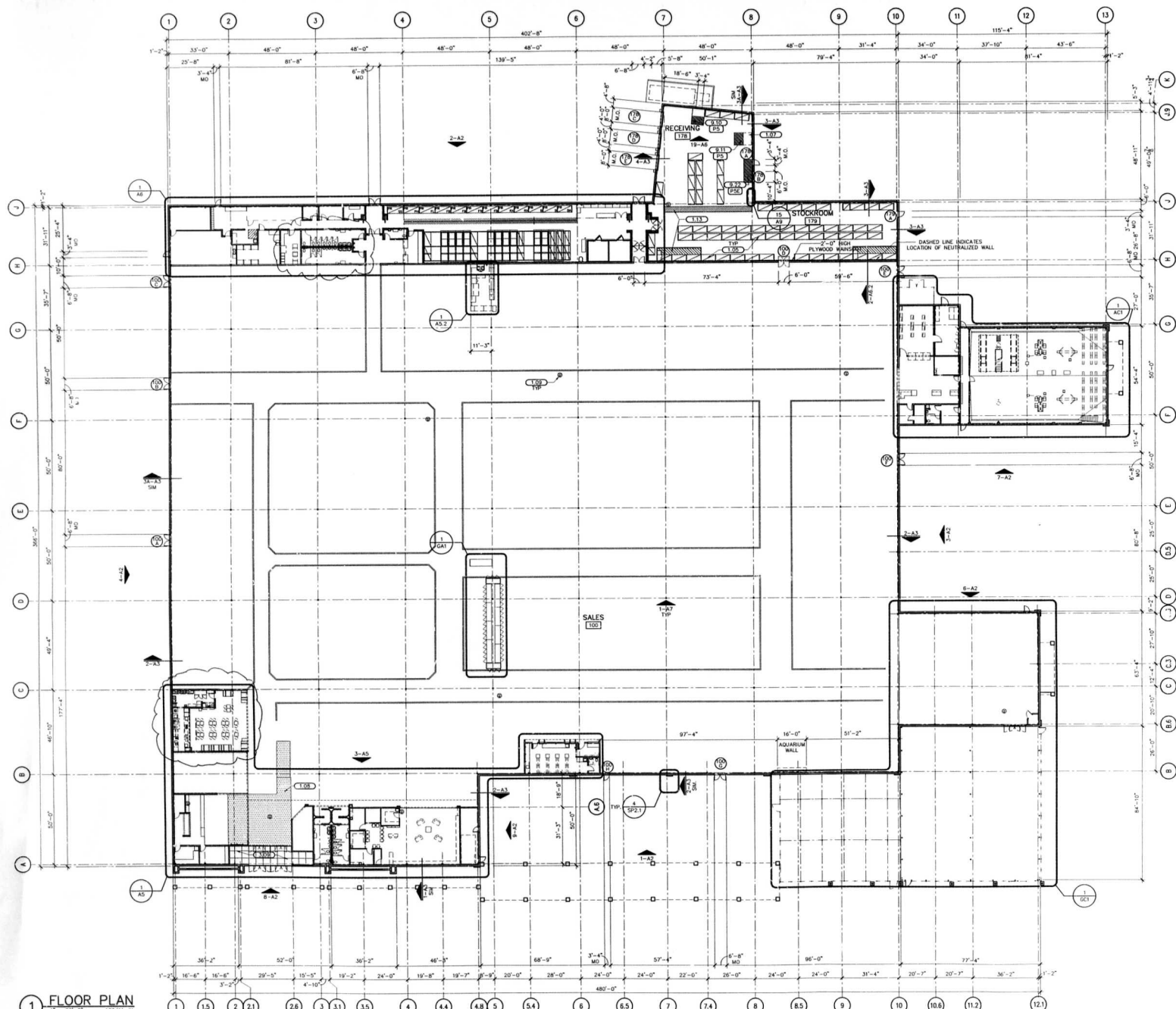
City of Milwaukee, Building Inspection and  
Safety Engineering, Plans, Building, BAV  
Elevator, Record #73-0402  
Microfilm: 2-2-2 Operator 10/6



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## GENERAL SHEET

## NOTES

1. INTERIOR PLUMB DIMENSIONS SHALL BE TO FACE OF STUD/CMU UNO.
  2. SALES FLOOR SHALL HAVE POSITIVE AIR PRESSURIZATION. REF PLAN FOR LINE IDENTIFY LOCATION OF NEUTRALIZED WALL BETWEEN SALES FLOOR AND STOCKROOM/SERVICE AREAS. NEUTRALIZE INDICATED WALLS BY PROVIDING AN AIR TIGHT SEAL AT TOP, BOTTOM, AND BY SEALING ALL PENETRATIONS BETWEEN THE SALES FLOOR AND SERVICE AREAS.

## KEYNOTES

- |      |  |
|------|--|
| 9.08 | HIGH STOCK, FIXED RACKS FURNISHED AND INSTALLED BY WAL-MART INC (01600)  |
| 9.09 | BALER/COMPACTOR FURNISHED AND INSTALLED BY WAL-MART INC (01600)  |
| 9.10 | FLOOR TENTS FURNISHED AND INSTALLED BY WAL-MART INC (01600)  |
| 9.11 | WAL-MART SHALL FURNISH TV MONITOR SUPPORT ASSEMBLIES AND CORDS FOR THE TV'S AT EACH STORE LOCATION WITH LOSS PREVENTION MANAGER. |
|      | NET 5.6/A01  |
| 9.12 | BOOK END SOFTWARE RACKS FURNISHED AND INSTALLED BY WAL-MART  |
| 9.13 | TURKED CONTAINER (03500)   |
| 9.14 | DEEP PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |
| 9.15 | 4'x4'x4' PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |
| 9.16 | 4'x4'x4' PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |
| 9.17 | 4'x4'x4' PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |
| 9.18 | 4'x4'x4' PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |
| 9.19 | 4'x4'x4' PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |
| 9.20 | 4'x4'x4' PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |
| 9.21 | 4'x4'x4' PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |
| 9.22 | 4'x4'x4' PAINTED STRIPES AT 12" OC, 5'-0" DEEP WIDTH OF COMPACTOR (09900).   |

**PERRY L. BUTCHER  
& ASSOCIATES,  
ARCHITECTS**

1001

**WAL\*MART**

MILWAUKEE, WISCONSIN  
STORE NO. 3496

REG. U.S. PAT. & TM. OFF. © 1987 WAL-MART STORES, INC.

ISSUE BLOCK

05-17-01	PERMIT
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CHECKED BY	Sr
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DRAWN BY	HA
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FILE NAME	A
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PHOTO CYCLE	02230
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MODIFIED DATE 7-9-0

\_\_\_\_\_



FLOOR  
PLAN

SHEET  
A1









## Appendix 11 – Midtown Vacancy and Storage Market Study



## Midtown Center

60th St, Capitol Dr & N. Fond  
Du Lac Ave  
5700 W. Capitol Dr  
Milwaukee, WI 53216

GLA: 408,499

Contact:  
Emily Heppen

P. 301.897.3215  
C. 301.775.3796  
E. eheppen@dlcmgmt.com

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

### AVAILABLE SPACES

1	161,022 SF
7	4,891 SF
9	2,183 SF
11	1,250 SF
29	9,000 SF
35	3,500 SF
37	3,039 SF
38	5,865 SF
40	4,399 SF
43	2,090 SF
49-54	8,126 SF



### CURRENT TENANTS

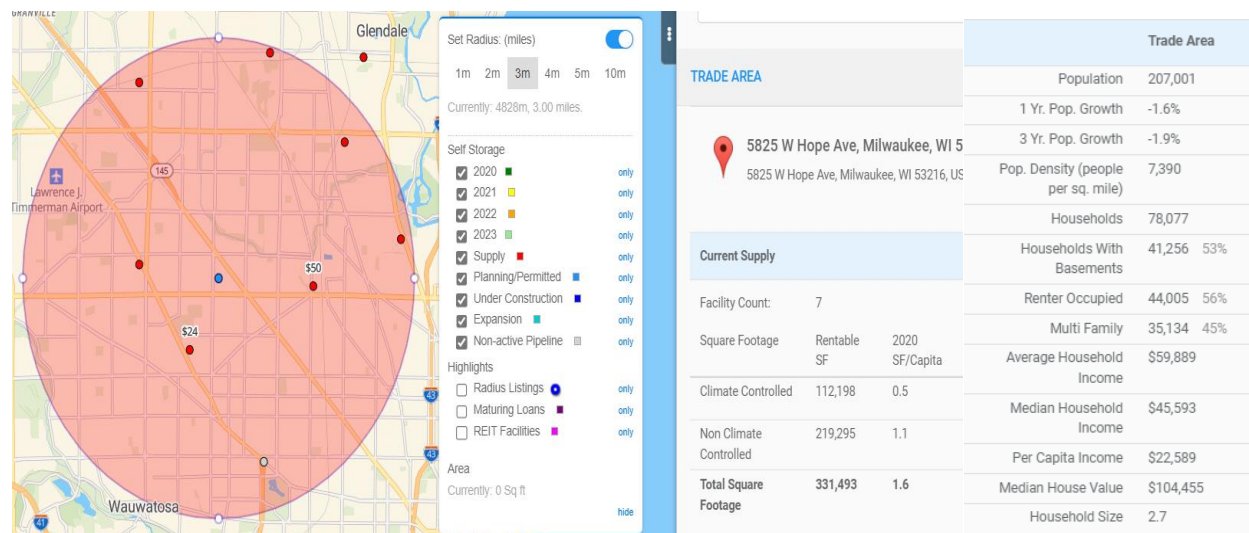
<b>ATM</b>	Wells Fargo ATM		<b>16</b>	Pak's Jewelers	2,893 SF	<b>28</b>	America's Best Wings	1,750 SF
<b>3</b>	Foot Locker	4,725 SF	<b>17</b>	America's Best Contacts & Eyeglasses	3,319 SF	<b>30</b>	CSL Plasma	14,580 SF
<b>4</b>	Rainbow Apparel	10,000 SF	<b>19</b>	Ashley Stewart	3,530 SF	<b>31</b>	Subway	1,420 SF
<b>5</b>	Shoetique	2,922 SF	<b>20</b>	Cosmo Beauty Supply	3,148 SF	<b>32</b>	Children's Hospital of Wisconsin	20,930 SF
<b>6</b>	Kids Foot Locker	3,150 SF	<b>21</b>	Pick 'n Save	53,460 SF	<b>36</b>	Davita Dialysis Center	6,858 SF
<b>8</b>	Crown Beauty	3,565 SF	<b>22</b>	Planet Fitness	25,001 SF	<b>42</b>	Nails Today	1,207 SF
<b>10</b>	Golden Ark Jewelers	1,031 SF	<b>24</b>	Pizza Hut	2,321 SF	<b>47</b>	Hunger Task Force	2,892 SF
<b>12</b>	Concordia University	6,600 SF	<b>25</b>	Laughing Crab	5,162 SF	<b>48</b>	U.S. Cellular	2,552 SF
<b>13</b>	GameStop	2,112 SF	<b>26</b>	Firestone	8,100 SF			
<b>14</b>	T-Mobile	1,705 SF	<b>27</b>	US Bank				
<b>15</b>	Cousins Subs	1,710 SF						



**Vacancy at Midtown** – Currently there is over 50,000 sq ft available of small retail shops. Also, the former Home Depot was converted into a 100,000 sq ft distribution/light industrial use but it is unclear how much is actively occupied. By adding the 150,000 vacant Walmart space, there is over 200,000 feet of vacant space within the one complex with possibly more in the former Home Depot. Eliminating a substantial amount of vacant space (almost half) will make it much easier to attract quality retail tenants to the rest of the complex.

#### **Demand Statistics – 5825 W. Hope Ave**

80% of our customers come from within a 3-mile radius. This report shows 1.6 sq ft per person and only .5 sq ft for climate-controlled storage. To determine demand in a area the National Average is 7.5 sq ft per person. With 207,000 people in a 3-mile radius it shows that it can absorb at least 1.425 million sq ft. Currently this area has 331,493 sq ft total which means it could easily support another 1.093 million sq ft before it reaches the national average. This facility will only put a dent into the overall need for the product.



Since there is very little storage product available for the residents of Milwaukee consumers are forced to pay high rents due to the lack of supply. Currently, other facilities are asking \$143 for a 10x10 space and \$238 for a 10x20. Bringing more storage to the area will allow for affordable rates and benefit the community.