



Wednesday, September 29, 2004

City of Milwaukee Planning Dept.
809 North Broadway
2nd Floor
Milwaukee, WI 53202

EXHIBIT A
FILE NO. 040714

Attn: Vanessa Koster

Re: State of Intent for Palermo's Pizza
General Development Plan

Project #: 406190

Dear Vanessa:

On behalf of Palermo's Pizza, Excel Engineering Inc. has prepared this letter to satisfy the City of Milwaukee's requirement for the Plan Development Project Description and Owner's Statement of Intent. As you know, it is the intent of Palermo's Pizza to fully develop their Maple Street facility. The purpose of this expansion is to increase manufacturing capacity and address inefficiencies within the existing facility. To reach this goal, Palermo's Pizza requests their property (tax id#s 4610554000, 4610555000, 4610556000, 4610557000 and 4610562110) be rezoned to General Development. Specifics regarding this proposal are provided below:

General Operations

Currently, Palermo's Pizza operates a pizza manufacturing facility at their Maple Street facility. Operations consist of receiving raw ingredients (meat, cheese, etc.) for use in the pizza production, baking pizza crusts, assembling pizzas, packaging pizzas, warehousing and shipping completed pizzas. They operate 3 shifts. First and second shift are production shifts and the third shift is for maintenance and sanitation.

Site Data

Existing Site Data

Zoning – Mixture of RT4 and LB2
Overall parcel size = 55,771 square feet (1.28 acres)
Existing building area = 26,366 square feet
Existing pavement (gravel, asphalt, concrete) area = 15,382 square feet
Existing green space = 14,023 square feet

Proposed Site Data

Zoning – General Development
Planned building additions = 25,050 square feet
Total building space upon completion = 51,416 square feet
Total pavement (gravel, asphalt, concrete) area = 4,355 square feet
Net increase in impervious surface area = 14,023 square feet
Proposed 0' setback from all property lines

Continued...

Parking

There are currently 26 parking spaces on-site. Due to the large number of local employees (people walking to work) and the availability of public parking, these spaces are largely unused. As a result, the General Development Plan proposal eliminates the on-site parking altogether and provides for a larger building expansion.

Signage

There is no signage proposed as part of this proposal.

Lighting

Due to the proposed 0 foot setback proposed as part of this plan, the only lighting possible would be wall mounted. It is anticipated that lighting would be utilized at door locations for security purposes and that some building accent light may be proposed. These details are anticipated to be reviewed as part of the Detail Development Plan.

Utilities

This facility is located in a highly developed part of the City of Milwaukee. Public sewer and water are readily available as well as electric, telephone, gas, etc. The existing utilities are anticipated to be sufficient to support this development plan.

Circulation Facilities

There is an existing concrete loading dock area located on South 8th Street. It is enclosed on three sides. This dock area is proposed to remain and continue its current operation. Additional docks are not proposed. In addition, a refuse dumpster is located within this enclosed area. Refuse is collected on a periodic basis by a private waste removal company.

Landscape and Buffer Areas

No landscape or buffer areas are proposed due to the nature of this proposal.

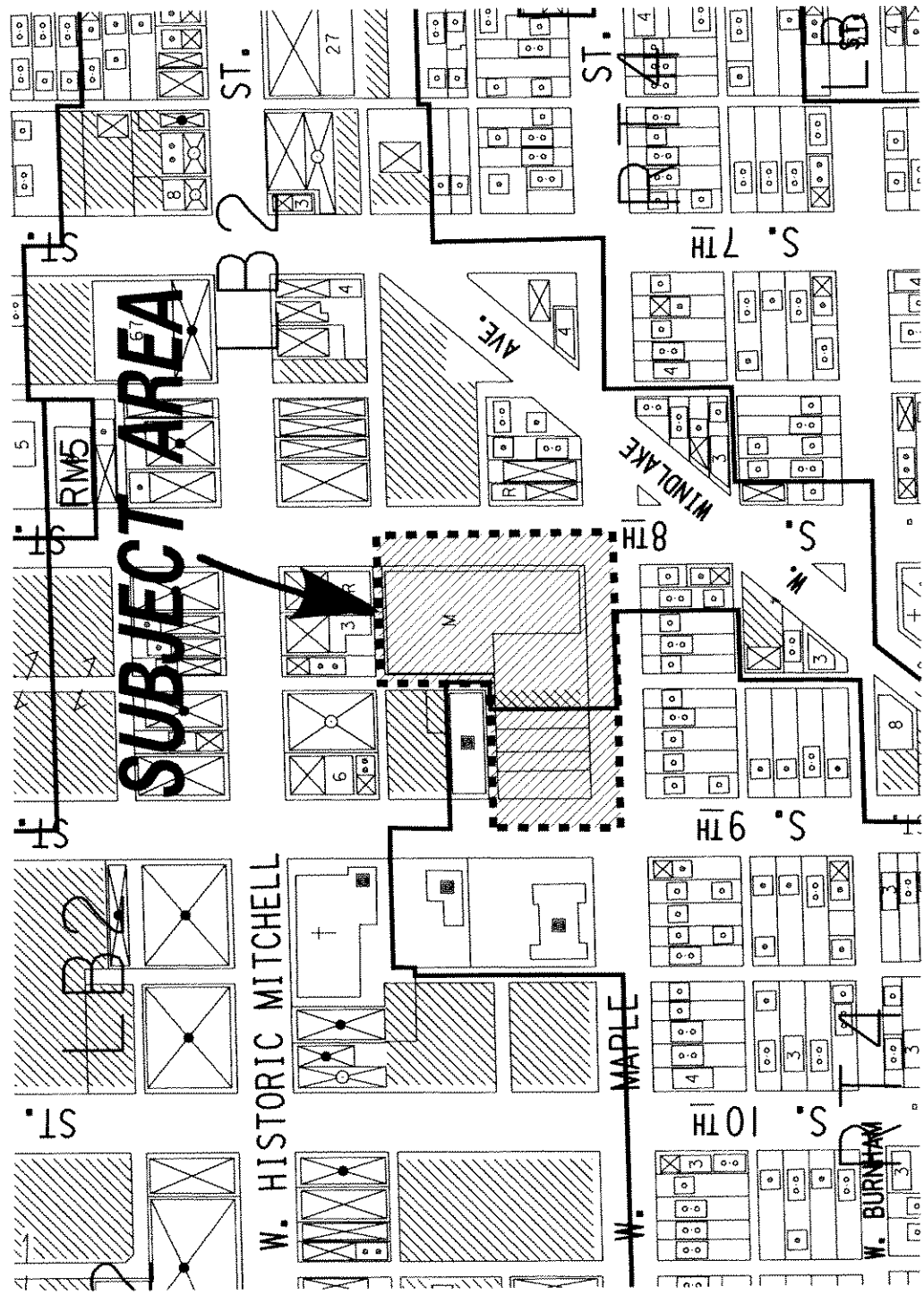
If you have any questions regarding this proposal or require additional information, please don't hesitate to call.

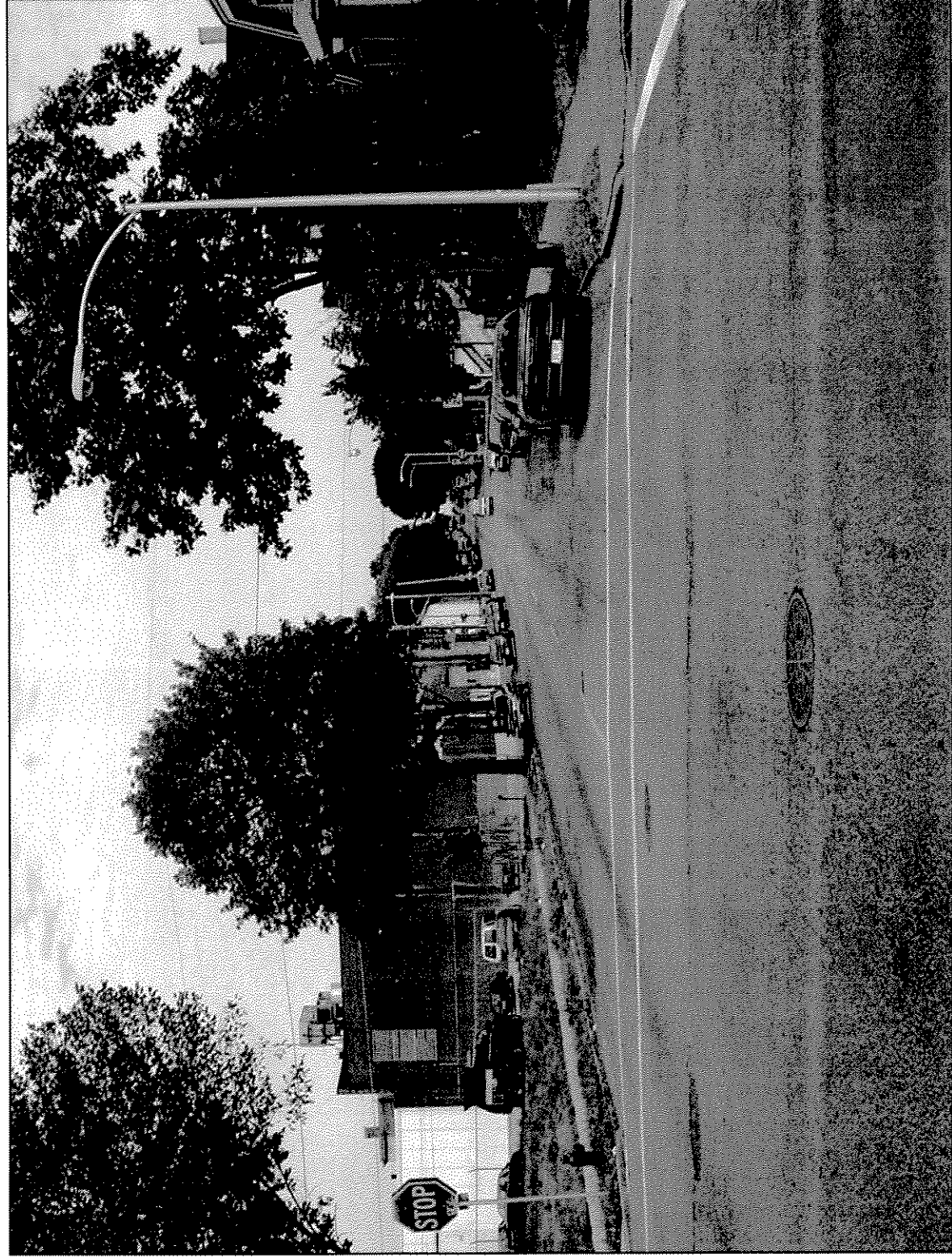
Sincerely,

Excel Engineering, Inc.



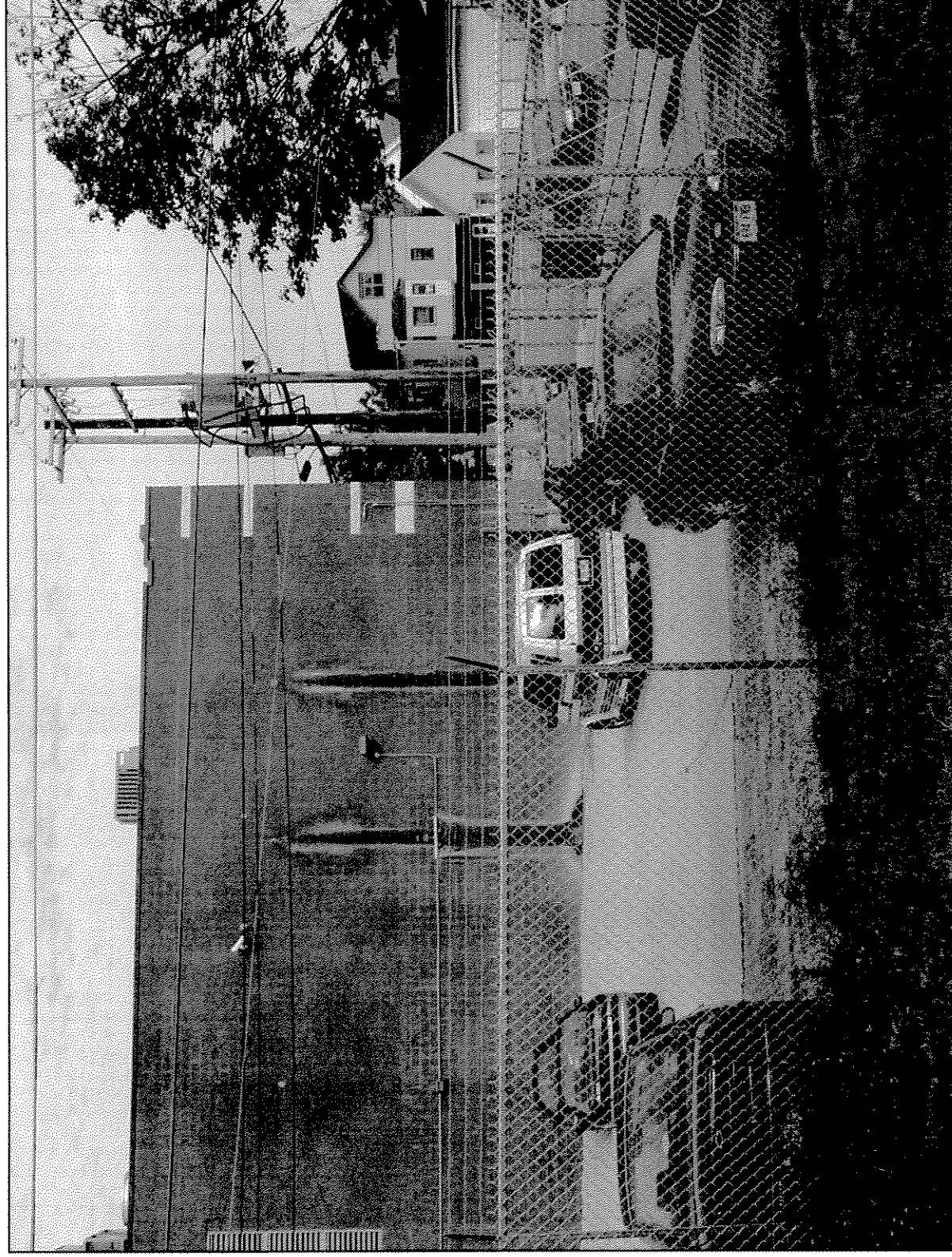
Jeff Quast, P.E.
Sr. Project Manager





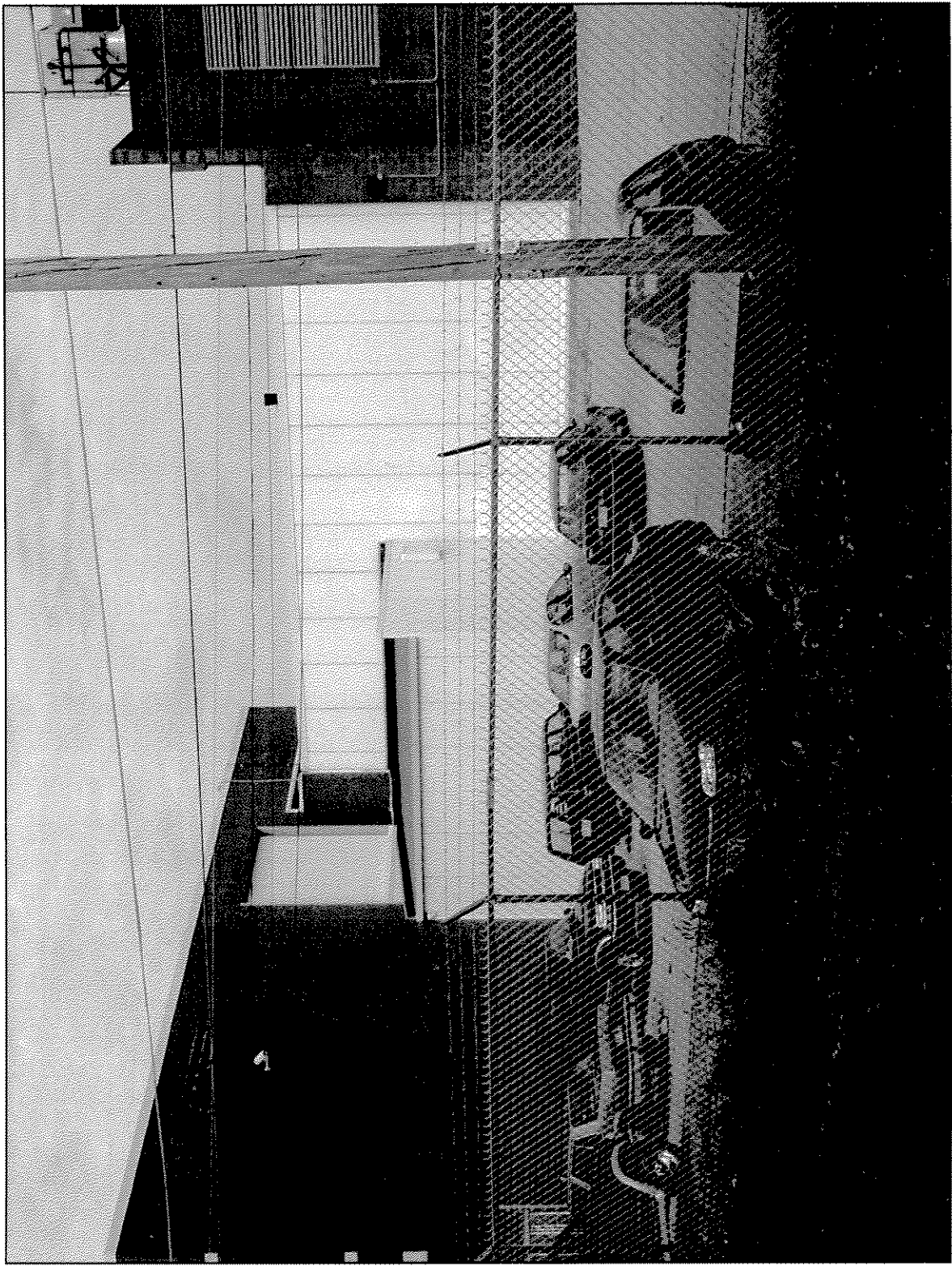
F:\406190

Palermo Maple St. Addn.
August 20, 2004



F:\406190

Palermo Maple St. Addn.
August 20, 2004



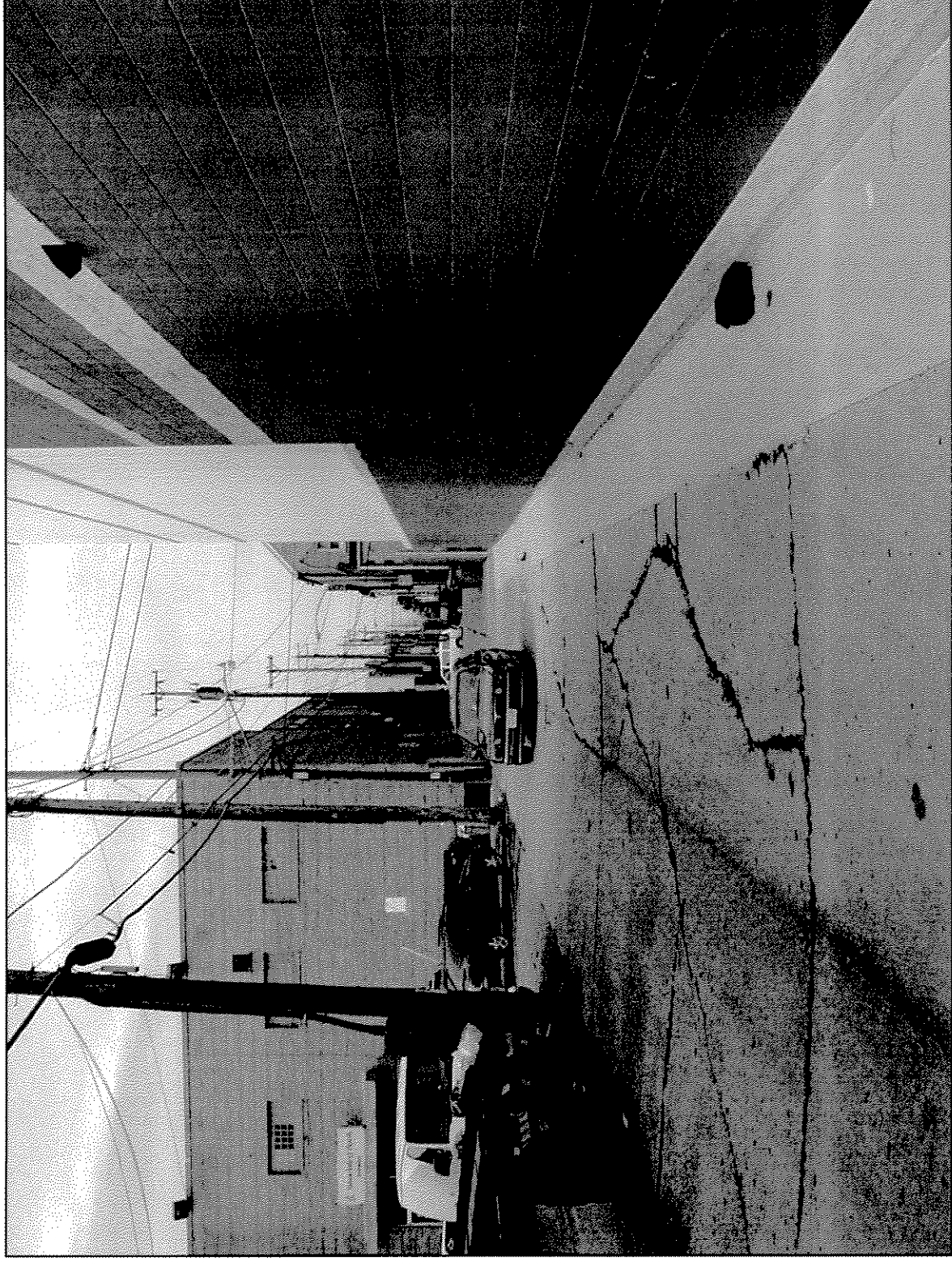
F:\406190

Palermo Maple St. Addn.
August 20, 2004



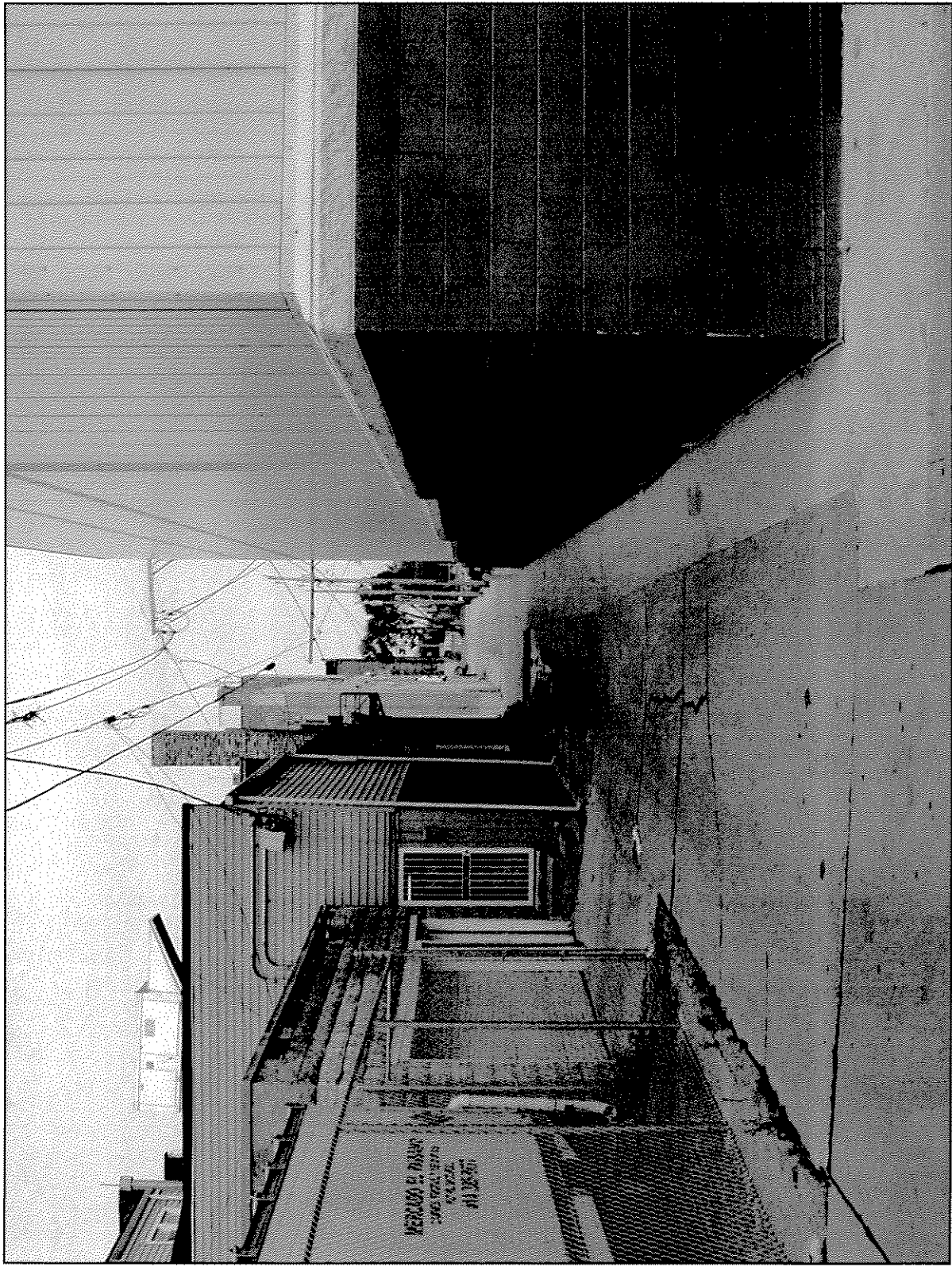
F:\406190

Palermo Maple St. Addn.
August 20, 2004



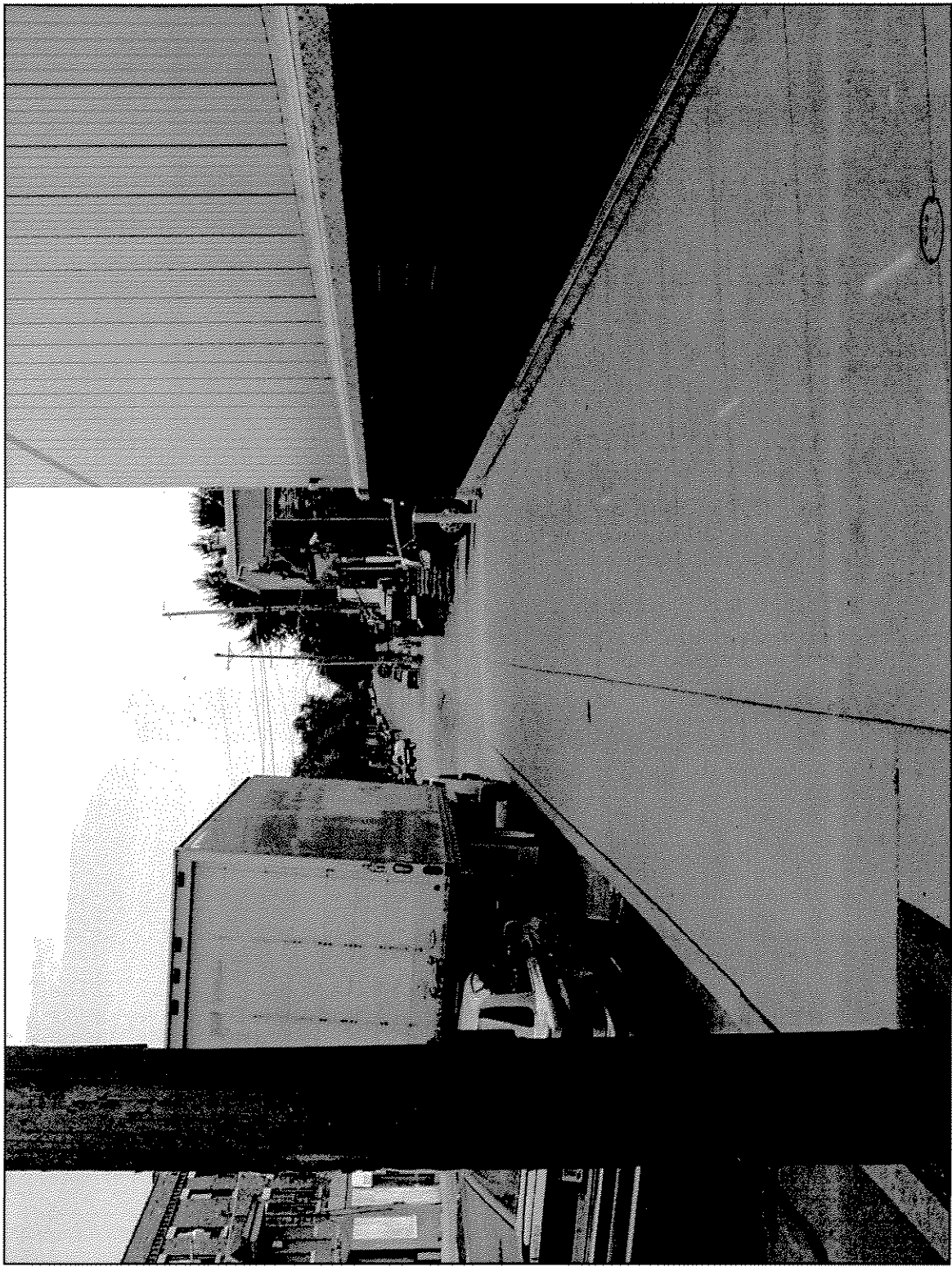
F:\406190

Palermo Maple St. Addn.
August 20, 2004



F:\406190

Palermo Maple St. Addn.
August 20, 2004



F:\406190

Palermo Maple St. Addn.
August 20, 2004

SURVEYOR'S CERTIFICATE

I, Gary W. Lousberg, Registered Land Surveyor, hereby certify that on this date I have completed a survey for Palermo's Properties, LLC of a parcel of land described below.

That I have marked the corners or boundaries of said parcel on the ground by setting iron stakes as shown on the map and that the following is the correct description as surveyed and staked out:

Lots 16 through 30 inclusive and the vacated Alley lying between said Lots 20 and 21, all in Block 4, Mitchell's Subdivision, located in the Northwest 1/4 of Section 5, T. 8 N.-R. 22 E., City of Milwaukee, Milwaukee County, Wisconsin and being subject to all easements and restrictions of record.

That such survey is a correct representation of all the exterior boundaries of the land surveyed and the principal buildings thereon.

This survey is made for the exclusive use of the present owners and those who purchase, mortgage or guarantee title thereto within one year from the date hereof.



Gary W. Lousberg
Gary W. Lousberg, R.L.S. No. 92161

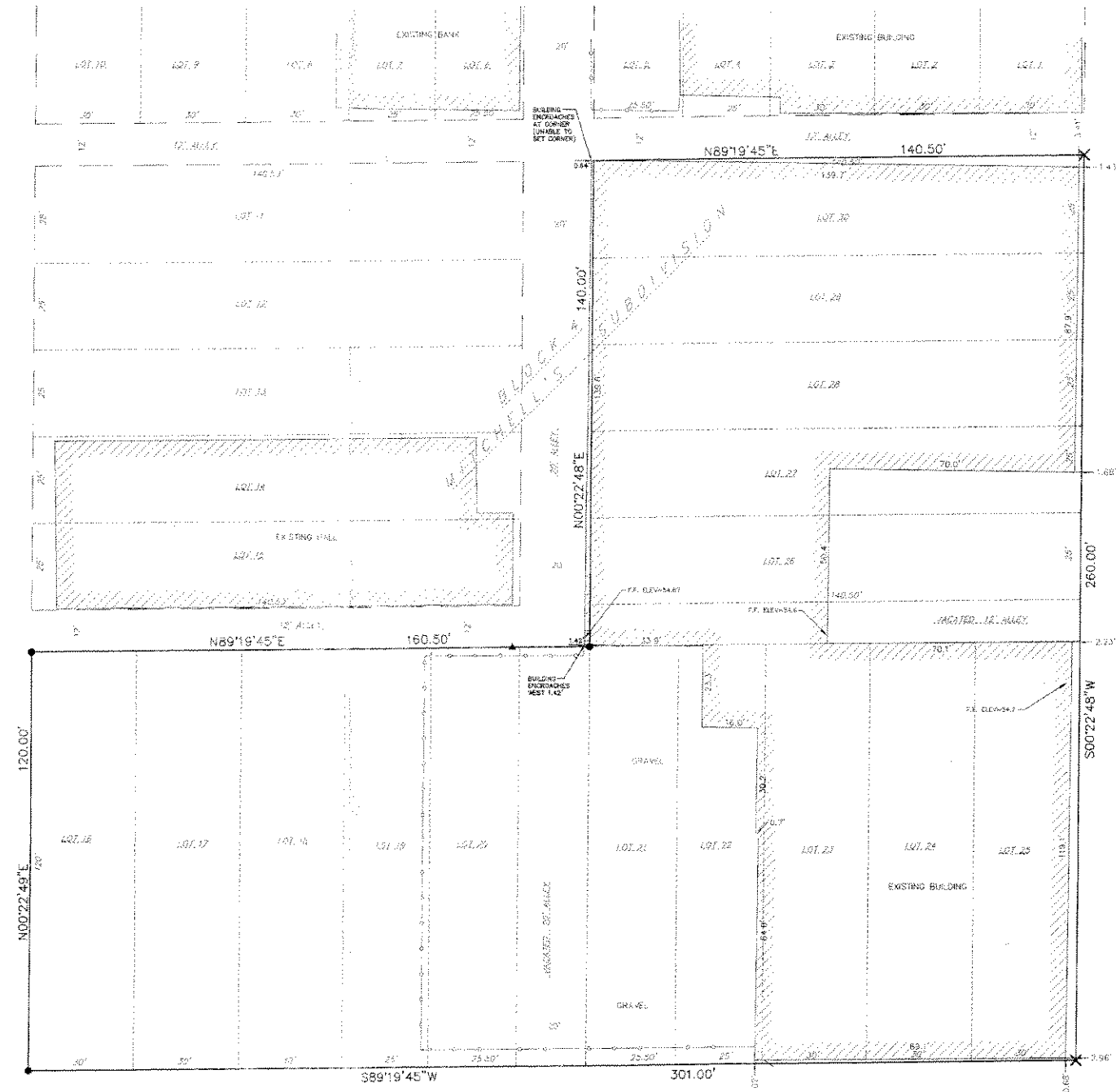
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54636
Project Number: 406190

BLOCK 4
MITCHELL'S SUBDIVISION

SOUTH 9th STREET

SOUTH 8th STREET

WEST MAPLE STREET



BLOCK 4
MITCHELL'S SUBDIVISION

TOTAL AREA
55,780 sq.ft.
1.280 acres

- 1/4" REBAR SET
- ✕ CHISELED "X" SET
- ▲ 1" GALV. PIPE FOUND



SHEET ISSUE:

SEE TITLE SHEET TO CONFIRM THAT THIS SHEET HAS BEEN RELEASED FOR CONSTRUCTION

REVISIONS:

9/21/2004 HJ JSB

100 CANELOT DRIVE
FOND DU LAC, WI 54635
PHONE: (920) 926-9800
FAX: (920) 926-9801



OWNER:
PALERMO'S
551 WEST MITCHELL STREET
MILWAUKEE, WI 53204

PROJECT:
PROPERTY SURVEY
PALERMO'S
800 MAPLE STREET
MILWAUKEE, WI

DATE:
DESIGN NO.:
406190

SHEET

PS