

File Number 250150. A substitute ordinance relating 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.





File Number 250150. Context.



File Number 250150. Consistency with Comprehensive Plan.



## Northwest Side Area Plan

- Adopted in 2007 and amended in 2017.
- Plan promotes “anchor” developments in this District that serves residents from surrounding neighborhoods.
- Timmerman Plaza is identified as a Catalytic Project, with the vision of strengthening the identity along Silver Spring Drive and encourages the option to reuse existing buildings for commercial uses with the goal of improving the character and image of the site by maintaining and enhancing the overall facades and general appearance of the shopping center.
- This proposal is consistent with the Area Plan.

# Amendment to Detailed Planned Development



**Timmerman Plaza**  
**10330 W Silver Spring Dr, Milwaukee, WI**

Public Hearing – City Plan Commission  
June 30, 2025

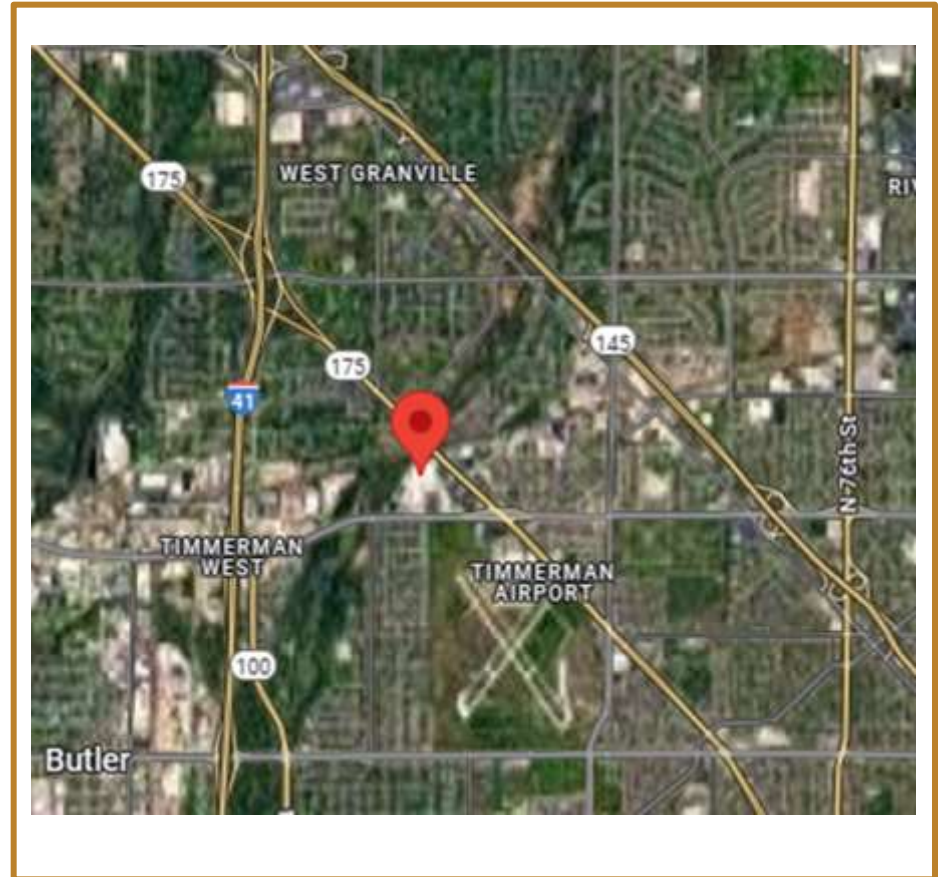
File No. 250150



## LOCATION

TIMMERMAN WEST NEIGHBORHOOD

W APPLETON AVE  
&  
W SILVER SPRING DR



# CURRENT SITE



The current site was a former Wal-Mart store that closed in 2023.

Since then, the site has been vacant.

10330 Exceeding LLC, owned by Anup Khullar and Pritpal Grewal, purchased the site in January 2025.

# NEW OWNERSHIP

## **GOALS:**

- REDEVELOP/IMPROVE THE EXISTING BUILDING TO FILL HIGH NEEDS IN THE COMMUNITY

## **PROPOSED USES:**

- INDOOR WAREHOUSE AND STORAGE FACILITY
- RECREATION
- GROCERY & LIQUOR STORE
- TWO FAST CASUAL RESTAURANTS/CAFÉ (I.E., SUBWAY)

THE PARKING LOT, PEDESTRIAN WALKWAYS, AND LANDSCAPING WILL REMAIN THE SAME, AS WILL THE CONNECTION TO THE TRAIL ON THE WEST SIDE

# EXISTING PERMITTED USES

Banks or other financial institutions
General retail establishments
Garden supply or landscaping centers
Personal services
Business services
Dry cleaning establishments
Motor vehicle repair facilities (with limitations)
Sit down/fast food carryout restaurants
Drive through facilities
Indoor recreation facilities
Related ancillary uses



**Amendment to DPD is required for desired  
proposed use:**  
Indoor Wholesale and Distribution Facility

Building: 147,806 sq. ft.

Proposed Use: 49,209 sq. ft.



## **About Restaurant Depot**

Restaurant Depot serves independent restaurant owners, caterers, delis, and not-for-profits. They currently have 162 locations across 35 states and add 6-8 locations per year. They provide food, equipment, and supplies, and have no minimum purchase requirement. Eliminating the need for a traditional distributor, they have become the leading low-cost alternative to other foodservice suppliers.

- Caters to small businesses
- 3<sup>rd</sup> Restaurant Depot location in Wisconsin
- Open 7 days/week
- Will create 25-35 jobs



# WHAT RESTAURANT DEPOT CAN DO FOR THIS AREA:

- Revitalize a vacant building and making it more attractive for additional tenants to occupy
- Establish a long-term tenancy
- Increase employment opportunities
- Increase business opportunities for all merchants in the area
- Bring long term economic benefits through construction and operations
- Generate sales tax on equipment sales of about \$720,000 per year\*
- Accommodate Milwaukee businesses and avoid them spending in neighboring counties



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



\*Based on current sales at Milwaukee Restaurant Depot



## DESIGN & SIGNAGE

Restaurant Depot prides itself on beautifully upkeep buildings that look more like store fronts than warehouses

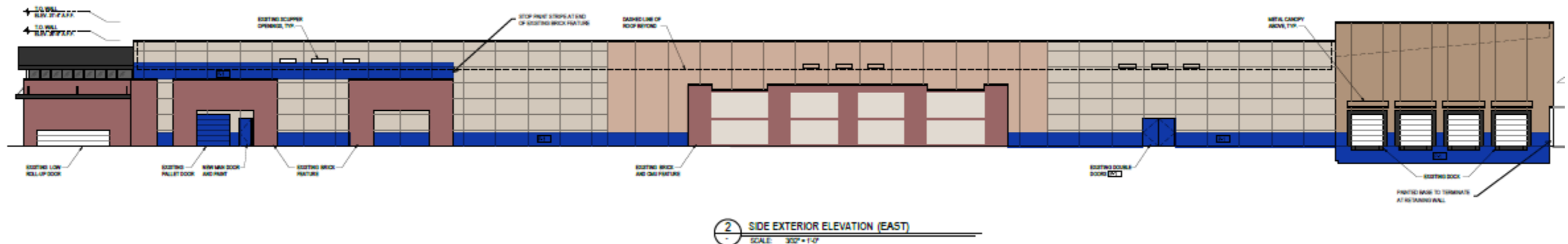
Not only will Restaurant Depot **not** damage the aesthetics of the area, it will actually improve them



# TRAFFIC

Traffic is anticipated to be significantly less than the former Wal-Mart site.

- 2,500 customers per week (7 days/week)
- Approximately 25 vendor trucks per day. 70% being large trailers of 65-70 ft, balance 22 ft
- Majority of deliveries between 7:00 am and 4:00 pm
- Around 25-35 employees, half of whom would use public transport if viable



# INGRESS/EGRESS

Deliveries and freight will be directed to enter from W Appleton Ave.

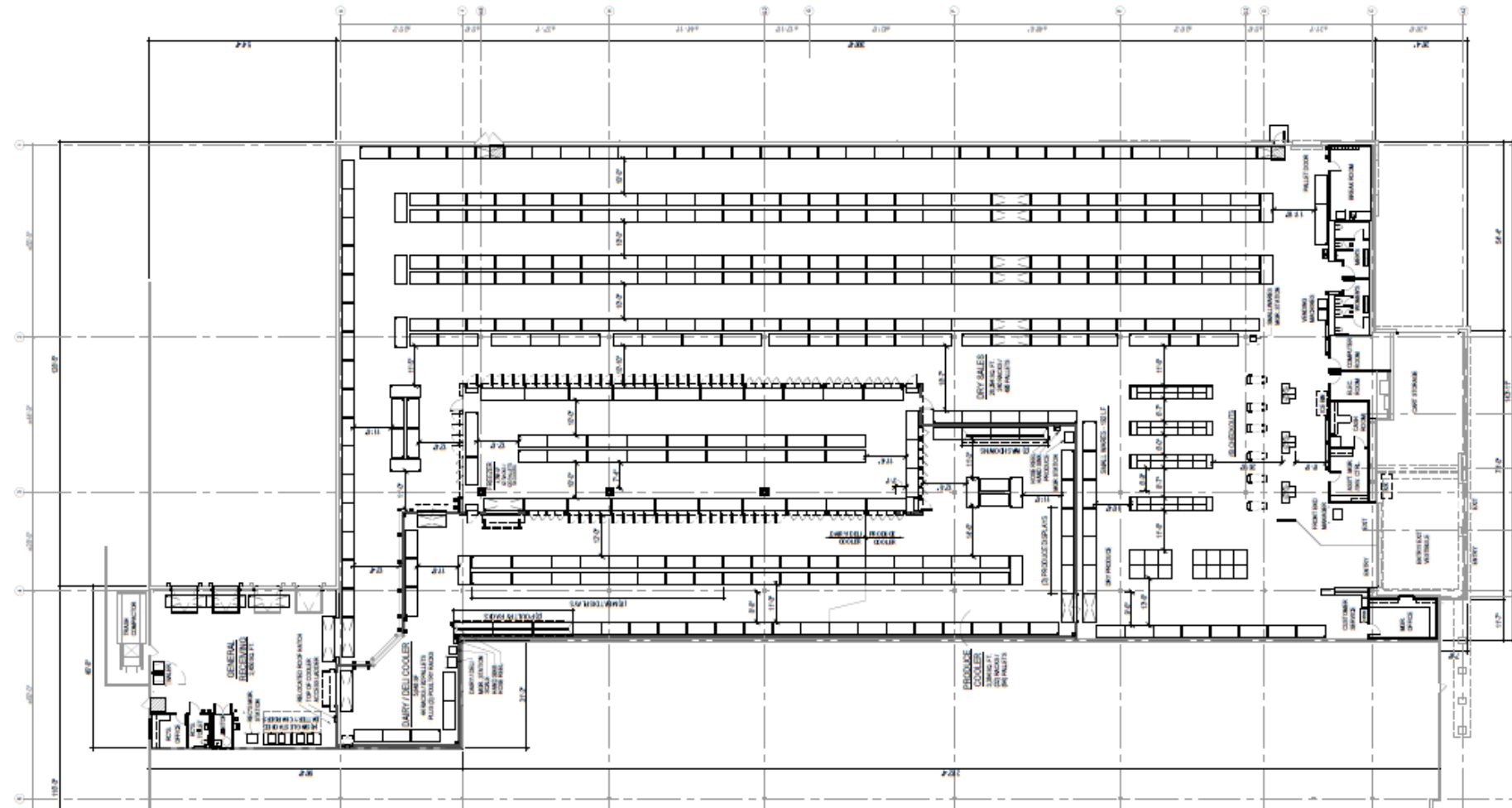
Consumers will enter from W Silver Spring Dr, directly into parking lots.

This will cut down on congestion caused by deliveries.





# INTERIOR BUILDOUT



# QUESTIONS

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