



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Lafayette L. Crump
Commissioner

Sam Leichtling
Deputy Commissioner

July 1, 2025

To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 301-B

Dear Committee Members:

File Number 250150 relates to the First Amendment to the Detailed Planned Development known as Timmerman Plaza to amend the permitted use list for the former Walmart site located at 10330 West Silver Spring Drive, on the north side of West Silver Spring Drive, south of West Appleton Avenue, in the 2nd Aldermanic District.

In 2011, the properties located at 10220, 10310, 10330, and 10420 W. Silver Spring Drive were rezoned to a General Planned Development (GPD) and subsequently a Detailed Planned Development (DPD). The DPD zoning allowed a new 147,800 square foot Walmart to be constructed on the former JC Penney site at 10330 W. Silver Spring Drive. The existing commercial buildings at 10220 and 10420 W. Silver Spring Drive were anticipated to continue to be used as retail space. 10310 W. Silver Spring Drive is an existing parking lot that is in easement for another property.

This 1st Amendment to the DPD relates specifically to 10330 W. Silver Spring Drive and does not change any zoning standards for the other three properties within the DPD boundary. Walmart closed in early 2023 and vacated the site. A new owner (10330 Exceeding LLC) purchased the site in January 2025 and intends to occupy the building with multiple uses. The DPD zoning currently allows uses that are permitted in the Local Business (LB1) zoning district, along with a few additional uses specifically noted in the zoning exhibit. This file will amend the use list for 10330 W. Silver Spring Drive to allow the eastern 50,000 square feet of the building to be used as indoor wholesale and distribution facility, which will be occupied by Restaurant Depot. Restaurant Depot will use the four existing loading docks and freight entrance on the east side of the building for their operations, and will make minor alterations to the exterior of the building as well.

A public hearing was held on Monday, June 30, 2025 at the regularly scheduled City Plan Commission meeting. The applicant's attorney presented on the item. Nobody was in attendance to provide testimony. At the closing of the public hearing, the City Plan Commission recommended approval of the subject file.



Sincerely,

A handwritten signature in blue ink, appearing to read "Lafayette L. Crump". The signature is fluid and cursive, with the first name "Lafayette" being more prominent than the last name "Crump".

for

Lafayette L. Crump
Executive Secretary
City Plan Commission of Milwaukee

CC: Ald. Chambers