



EXHIBIT A
#030623

August 18, 2003

Mr. John Hyslop
City of Milwaukee
Development Center
809 N. Broadway 2nd Floor
Milwaukee, WI 53201-0324

Re: Wal-Mart Store No. 2828 Stock Room Addition
3355 S. 27th Street
Request for a Modification to a Detailed Planned Development
11th Aldermanic District

Dear Mr. Hyslop:

McClure Engineering, on behalf of our client, Wal-Mart is requesting a modification to the previously approved Detailed Planned Development (DPD) (Common Council File No. 981436) for the Southgate Marketplace Wal-Mart that was approved to allow for the store's construction under Phase I. The Detailed Plan for Phase I consisted of the addition of Wal-Mart store. City approved an approximate 135,400 square foot Wal-Mart store. This modification to the DPD is necessary in order to modify Phase II of the project that anticipated the addition of a grocery store on the north end of the building. This letter serves as Wal-Mart's Statement of Intent to construct an approximate 5,544 square foot stockroom addition to the building in the area proposed for the future grocery store expansion. Find attached a letter from Wal-Mart, dated June 19, 2003 expressing their intent that should they decide to construct the grocery box expansion the stockroom would be incorporated into the expansion. Find enclosed a legal description of the property and a site plan.

The existing building is constructed of painted 8" split face CMU wainscot and 8" smooth face CMU. The same building materials will be used to construct the proposed stockroom and then painted to match the existing colors. The existing roof drains tie into the storm drain system and any new drains would be handled in the same manner.

As previously stated in the original GPD application, the total gross land area is 1,337,695 sq. ft. or 30.7092 acres. The total building coverage area for Phase I is 228,935 sq. ft. With the proposed addition, the building coverage area increases slightly to 234,479 sq.ft. There would be a slight reduction in the green space area of 0.4% from 10.8 % to 10.4%. This green space reduction is still considerably less than approved for Phase II, which was 5.41%.

Mr. John Hyslop
City of Milwaukee
Amendment of GPD-Southgate Market Wal-Mart
Page 2 of 2

The proposed stockroom addition will not change a) the character of the planned development, b) relocate any principal structures, c) reduce parking/loading areas, d) substantially increase land coverage or g) substantially reduce the amount of approved open space.

We have contacted Alderman Dudzic's office to inform him of our client's request. We would appreciate having this item read into the Common Council proceedings on September 3, 2003 and placed upon the September 29, 2003 Plan Commission agenda for public hearing. If approved, Wal-Mart expects to begin construction in late March, 2004. We anticipate the work to be complete in 10 weeks, or mid-June, 2004.

Please review the enclosed information and let me know if you have any questions.

Sincerely,
McCLURE ENGINEERING ASSOCIATES, INC.



Laura Pigatti Williamson
Project Administrator

enclosure

PERY L. BUTCHER & ASSOCIATES, ARCHITECTS
 301 WEST CHESTER ST. MILWAUKEE, WI 53201
 (414) 224-3545 FAX (414) 224-1000

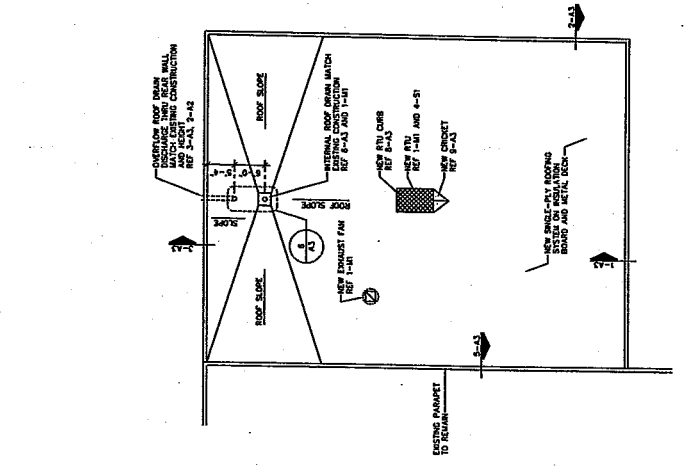
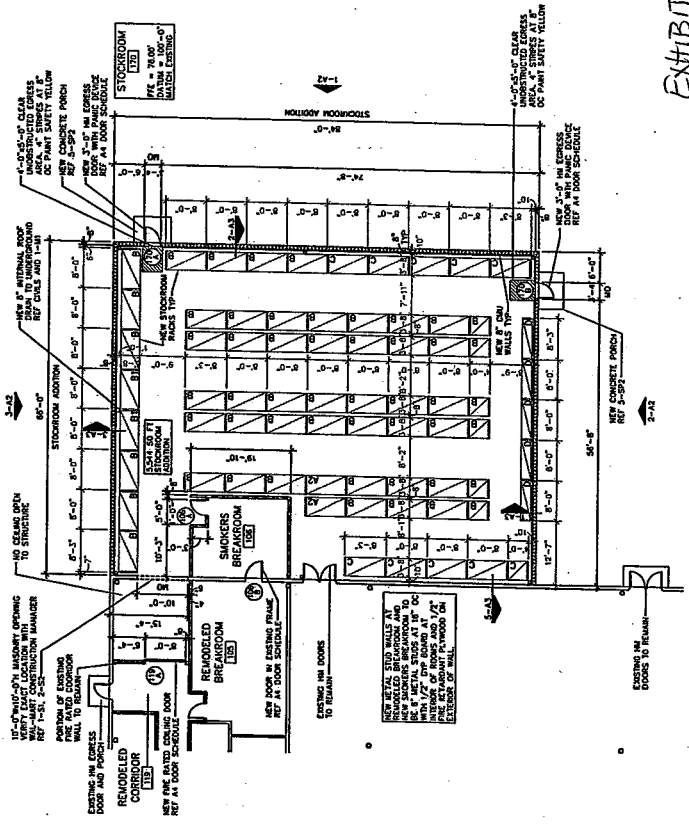
EXPLANATION FOR NOTES
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MILWAUKEE.
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORKING ENVIRONMENT AT ALL TIMES.

WAL-MART
 STOCKROOM ADDITION
 MILWAUKEE, WISCONSIN
 STORE NO. 2828
 2002-0038

PROJECT NO.	2002-0038
DATE	07-18-03
DESIGNER	P.L.B.
CHECKER	P.L.B.
ISSUE BLOCK	

STOCKROOM FLOOR PLAN AND ROOF PLAN
 SHEET A1

EXHIBIT A
 #080623



1 STOCKROOM FLOOR PLAN
 3/8" = 1'-0"

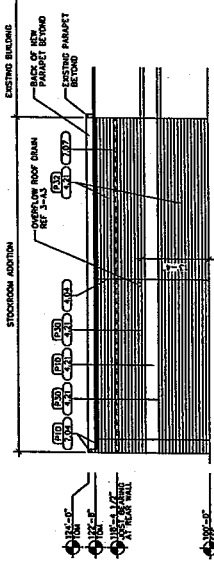
2 ROOF PLAN
 3/8" = 1'-0"

ARCHITECTS
PERRY L. BUTCHER & ASSOCIATES

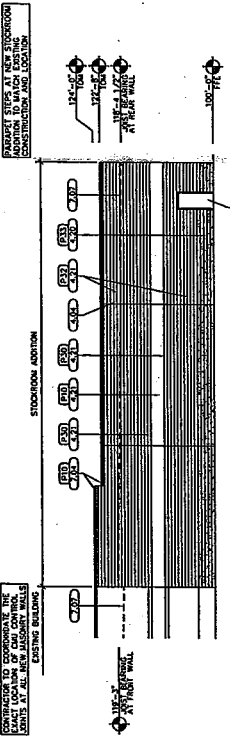
100 WEST CANTONWAY
 F.O. BOX 3038
 MILWAUKEE, WI 53228
 (414) 528-5545 FAX (414) 528-1293

KEYNOTES
 4.04 MASONRY CONTROL JOINT (CJ)
 4.05 METAL FLASHING
 4.06 SMOOTH FACE JOI
 7.04 ADVANCED METAL PARAPET FLASHING
 7.05 METAL FLASHING
 7.07 ROOF LINE BEYOND
 8.02 HOLLOW METAL DOOR AND FRAME

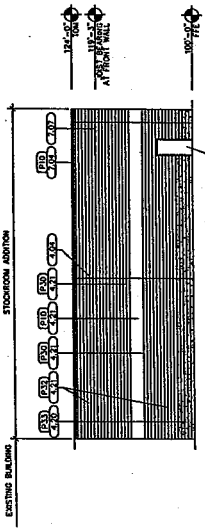
COLOR SCHEDULE
 020 GREEN SW 2816 (HOOCHWOOD DARK GREY)
 030 LIGHT TAN SW 4037 (PORTICO)
 035 LIGHT BROWN SANDBERN RP-231 (RED MAPLE)
 040 SANDBERN RP-209 (DARK BROWN RED)
 REF SPECIFICATIONS FOR ADDITIONAL INFORMATION.



3 STOCKROOM REAR ELEVATION
 REF 1-41
 3/28" x 1'-0"
 A222-002



1 STOCKROOM SIDE ELEVATION
 REF 1-41
 3/28" x 1'-0"
 A203-001



2 STOCKROOM FRONT ELEVATION
 REF 1-41
 3/28" x 1'-0"
 A222-002

EXHIBIT A
 #030423

EXTERIOR BUILDING PLAN

SHEET: SP1

BERRY L. BUTCHER & ASSOCIATES, ARCHITECTS, 531 WEST CHRISTINE AVENUE, MILWAUKEE, WISCONSIN 53226 (414) 539-5545 FAX (414) 539-1359

PERMIT FOR REVISIONS TO BE OBTAINED BY THE OWNER. THIS PLAN IS TO BE USED FOR THE EXTERIOR BUILDING PLAN FOR THE WALKMART STORE NO. 2828. THIS PLAN IS THE PROPERTY OF BERRY L. BUTCHER & ASSOCIATES, ARCHITECTS. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BERRY L. BUTCHER & ASSOCIATES, ARCHITECTS.

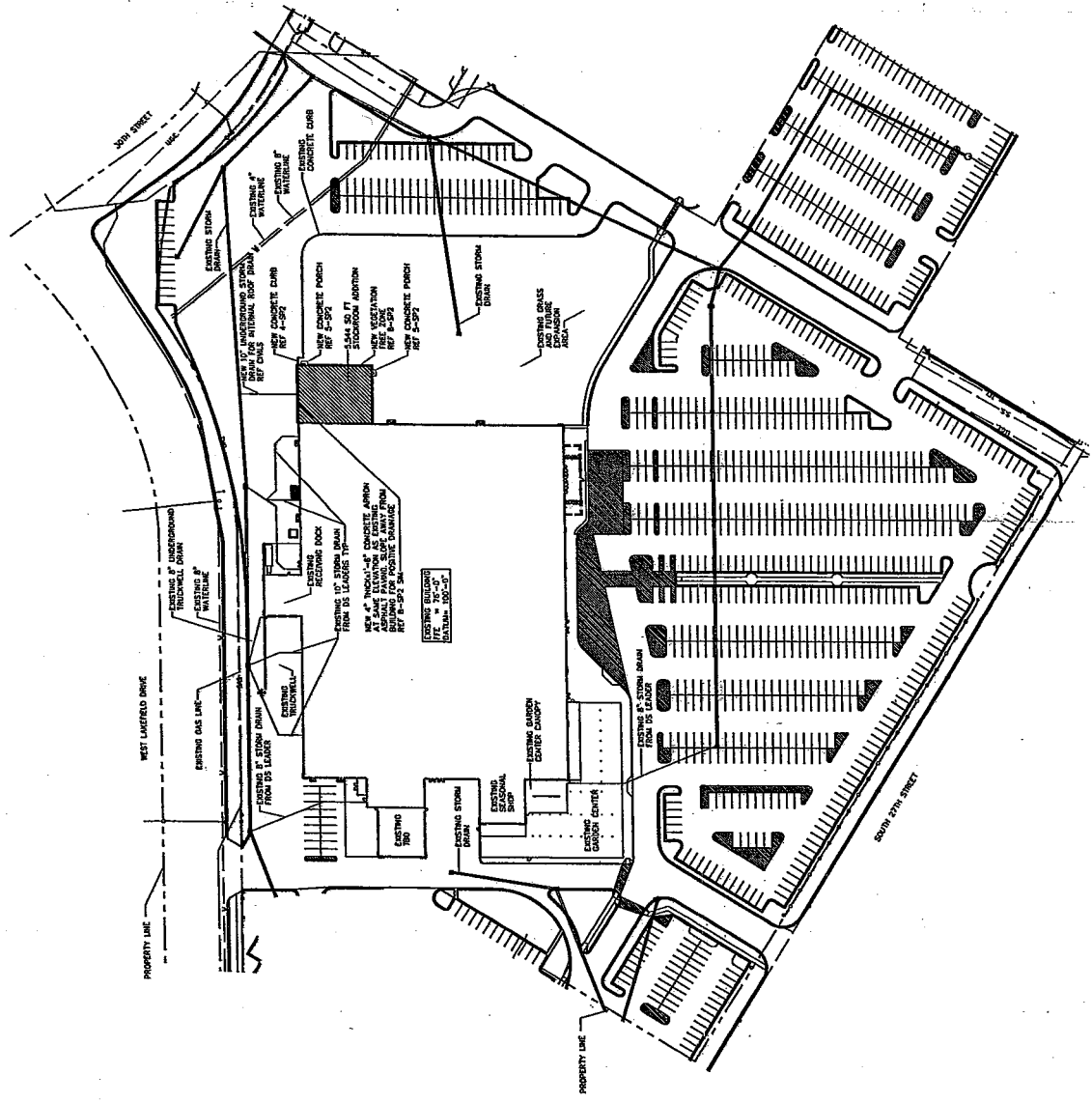
WAL-MART STORE NO. 2828 MILWAUKEE, WISCONSIN

Table with columns for revision and date, with a header row and several empty rows.

DATE: 12/10/10 SCALE: AS SHOWN

Parking Calculation table with columns for Parking Information, Use-Project, and Post-Project. Includes rows for Gross Area, Net Area, etc.

EXHIBIT A #030023



CONTRACTOR TO ADD REINFORCING BARS AND ADJUST REINFORCING W/ WALKMART CONSTRUCTION MANAGER. VERIFY AND REPAIR DRIVE LINE AND DRIVE MANHOLE BY NEW CONSTRUCTION, WATER EVIDENT. VERIFY ALL UTILITIES BEFORE WORK. VERIFY ALL UTILITIES TO BE EXPOSED AND REPAIR/REPLACED AS REQUIRED.