

**File No. 250150**  
**First Amendment to**  
**Detailed Planned Development known as Timmerman Plaza**  
**10330 W Silver Spring Drive, Milwaukee, WI**  
**June 16, 2025**

**Previous File History**

*The Timmerman Plaza Shopping Center was previously home to a Walmart store constructed by Gatlin Development Co., Inc. On February 8, 2011, the Common Council of the City of Milwaukee adopted a General Planned Development (“GPD”) rezoning ordinance, File No. 101101, to rezone four properties to a General Planned Development (GPD) known as Timmerman Plaza. The addresses of the properties included in the GPD are 10330 W. Silver Spring Drive (subject site; former Walmart), 10220 W. Silver Spring Drive (Dollar Tree), 10310 W. Silver Spring Drive (parking lot in easement for another property), and 10420 W. Silver Spring Drive (multi-tenant retail building).*

*On April 12, 2011, the Common Council of the City of Milwaukee adopted a Detailed Planned Development (“DPD”) known as Timmerman Plaza, File No. 101102, to rezone the four sites to DPD. Under the DPD, Gatlin Development Co., Inc. tore down an existing building on the subject Site (10330 W. Silver Spring Drive), constructed a retail building of approximately 147,806 square feet, and redesigned, rebuilt, and landscaped parking areas.*

*The permitted uses at the site under the DPD include the uses that are allowed in the Local Business (LB1) district as well as the uses noted below:*

- *Banks or other financial institutions;*
- *General retail establishments;*
- *Garden supply or landscaping centers;*
- *Personal services;*
- *Business services;*
- *Dry cleaning establishments ;*
- *Motor vehicle repair facilities, provided however (i) all motor vehicles must be stored overnight outside of public view, (ii) all outdoor storage of auto parts, tires, or nuisance vehicles is prohibited, and (iii) all repair work must be conducted within a building;*
- *Sit down/fast food carryout restaurants;*
- *Drive through facilities;*
- *Indoor recreation facilities; and*
- *Related ancillary uses.*

**Project Summary**

This First Amendment to the DPD relates specifically to 10330 W. Silver Spring Drive (the “Property”), and does not change any zoning standards for the other three parcels within the DPD boundary. 10330 Exceeding LLC (“Owner”) purchased the Property in January 2025 and is seeking an amendment to the DPD to permit a new use within the existing building on the Site. Specifically, Owner plans to convert the former retail super store into a multi-tenant building providing an outlet for various businesses that are needed in the surrounding community. As a result, Owner is seeking to expand the permitted uses of

the Property to include “Indoor Wholesale and Distribution Facility.” This use is defined in the zoning code as follows:

WHOLESALE AND DISTRIBUTION FACILITY, INDOOR means an establishment providing indoor storage and sale of factory-direct merchandise and bulk goods. This term includes, but is not limited to, mail-order and catalog sales, importing, wholesale or retail sale of goods received by the establishment, and wholesale distribution, but does not include sale of goods for individual consumption.

This use will only be allowed in the easternmost approximately 50,000 square feet of the building, as shown on the attached plan. No storage of hazardous materials, as described in s. 295-201-627 of the zoning code, will be permitted in the building. Owner has a proposed tenant committing to lease approximately 49,209 square feet of the existing building to operate an Indoor Wholesale and Distribution Facility. The tenant will consist of a wholesale distributor of food and other consumables, including but not limited to dry groceries, fresh and frozen foods, paper and plastic products, and other equipment and supplies intended for commercial/restaurant use. The intended use is expected to bring less traffic than what was previously experienced at the former Walmart store. The future tenant is likely to see an estimated 2,000 transactions per week, averaging 285 customers per day, and approximately 25 deliveries per week. Transactions will be limited as the store is not open to the public for general retail grocery shopping – customers are required to present a business or non-profit license in order to purchase goods from the store. The existing building is already equipped with four loading docks and a separate freight entrance to accommodate these deliveries. The existing exterior of the building will remain the same, subject to minor alterations to include paint and signage. Minor alterations will be made to the interior of the existing building to divide the approximately 147,806 square foot building into several units available for lease, consistent with the existing permitted uses. All of the alterations are consistent with the DPD rezoning ordinance in place for the site. Unless authorized by a subsequent amendment or minor modification, the hours for any establishment on the site will be consistent with the DPD.

**District Standards (s. 295-907) for 10330 W. Silver Spring Drive:**

Uses:	All permitted uses will remain and continue to be allowed on the Site. In addition, the use “Indoor Wholesale and Distribution Facility” will also be permitted for the easternmost approximately 50,000 square feet of the existing building. No storage of hazardous materials will be permitted.
Design standards:	<p>See enclosed plans.</p> <p>The proposed design standards and elements for the Site are consistent with the GPD and DPD rezoning ordinance in place for the Site and are reflected in the plans and elevations submitted with this narrative.</p> <p>Specifically, the portion of the building that will be dedicated to the new permitted use of Indoor Wholesale and Distribution Facility will incorporate the existing loading docks at the rear of the building,</p>

	additional ADA compliant restrooms, indoor cart storage, and refrigerated food cases.
Density (sq. ft. of lot area/dwelling unit):	The square footage of the site will not change.
Space between structures:	Spaces between structures will not change.
Setbacks (approximately):	Approximate setbacks for the existing building will remain unchanged and are depicted on the Site Plan submitted with this narrative.
Screening:	As depicted on the Site Plan, the current screening of the Site will remain unchanged.
Open space:	The landscaping will remain the same, with open space including drive aisles, parking areas, and general landscaping as depicted on the Site Plan submitted with this narrative, and the existing Landscape Plan approved as part of File No. 101102.
Circulation, parking and loading:	<p>Vehicular and pedestrian access, parking, and loading areas will remain unchanged and are depicted on the Site Plan submitted with this narrative.</p> <p>In particular, vehicular and pedestrian access will be provided to and from the Site primarily from the ingress/egress off of West Silver Spring Drive. Truck traffic, including waste disposal, will be directed to the ingress/egress off of US HWY 41/West Appleton Avenue on the northeast side of the building with direct access to designated loading docks. Deliveries will not be permitted at the front (south) of the building.</p> <p>Parking spaces will remain unchanged and will be consistent with ordinance requirements for the intended uses of the building and its occupants.</p>
Landscaping:	<p>Landscaping will remain the same as the Landscape Plan approved as part of File No. 101102. Owner will ensure that the existing Landscape Plan is maintained.</p> <p>All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement.</p> <p>All required landscaping materials, including trees, plants and fences or walls, shall be properly maintained and replaced as necessary to</p>

	<p>maintain code compliance. Bark mulch shall not be replaced with rock or other type. Features shall be kept free of refuse and debris. Plant material shall be regularly maintained in a healthy, vigorous condition, free from disease, pests, and noxious species. Maintenance shall include weeding, edging, mulching, fertilizing, trimming, sweeping, pruning and deadheading. Failure to regularly maintain the required landscaping, screening or green infrastructure shall constitute a violation of this zoning.</p>
Lighting:	<p>Lighting at the Site will comply with applicable City codes and ordinances. All lighting will remain unchanged.</p>
Utilities:	<p>Existing utilities will remain unchanged.</p>
Signs (type, square footage, quantity and placement):	<p>All signage for the proposed additional permitted use will be consistent with the Elevations included with this narrative. Specifically, the signs affixed to the building will be Type B signs consisting of Restaurant Depot's logo in an illuminated aluminum circle measuring 10' in diameter, and a sign depicting the tag line "Where Restaurants Shop" in a rectangular aluminum box measuring 20' w x 3' h.</p> <p>The existing freestanding monument sign located at the main vehicular entrance to the Site will remain and the panel will be updated to reflect the new tenants. Building wall signs will be consistent with Code Section 295-407-1(b-2). Directional signs as deemed necessary may be added to the parking lot to allow proper circulation and provide wayfinding.</p>

**Site Statistics:** The site statistics of the existing DPD will remain the same as the statistics stated in File No. 101102. The current site statistics are incorporated herewith on Exhibit A.

**Time Limit on Zoning (not applicable – existing building):** Per s. 295-907-2-c-12, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to \_N/A at that time unless the criteria identified in 295-907-c-12-a and –b are met. The time period specified pursuant to subd. 12 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.



ISSUED FOR MUNICIPAL REVIEW

MIXED-USE REMODEL

10330 W. SILVER SPRING DRIVE

MILWAUKEE, WISCONSIN

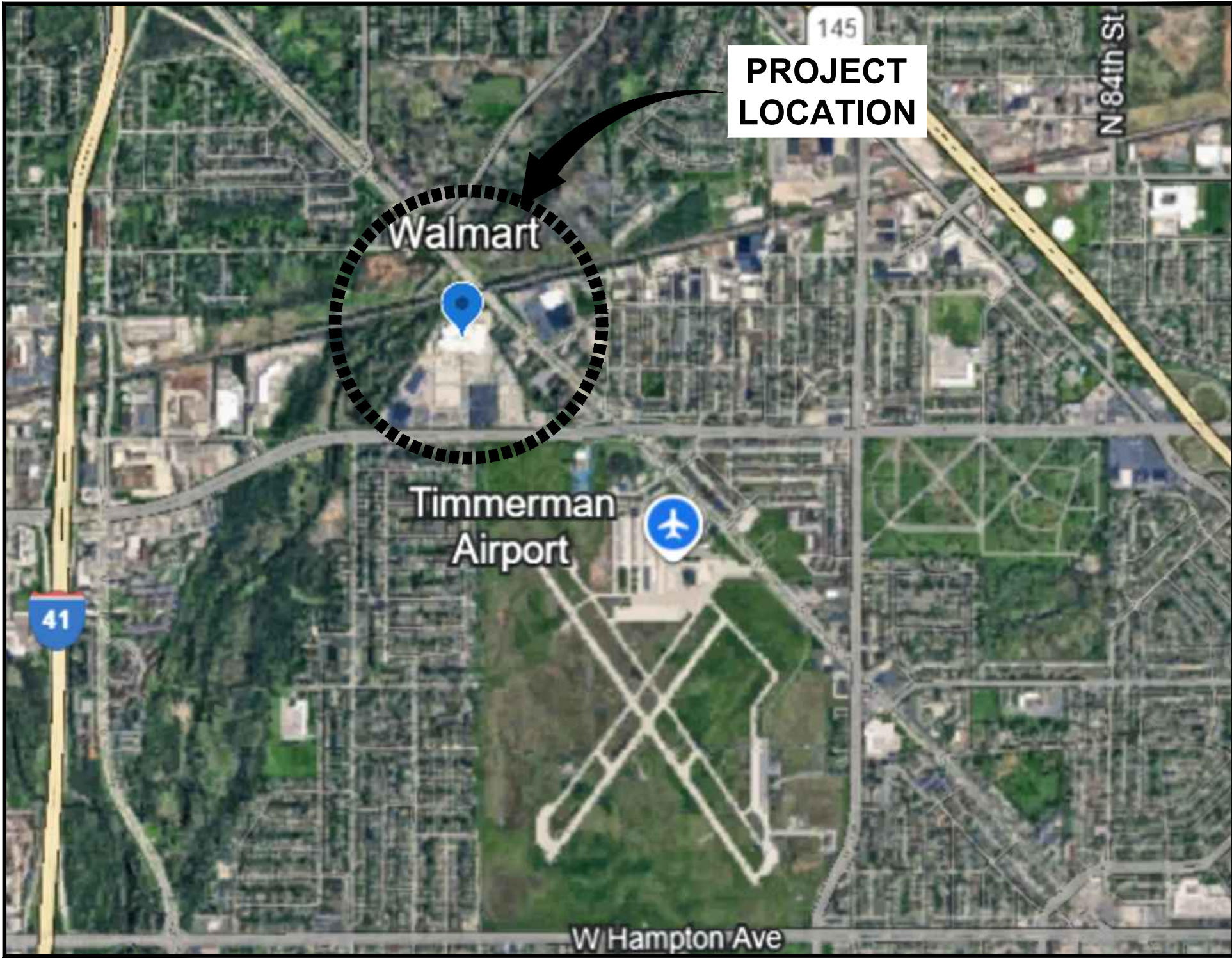
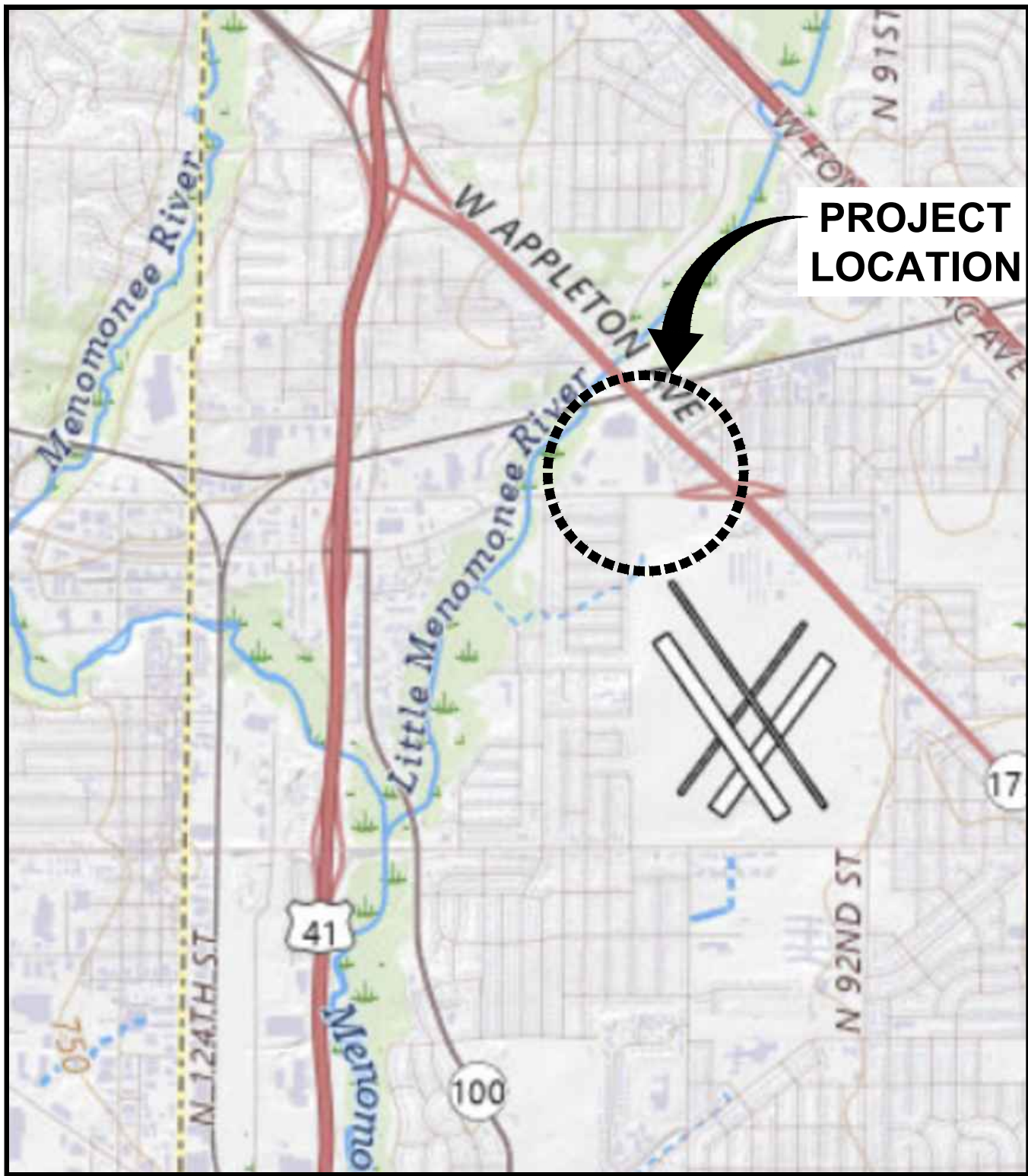
CALL OR CLICK 3 WORKING DAYS BEFORE YOU DIG



CONTACTS

SITE CONTACT:  
PATERA LLC  
4040 N. CALHOUN ROAD, SUITE 200  
BROOKFIELD, WI 53005  
CONTACT: NATHAN REMITZ, A.L.A.  
PHONE: (262) 786-6776  
EMAIL: NATHAN@PATERALLC.COM

ENGINEER/AGENT:  
ENDPOINT SOLUTIONS CORP.  
6871 S. LOVERS LANE  
FRANKLIN, WI 53132  
CONTACT: JASON HEINONEN, P.E.  
PHONE: 414-858-1920  
EMAIL: JASON@ENDPOINTCORPORATION.COM



DATE ISSUED

DECEMBER 4, 2024

Endpoint Solutions

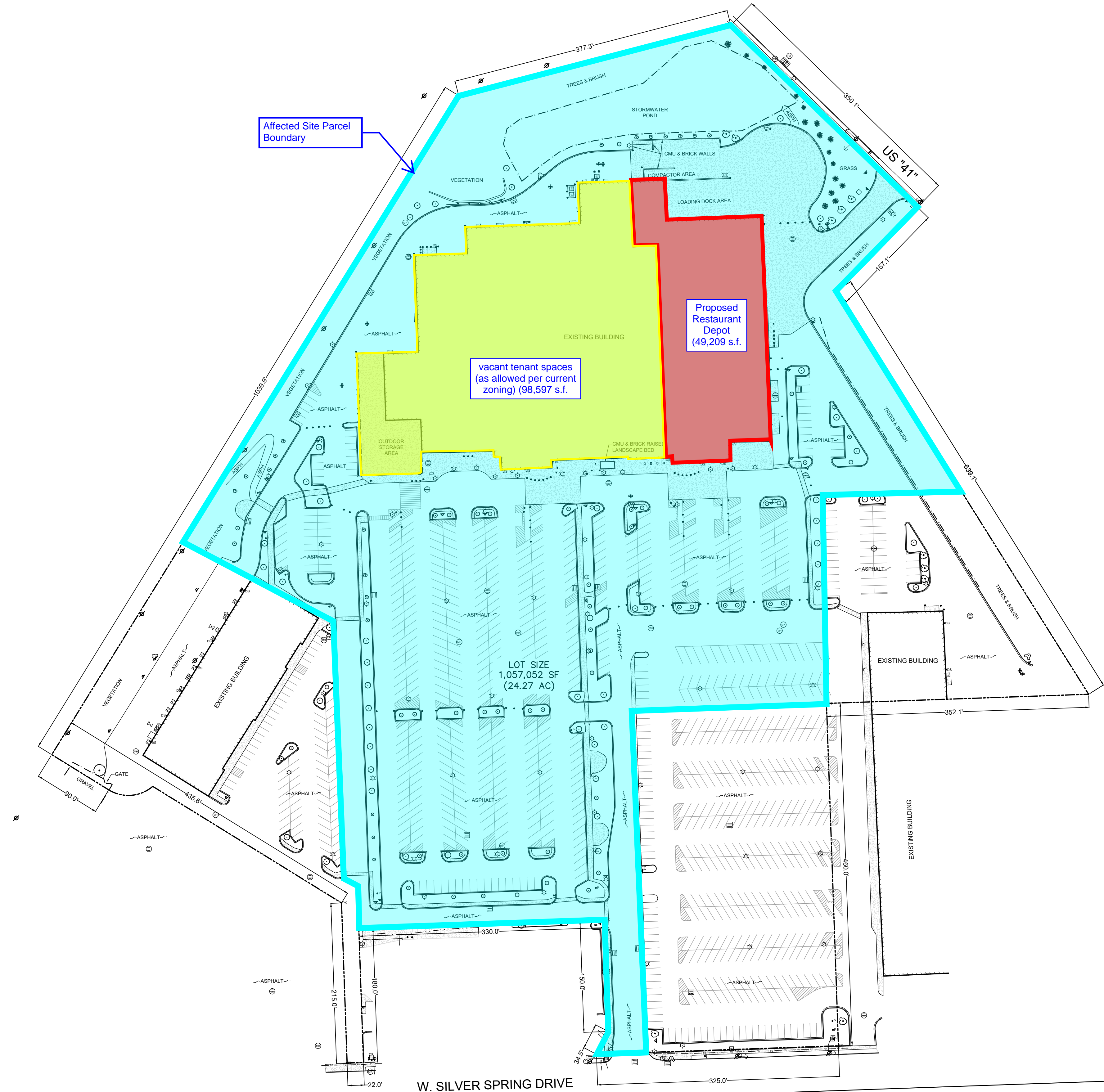
REVISION LOG

REVISION	ISSUE DATE	REVISED SHEETS	ISSUED FOR

File No. 250150



Dec 04, 2024 3:13pm PLOTTED BY: jheinonen SAVED BY: jheinonen  
P:\Patera LLC - 803\008 - 10330 W. Silver Spring CAD\008-001\CI\_803-008-001\Pre-Construction Conditions.dwg Layout1  
IMAGES: T:\Template Forms\CADD\Logos\Endpoint Solutions HI-Res.jpg; C:\Users\jheidell\Desktop\Walmart PS Eping;  
XREFS: P:\Patera LLC - 803\008 - 10330 W. Silver Spring CAD\008-001\Endpoint 22x34 Border-803-008-001.dwg; P:\Patera LLC - 803\008 - 10330 W. Silver Spring CAD\008-001\Survey Base - Patara 10330 Silver Spring Walmart Site.dwg



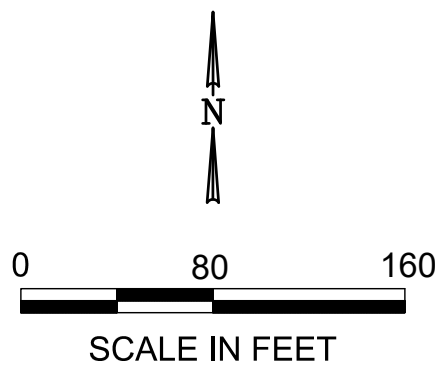
PROPERTY DESCRIPTION:  
BEING A REDVISION OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 3128, PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3163, PARCEL 1 OF CERTIFIED SURVEY MAP NO. 486, AND PARCEL 1 OF CERTIFIED SURVEY MAP NO. 554, BEING A PART OF THE NORTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

- PROPERTY LINE
- BUILDING
- PAVEMENT/CONCRETE/EDGE OF GRASS
- GUARD RAIL
- FENCE
- TOE OF SLOPE/SWALE
- UNDERGROUND ELECTRIC LINE
- FIBER OPTIC OR UNDERGROUND FUEL OIL LINE
- GAS LINE
- STORM SEWER
- CONCRETE
- BOLLARD
- DOWNSPOUT
- IRON PIPE FOUND
- POST
- PK NAIL FOUND
- GAS VALVE
- SIGN
- WATER VALVE
- HYDRANT
- STORM SEWER INLET
- STORM MANHOLE
- MANHOLE GENERIC
- LIGHT POLE
- UTILITY POLE
- CITY WIRE
- COMMUNICATIONS PEDESTAL/BOX
- ELECTRIC BOX/PEDESTAL, TRANSFORMER, METER
- FIRE HYDRANT ON WALL
- GAS METER
- UTILITY WALK / HAND HOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB OR BUSH

SURVEY PERFORMED BY ENDPOINT SOLUTIONS CORP. ON 10/16/24 AND 10/21/24 USING SURVEY GRADE GPS AND ROBOTIC TOTAL STATION. COORDINATES ARE BASED ON NAD 83 WISCONSIN STATE PLANE, SOUTH ZONE, US FOOT, VERTICAL DATUM NAVD 83.

ALL UTILITIES SHOWN ARE APPROXIMATE AND SHOULD BE FIELD LOCATED AND VERIFIED.

PROPERTY BOUNDARY DRAWN PER CERTIFIED SURVEY MAP NO. 8357. VERIFIED WITH IRON PIPES FOUND AND PK NAILS REPRESENTING PROPERTY CORNERS SET IN THE FIELD BY OTHERS.



MIXED-USE REMODEL

PRE-CONSTRUCTION CONDITIONS

10330 W. SILVER SPRING DRIVE  
MILWAUKEE, WISCONSIN

DRAWN BY: NWD/JAH  
CHECKED BY: NWD  
APPROVED BY: JAH

DATE: 12/04/2024

PROJECT NO.  
803-008-001

SHEET NO.  
C1

Endpoint Solutions

6871 S. LOVERS LANE  
FRANKLIN, WI 53132  
PHONE: (414) 427-1200

REV	DATE	
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**1710 Whitestone Expressway, Whitestone, NY 11357**  
**[www.jetro.com](http://www.jetro.com)      [www.restaurantdepot.com](http://www.restaurantdepot.com)**

**Subject:      Restaurant Depot Use**

Restaurant Depot ("RD") is a pure wholesale distributor of approximately 6,000 different items. Restaurant Depot is not open to the public, but instead a customer needs a business or not-for-profit license to purchase from us. The product range extends from dry groceries, perishables (produce, meat, fish), fresh and frozen foods, paper and plastics, to equipment and supplies. We supply to restaurants of all sizes, bakeries, bars, caterers, delicatessens, foodservice distributors, office canteens, pizzerias, and non-profit organizations.

Restaurant Depot caters to small business and is very popular with the community. We are a one-stop shop warehouse for save, selection, and service, seven days a week. We require a state seller's permit or resale certificate. Membership is free. The Company currently operates over one hundred sixty RD locations in thirty-five states, with more opening each year.

Restaurant Depot does not do any cooking, cutting, fabricating, processing, or preparation of food. Our entire product is sold in its original form and all of our meats are sold with a USDA seal on the product.

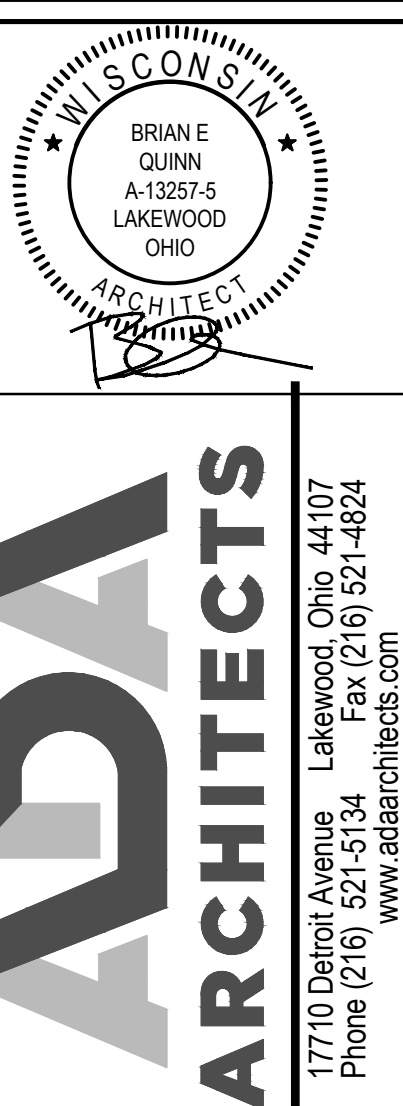
Please feel free to call me at (646) 386-6082, should you need additional information.

Sincerely,

Greg Bradshaw  
Construction Manager  
[Gbradshaw@jetrord.com](mailto:Gbradshaw@jetrord.com)



EXTERIOR FINISH MATERIAL SCHEDULE				
MARK:	MATERIAL:	COLOR / NAME:	MANUFACTURER:	REMARKS:
[P-1]	PAINT	BLUE	SHERWIN WILLIAMS	"RD-BLUE"

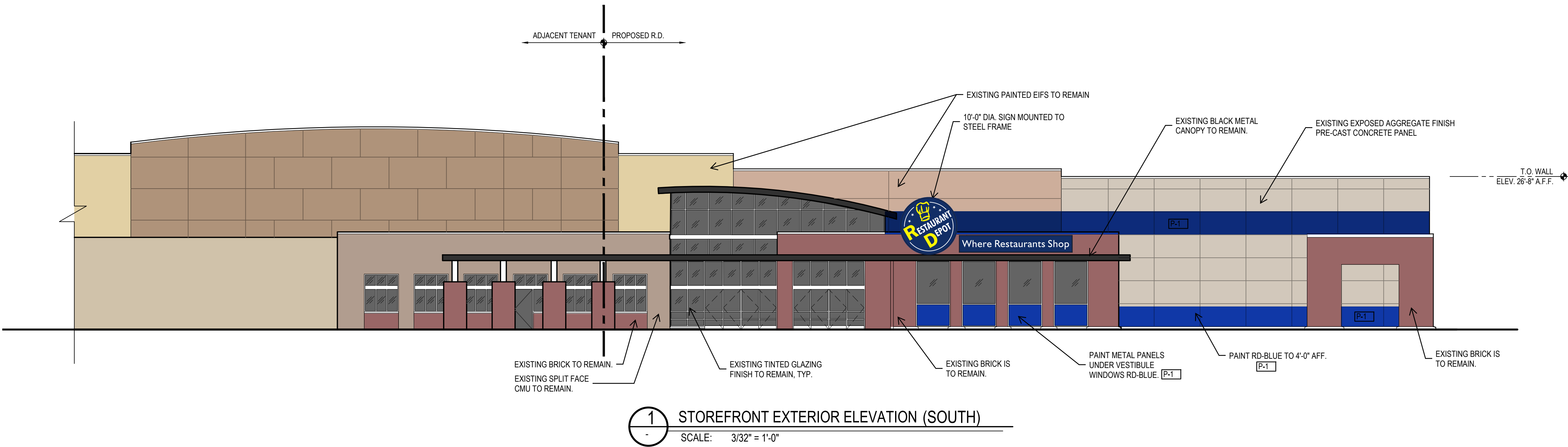


Restaurant Depot - MILWAUKEE, WI

MILWAUKEE, WI 53225

10330 W SILVER SPRING DR.

THESE DOCUMENTS CONTAIN INFORMATION PROPRIETARY TO ADA ARCHITECTS, INC.  
UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY PROHIBITED UNLESS AGREED UPON IN WRITING.



1 STOREFRONT EXTERIOR ELEVATION (SOUTH)  
SCALE: 3/32" = 1'-0"



2 SIDE EXTERIOR ELEVATION (EAST)  
SCALE: 3/32" = 1'-0"

ISSUANCES

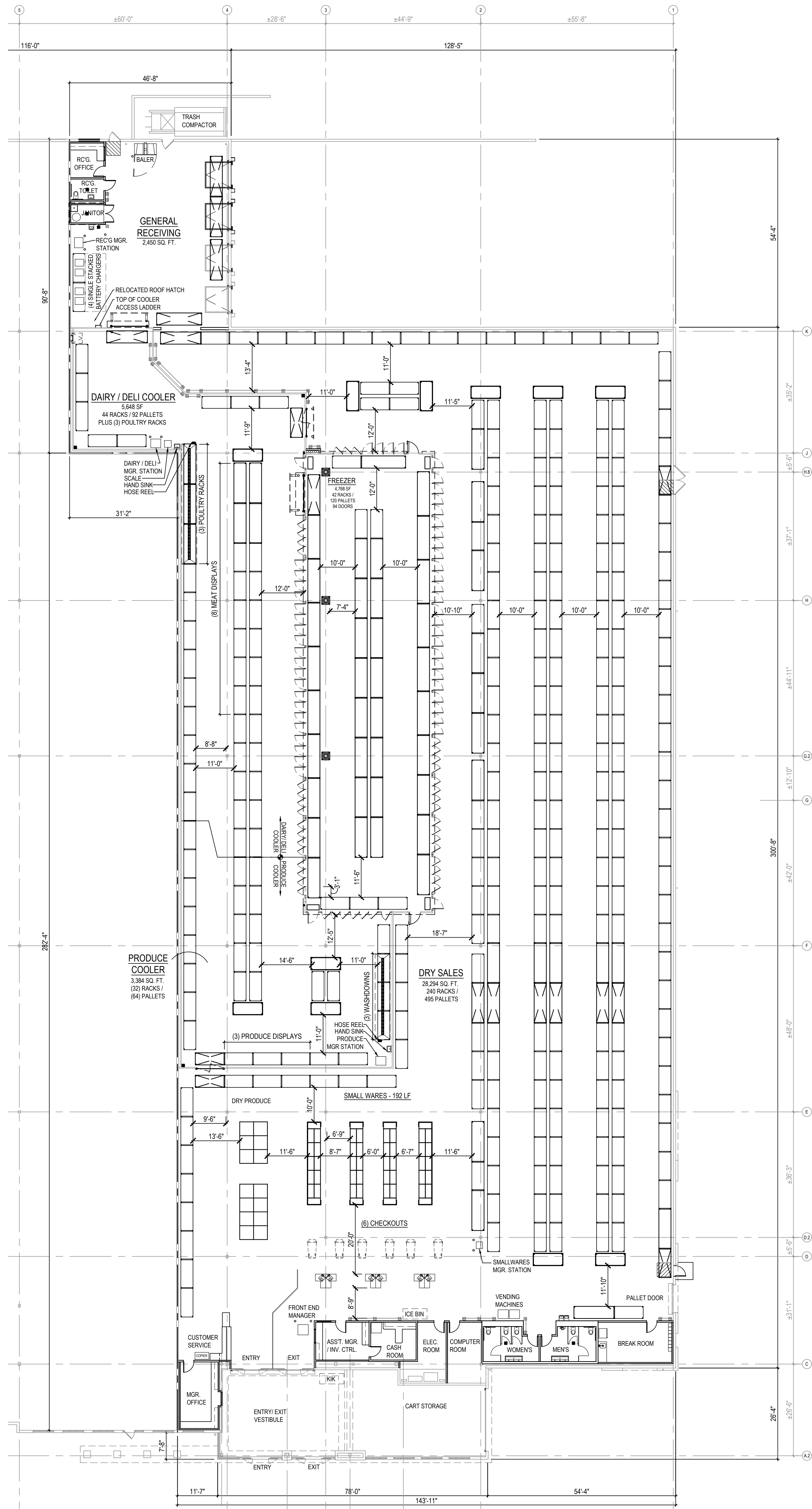
DATE TYPE  
04/18/25 ISSUED FOR BID & PERMIT

EXTERIOR ELEVATIONS

DATE 04/18/25  
JOB NO. 24442

A-4.1  
SHEET NO.





**FIXTURE PLAN**  
SCALE: 1/16"=1'-0"

- NOTES:
1. THIS PLAN IS PRIMARILY PROVIDED FOR THE USE BY RESTAURANT DEPOT. FOR CONSTRUCTION DIMENSIONS, SEE SHEET A-2.2.
  2. VERIFY ALL MANAGER'S STATION LOCATIONS WITH RD REP.
  3. RACKING UNDER SEPARATE PERMIT.

File No. 250150

49,209 S.F. LEASE AREA

#	DATE	TYPE
	04/18/25	ISSUED FOR BID & PERMIT
FIXTURE PLAN (REFERENCE ONLY)		
DATE 04/18/25		
JOB NO. 24442		
A-2.1		
SHEET NO.		

Restaurant Depot - MILWAUKEE, WI

MILWAUKEE, WI 53225

10330 W SILVER SPRING DR.

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