

Project Scope

5825 West Hope Ave (Former Walmart)

August 24, 2023

AFS Milwaukee, LLC (Owner) is proposing a mixed use single phased redevelopment within the existing 15+ acre, 150,000 sq. ft. former Walmart property.

We are an owner-operator of self-storage facilities who is experienced in adaptive reuse projects that also add mixed use components. Appendix 9. We purchased this site upon a strong market study demonstrating the need for self-storage in the area and the potential support for the service by surrounding residential and commercial uses. Appendix 11. As part of our development process, we conducted careful due diligence. See Appendix 4, 5, 6, 8, and 10. We also conducted outreach to the residential neighbors, the nearby businesses, City staff, and the Alderperson. See also Appendix 7.

This plan will consist of an adaptive reuse of the vacant big box store which will include new medium sized commercial/retail spaces and an ancillary use drive through climate-controlled drive-in indoor self-service storage facility within the rear of the former Walmart building. This plan will also depave a significant portion of the unused parking lot to be replaced with greenspace. See Appendix 1

AFS Milwaukee proposes the following:

1. The existing building will remain in significantly the same condition that it presently sits. The building will continue to meet the requirements of the Midtown Center DIZ as it was originally planned and built. No deviations from the Midtown Center DIZ zoning overlay are requested other than to modify the permitted uses to include climate-controlled drive-in indoor self-service storage as an allowable use for this single building. See deviation narrative for additional information regarding the deviation request. No outdoor storage of any kind will be permitted on site.

2. Building Characteristics:

- a. The area of the existing building that is brick will remain brick.

- b. The portion of the building that is existing CMU Block will remain CMU Block and that block will be repainted (same color as current). During the process of the rehab of this building, there are no changes to this CMU portion of the building other than adding a drive-out door for the drive-in self-service storage area.

- c. Posts in the front will have stone attached to them as accent for the building, to bring it closer to the current style and class of the remainder of the overlay area. The stone will meet current design standards.

- d. Existing windows will remain in place and any new windows or doors installed will be storefront window systems with vision glass at the first level. These windows and doors will be installed at time of initial build out. A sign band area and/or canopies will be provided for each new entrance space. See Appendix 3

- e. West side of the building will have a new entrance built for Self Service Storage office. This will include:

- i. Removal of 3 trees to allow access to the new proposed entrance area. See Appendix 2

- ii. The 3 trees removed will be replaced with 3 trees of like type being installed in the green space area. See Appendix 2

- iii. New landscaping bushes will be placed along side of the new sidewalk to the new self-service storage facility. See Appendix 2 and 8

- iv. This entrance will have new windows and doors installed with a store front

window system with vision glass or Low-E Glass with no tenting.

v. There will be a sign for the location which is identified in Appendix 3. It will meet all sign requirements in the DIZ Overlay Standards.

f. The Arcade area along the North side of the building and existing greenhouses to the northwest of the building will be removed to open the area up to highlight the new commercial/retail spaces.

i. Building entrances for Self Service Storage drive-in door will be added in the front of the building as shown in Appendix 2 and 3. Greenspace next to the drive-in access will replace the greenhouses to northwest of the building.

ii. New windows or doors installed will be store front window systems with vision glass. Appendix 3

iii. A sign band area and/or canopies with signage will be provided for potential future usage. CPC approval will be required prior to installation of any signs. Appendix 3

iv. The Arcade will be removed, and the area will be activated with the following.

1. Bicycle parking in compliance with DIZ requirements- at this time it is projected 12 spaces for locking a bike will be provided but that could change with additional need from a retailer that goes into the space. Appendix 1

2. Picnic table seating to activate any open area in front of the new commercial/retail spaces. Appendix 1

3. Additional planters to outline the driving lane from the building entrances will be installed and planted in compliance with the landscape plan attached. Appendix 1 and 2

4. 1 new drive-in lane cut will be installed, 12 feet in width with proper crosswalk identification and marking. The walks will be the same level across or will have proper handicapped ramping installed. The drive-in entrance will have adequate queue space for vehicles to access the indoor self-storage facility (approximately 5-10 vehicles per day are expected to access the facility) and no vehicles are expected to extend onto the public roadways. See Appendix 1 and 3

g. Climate Controlled Drive-In Indoor Self-Service Storage will be built out in the rear portion of the existing building.

i. The climate-controlled drive-in indoor self-service storage facility will have a drive-in door which will need to be cut into the existing building with a new drive lane. There will be a corresponding exit door at the back of the building and there will be a one-way path through the building allowing for loading and unloading of items inside of the building. Appendix 1

ii. Exterior drive isle will be 12 feet wide.

iii. The interior drive path is 20 feet wide inside the building with a loading and unloading area that is an additional 20 feet wide marked off with yellow diagonal markings for the loading and unloading zone. The entire open space for the drive on the inside of the building is 40 feet wide. Appendix 1

iv. The Drive-in area will be used for the self-service storage tenants to load and unload their belongings into their storage units.

1. Storage tenants normally rent space for an average of 365 days and most tenants access their units on a low frequency averaging 1-4 times during their stay.

2. Our facilities have an average monthly move-in and move-out rate of 50-60 units per month.

3. The drive-in door and path would most likely only have 70-80 cars per month using that opening.

4. The daily rate of access to the drive-in opening to the facility is approximately 5-10 cars per day and on many days there will be no cars accessing the drive-in door.

5. The types of vehicles in this drive are automobiles, personal trucks and box vans/trucks. No semi-truck traffic is allowed.

6. The drive-in door height will be 12 feet high.

7. The door will be transparent, vision glass or Low-E glass with no tinting.

v. Storage will be climate controlled.

vi. Storage will only be allowed on the interior of the building and it is presumed there will be 850 units inside the storage facility for individual rentals.

vii. This portion of the building will have 60+ high-definition cameras always recording for the security of the building and the stored items.

viii. This portion of the building will have individual user codes for storage tenants.

ix. This portion of the building will have an alarm system.

x. This portion of the building will be staffed 7 days a week.

xi. This portion of the building will be accessible by tenants from 6am to 10pm, 7 days a week.

h. The street frontage remains occupied with buildings, or the new planters shown in the landscaping plan. Appendix 1, 2 and 3

i. Signage – signage will meet current DIZ Overlay standards. The DIZ Overlay requirements for signage are as follows:

- i. Site signage will be limited to the existing monument sign(s) currently in existence that does not exceed 10 feet in height.
- ii. The overall area of the monument signs do not exceed 150 square feet in area on each side.
- iii. Building signage shall not exceed 3 feet in height or 100 square feet per business.
- iv. A single use tenant larger than 10,000 square feet may have one front entrance, vestibule sign with individual letters that may not exceed 60 inches in height.
- v. Any additional proposed building signage would have to be approved administratively by staff of CPC provided they meet the overlay standards.
- vi. Internally illuminated box signs are not permitted unless they are recessed into the building and are an integral part of the building design.
- vii. Individual pin-set metal letters that are halo-lighted or internally illuminated individual letter signs with no visible raceways will be used on this building.

ii. Existing lighting for the walkways and parking lots will remain and be in proper working order. These lights define street edges and corners.

- i. All existing lighting which was originally designed and installed to enhance the architecture of the building as well as provide security and visual appeal will remain and be in operational condition at the time of Certificate of Occupancy.
- ii. Additional lighting for the green space will be installed on the building (Wall Packs) which illuminates the area. This lighting will be in compliance with all lighting designed to prevent glare onto adjoining properties.

iii. Waste and deliveries – existing screening for dumpsters will remain and those will be the only refuse areas for tenants, this is currently in existence and is located on the south side of the building. The delivery area at the rear of the building will also be where any retail or commercial tenants will receive deliveries.

- i. Existing screening of the service and loading areas as previously permitted and executed in the construction of the Walmart will be retained. Those currently in existence will be found on Appendix 8
- ii. The new commercial or retail storefront tenant spaces will have access corridor at the rear (common area) that connects to the drive aisle through the self-storage facility leading to the existing screened dumpster area and delivery area at the rear of the building.

iv. Façade Standards – As shown on Appendix 3:

- i. The Arcade on the north façade, will be removed and the street will be properly designated with planters to keep with the DIZ Standards.
 - 1. New curb cuts as shown on Appendix 1
- ii. Place new entries as shown in Proposed North Elevation.

iii. Place new windows/storefronts as shown in North Elevation.

iv. Place stone veneer on existing arcade columns and Pilasters as shown in North Elevation.

v. All new entries will continue to contain the most architecturally significant material for the building.

1. This will include the existing brick and a mixture of cut stone, glass, architectural finished metal cladding to match the existing building esthetics.

2. Glazing on any windows and entrances will be transparent, vision glass or Low-E glass with no tenting.

vi. Install new Overhead Door for Drive in Entrance into Storage Facility as shown on North Elevation.

vii. Decorative Light Fixtures to be added at each entry as shown on the North Elevation.

viii. Add Canopies as shown on North Elevation.

ix. All existing brick in place to remain.

x. All new entries will be visible from streets, ADA compliant, and easily accessible and inviting to people. The existing building is already modulated with brick façade and has vision glass in place.

3. Landscaping - All landscaping will be brought up to current standards. All curb cuts and driveways will remain the same as the original plan filed and approved on behalf of Walmart with the addition of the drive-in cut and an additional curb cut as shown on Appendix 2

a. No additional curb cuts will be made other than those specified above.

b. No alterations to existing curbs, drives islands or other potential alterations to the lot will be made other than the re landscaping once the unused northern portion of the parking lot is depaved.

c. All existing lighting approved in the Walmart Parking Lot plan will remain in place where hard surface remains and will be in working order at time of Certificate of Occupancy.

d. All poles are less than 25 feet in height. Poles along public right of way are limited to 12-18 feet in height.

e. The side parking area on the West side of the building will remain the same with all landscaping (except 3 trees at the new self-service storage office entrance) will remain in place. See Appendix 1 and 2 for identification of the trees to be removed.

f. The existing direct pedestrian connections between public sidewalks/bus stops and all

building entrances will remain, thereby preserving the existing and well-known pedestrian circulation accommodations and patterns. Where the drive-in curb cut access is installed, the sidewalk will remain at current grade or be ADA compliant for any curb cuts.

g. The direct pedestrian connections from parking areas to building entrances with crosswalks as properly delineated will remain. No changes to the pedestrian circulation patterns are proposed.

h. All parking lot islands in the portion of the lot which remain, to remain as previously planned and constructed by Walmart, curbed islands with landscaping to visually divide the lot will remain, the current standard of 1 tree per every 20 parking spaces will be maintained. Landscaping plan is included in Appendix 2 to show improvements to the current landscaping on site.

i. No changes to Hope Ave will be undertaken, and public access easements will remain in effect to connect to the adjacent neighborhood. The landscaping plan previously approved for and applied in build out by Walmart and still alive will remain the same. Greenspace will be added next to the drive-in access to replace the greenhouses to the northwest of the building. Additional landscape to improve on the existing landscape can be seen in Appendix 2

j. All street frontage is landscaped with masonry wall or decorative fencing with brick/stone piers and continues with a combination of trees and shrubs as previously built and maintained by Walmart and the same will be retained and brought back to the original approved condition when built and improved upon as set forth in the landscaping plan Appendix 2

k. All street frontages will meet the minimum landscaping requirements found in Section 295-75 as referenced in the DIZ Overlay Guidelines.

l. This includes the addition of proper landscaping plants in the planter boxes outlining the street, as shown on the landscaping plan.

4. Existing Green Space on West side – will remain as green space with the addition of:

a. Additional wall pack lighting to help to make sure the area is secure and safe.

i. All existing lighting within the green space will remain the same and is designed and located to prevent glare onto adjoining properties.

ii. Any additional lighting will further be designed and located to prevent glare

b. 3 additional trees will be planted in this green space to make up for the 3 trees being removed from the other side of the building.

c. There are some fences already on the property and that same style and/or type of fencing will be continued through this green space area.

1. Fencing and corresponding gates will be

i. 6 feet tall

ii. black

iii. aluminum decorative and match the existing fencing already on the property.

2. The green space will be monitored by the Facility Manager via cameras that are constantly running and recording in the office area.

5. Site Safety – AFS Milwaukee will have a safety plan for the overall 15+ acre site.
- a. AFS Milwaukee is committed to working with CEPTED principles, specifically working with the Milwaukee Police Department to develop:
 - i. Best practices for crime prevention,
 - ii. Site design elements to assist in crime prevention,
 - iii. Proper equipment installation (cameras) to assist in crime prevention, and
 - iv. Lighting to assist in crime prevention.
 - b. The building will be monitored 24 hours a day 7 days a week by cameras
 - c. The building including the commercial spaces will be monitored with a security system 24 hours a day 7 days a week.
 - d. AFS Milwaukee will work with Milwaukee Police Department District 7's Community Liaison Officer to complete the above operational plans and to discuss any additional CEPTED elements we can incorporate into this plan.