



May 24, 2002

**EXHIBIT A**

File No. 020154

ion

ZND/CC

RE: Owner's Statement of Intent to Modify the Detailed Planned Development for Sam's Club at 76<sup>th</sup> Street and Calumet Road in Milwaukee, Wisconsin MEAI Job No. 04-15-02-017

Dear Ms. Koster,

McClure Engineering Associates, Inc., on behalf of Perry Butcher Architects and Sam's Real Estate Business Trust, is requesting that the City of Milwaukee consider an amendment to the detailed plan development for the Sam's Club at 76<sup>th</sup> Street and Calumet Road. Sam's Club received a liquor license last year and needs to expand the existing building for the liquor sales area including a separate store entrance. The project entails the addition of 2,300 square feet of retail space, a 29 square foot sign denoting liquor and a canopy over the entrance to blend with the existing building. The existing driveway on 76<sup>th</sup> Street will need to be relocated approximately 17 feet to the north to realign the drive aisle for the liquor store expansion.

Enclosed with this letter are drawings numbered C-1 through C-5 consisting of a Site Plan, Site Grading Plan, Utility Plan and Landscape Plan (2 sheets). These plan sheets are from the original construction of the Sam's Club and depict the expansion area. Also, we are including a Plat of Survey of the property numbered as Sheet C-2.1. We have enclosed a "Project Description and Owner's Statement of Intent. Find below a table which provides the statistical data required in the Submittal Checklist:

EXISTING CONDITIONS

	<u>Square Feet</u>	<u>Acres</u>	<u>Percent of Total</u>
Gross Land Area	1,041,814	23.92	100%
Principal Buildings	135,196	3.10	13%
Parking/Drives	374,522	8.60	36%
Parking Islands	7,947	0.19	1%
Perimeter Landscape	170,003	3.90	16%
Deed Res. Open Space	354,146	8.13	34%
Total Landscaped	532,096	12.22	51%
S.F. Non-Res. Buildings	135,196	3.10	13%
Number of Buildings	1		
Dwelling Units/Building	None		
Bedrooms/Unit	None		
Parking Provided	882 parking spaces provided = 6.6/1,000 S.F. parking ratio		

## SAM'S REAL ESTATE BUSINESS TRUST

Expansion of Sam's Club at 76<sup>th</sup> and Calumet  
Walton's Calumet Square Planned Development

### PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT

Sam's Real Estate Business Trust ("Sam's Club") is the owner of a parcel, approximately 24 acres, located at the Southwest corner of West Calumet Road and North 76<sup>th</sup> Street. Sam's Real Estate Business Trust proposes to expand their existing Sam's Club building and shift the driveway along North 76<sup>th</sup> Street approximately 17 feet to the north. The balance of the site shall remain as-is with no encroachment into the existing deed restricted open space previously recorded.

Sam's Club intends to expand the building an additional 2,300 square feet to construct a separate entrance to the liquor sales area. This project will require a minor change to the existing parking lot by shifting 4 of the landscaped, curbed islands to realign the drive aisle along the storefront. This project does not require any changes to the drainage patterns nor amount of storm water runoff. See previously approved plans for Sam's Club on file.

1. From the submitted Site Plan it can be seen that the existing access point on West Calumet Road and West Clinton Avenue are planned to remain as is with no improvements or reconstruction necessary for the building expansion. The North 76<sup>th</sup> Street access point will need to shift approximately 17 feet to the north to realign the drive aisle along the storefront to accommodate the building expansion. The significant community facilities in the area have remained largely unchanged since the development of the Sam's Club with a major theater complex and automobile dealerships on the east side of North 76<sup>th</sup> Street, industrial and residential development on the west side of North 76<sup>th</sup> Street and retail development, including a Pick 'N' Save grocery store, along both sides of North 76<sup>th</sup> Street.

2. The legal description of the parcel is as follows:

That part of the Southeast Quarter of Section 16, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, TOGETHER with Lot 5 in Block 1 in Smith Industrial Park, being a Subdivision of part of the Southeast Quarter of Section 16, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, described as follows: beginning at the Northeast corner of the Southeast Quarter of said Section 16; thence North 90 degrees 00 minutes 00 seconds West on the North line of the Southeast Quarter of

bringing the total building size to 137,496 square feet.

- 5-b. The amount and use of the deed restricted open space is depicted on the Site Plan. Landscaping elements are depicted in the Landscape Plan and Landscape Details on file ("Landscaping"). The owner will remain responsible for continuous landscape maintenance, including plant material replacement on a seasonal basis. If such material is no longer comparable in size to plant list specifications, and inconsistent with the typical form/shape of that species because of dieback, stunting or damage, it shall be replaced. No approved plant material or other landscape material shall be substituted without City approval. Plant material sizes specified are the accepted minimum and shall not be decreased subsequent or prior to installation. All landscaping will continue to be maintained by the owner or its assigns.
- 5-c. The vehicular and pedestrian circulation facilities, parking facilities, loading area and refuse receptacle areas are detailed on the Site Plan.
- 5-d. The location, type and size of parking lot lighting will remain as is with this building expansion.
- 5-e. The proposed topography shown in the Grading Plan will remain as is for the Sam's Club expansion.
- 5-e. The size of the pylon sign will remain the same and it will be relocated to accommodate the driveway shift along North 76<sup>th</sup> Street. The location, type and size of directional signs will remain as is for this project. There will be a canopy installed over the entrance into the expansion area to blend with the existing canopy on the building. A 29 square foot sign - "Liquor" - will be placed on the front wall of the proposed building expansion.

Minor modifications may occur to these detailed plans, however, such modifications will not cause: (a) a change in the general character of the planned development; (b) a substantial relocation of the principal structure; (c) a substantial relocation or reduction of parking, loading and recreation areas; (d) a substantial relocation of traffic facilities; (e) an increase in land coverage by the building and parking areas; (f) an increase in the gross floor area of the building; (g) a reduction in the amount of open spaces, landscaping or screening.

McCLURE ENGINEERING ASSOCIATES, INC.

By: *Laura Piggott Williamson*  
Laura Williamson, Project Administrator

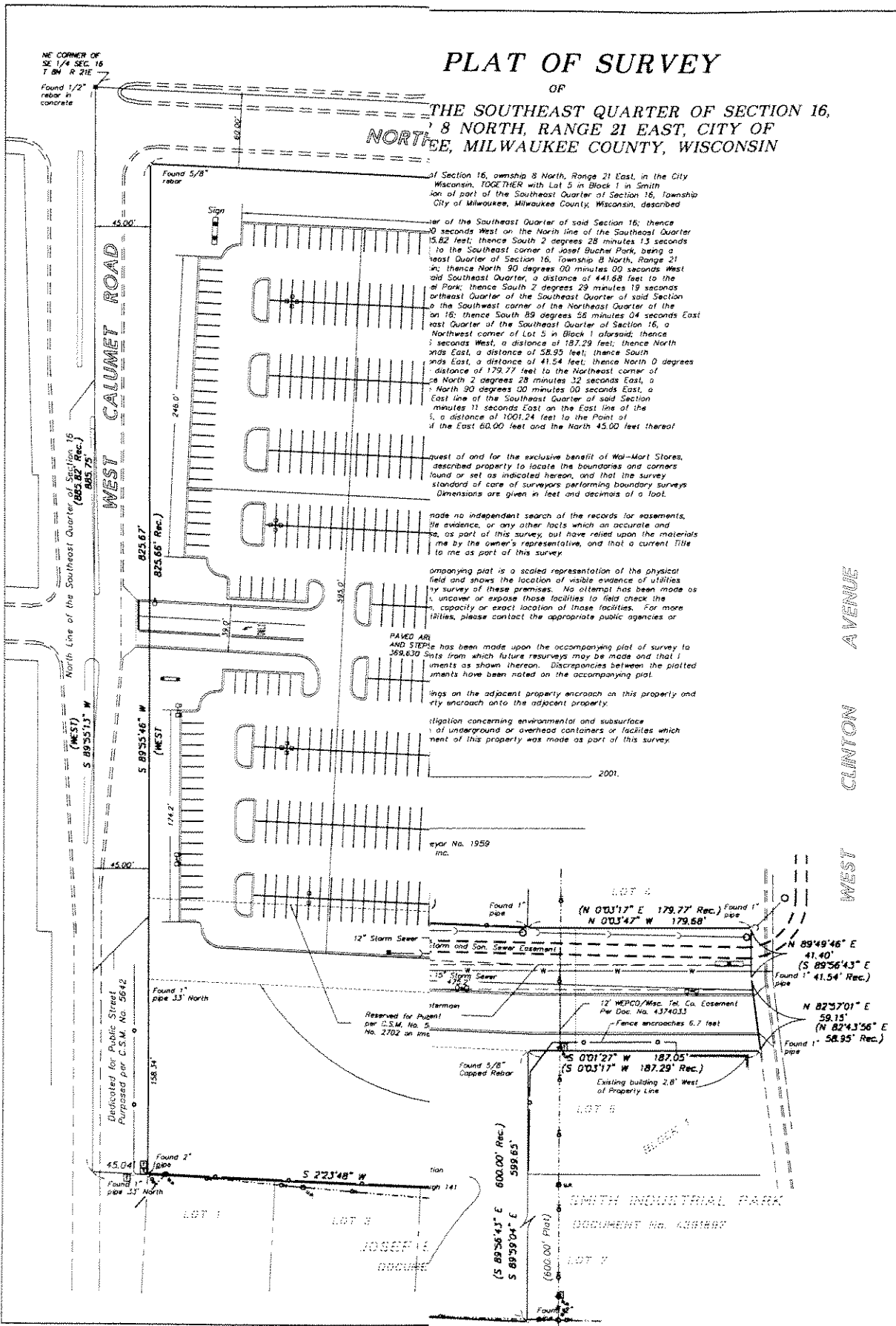
Civil Engineers for Perry Butcher Architects and  
Sam's Real Estate Business Trust

6838 East State Street  
Rockford, Illinois 61108

# PLAT OF SURVEY

OF

THE SOUTHEAST QUARTER OF SECTION 16,  
8 NORTH, RANGE 21 EAST, CITY OF  
MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



NE CORNER OF  
SE 1/4 SEC. 16  
T 8N R 21E  
Found 1/2" rebar in concrete

Section 16, township 8 North, Range 21 East, in the City of Wisconsin, TOGETHER with Lot 5 in Block 1 in Smith

of the Southeast Quarter of said Section 16, thence 90 seconds West on the North line of the Southeast Quarter 15.82 feet; thence South 2 degrees 28 minutes 13 seconds to the Southeast corner of Josef Buchel Park, being a least Quarter of Section 16, Township 8 North, Range 21 East; thence North 90 degrees 00 minutes 00 seconds West said Southeast Quarter, a distance of 441.68 feet to the at Park; thence South 7 degrees 29 minutes 19 seconds to the Southwest corner of the Northeast Quarter of the an 18; thence South 89 degrees 56 minutes 04 seconds East east Quarter of the Southeast Quarter of Section 16, a Northwest corner of Lot 5 in Block 1 aforesaid; thence 3 seconds West, a distance of 187.29 feet; thence North 30.85 East, a distance of 58.95 feet; thence South 30.85 West, a distance of 41.54 feet; thence North 0 degrees distance of 179.77 feet to the Northeast corner of a North 2 degrees 28 minutes 32 seconds East, a North 30 degrees 00 minutes 00 seconds East, a East line of the Southeast Quarter of said Section minutes 11 seconds East on the East line of the 5, a distance of 1001.24 feet to the Point of of the East 60.00 feet and the North 45.00 feet thereof

quest of and for the exclusive benefit of Wal-Mart Stores, described property to locate the boundaries and corners found or set as indicated hereon, and that the survey standard of care of surveyors performing boundary surveys Dimensions are given in feet and decimals of a foot.

made no independent search of the records for easements, the evidence, or any other facts which an accurate and so, as part of this survey, but have relied upon the materials me by the owner's representative, and that a current title to me as part of this survey.

ompanying plat is a scaled representation of the physical field and shows the location of visible evidence of utilities by survey of these premises. No attempt has been made to uncover or expose those facilities to fully check the capacity or exact location of those facilities. For more utilities, please contact the appropriate public agencies or

PAVED ARE AND STREETS has been made upon the accompanying plat of survey to 369,830 Sigs from which future resurveys may be made and that l uments as shown thereon. Discrepancies between the plotted uments have been noted on the accompanying plat.

lines on the adjacent property encroach on this property and rty encroach onto the adjacent property.

litigation concerning environmental and subsurface of underground or overhead containers or facilities which ment of this property was made as part of this survey.

ayer No. 1959 inc.

Found 1" pipe

12" Storm Sewer

Reserved for Public Street Pursued per C.S.M. No. 2702 on line

Found 5/8" Capped Rebar

Found 1" pipe

Found 1" pipe

Found 1" pipe

Found 1" pipe

Found 1" pipe

Found 1" pipe

Found 1" pipe

WEST CLINTON AVENUE

WEST CLINTON AVENUE

**SAM'S CLUB SURVEY**  
BUTCHER & ASSOCIATES, ARCHITECTS  
180 CALUMET AVENUE MILWAUKEE, WISCONSIN

SHEET NO.  
**1**

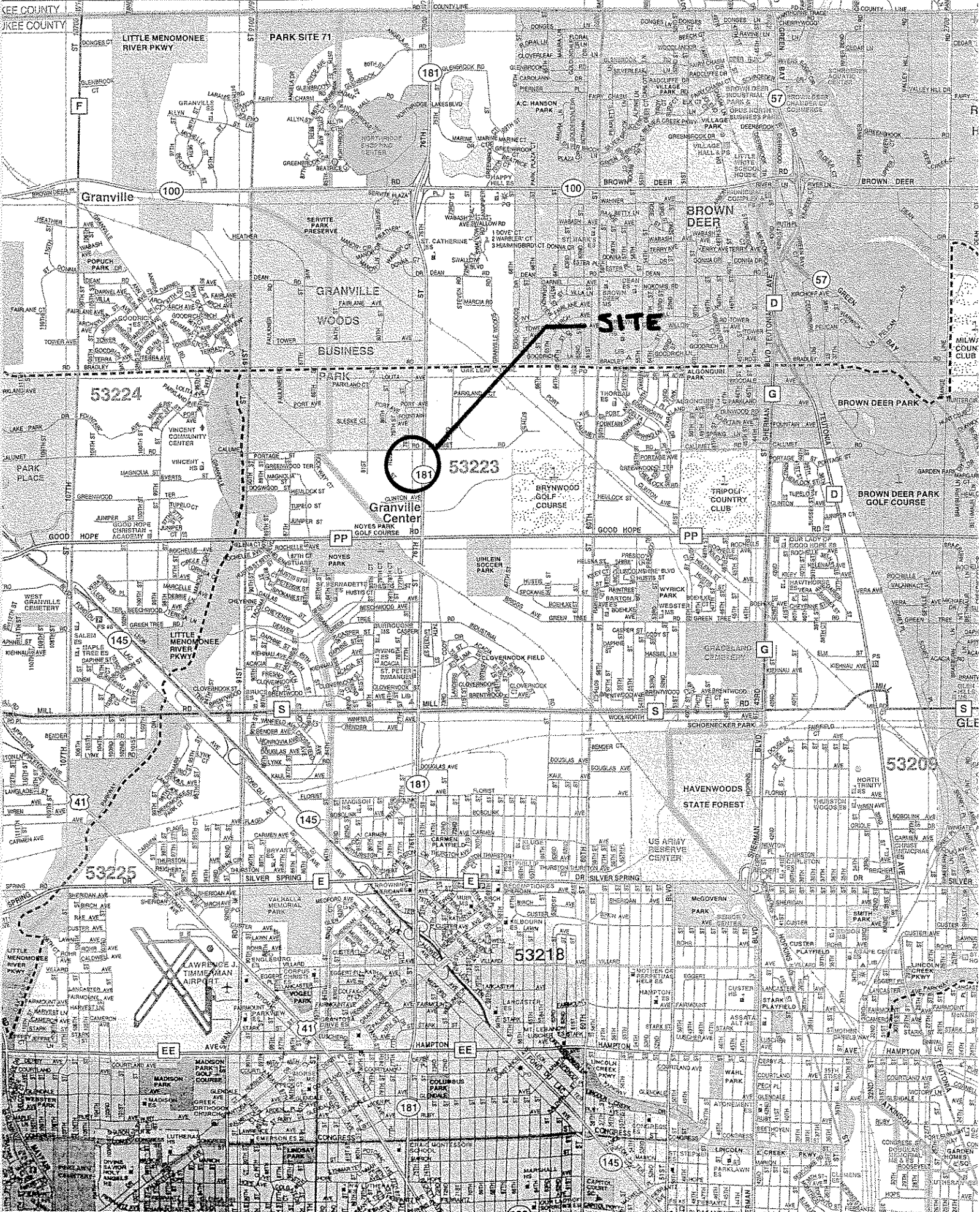
XX

YY

ZZ

AAA

BBB



KEE COUNTY  
JKEE COUNTY

LITTLE MEMONONEE RIVER PKWY

PARK SITE 71

181

57

Granville

100

100

BROWN DEER

57

SITE

53224

181

53223

Granville Center

BRYNWOOD GOLF COURSE

TRIPOLI COUNTRY CLUB

BROWN DEER PARK GOLF COURSE

145

LITTLE MEMONONEE RIVER PKWY

181

53209

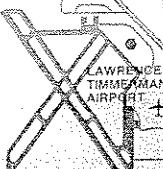
HAVENWOODS STATE FOREST

US ARMY RESERVE CENTER

53225

145

53218

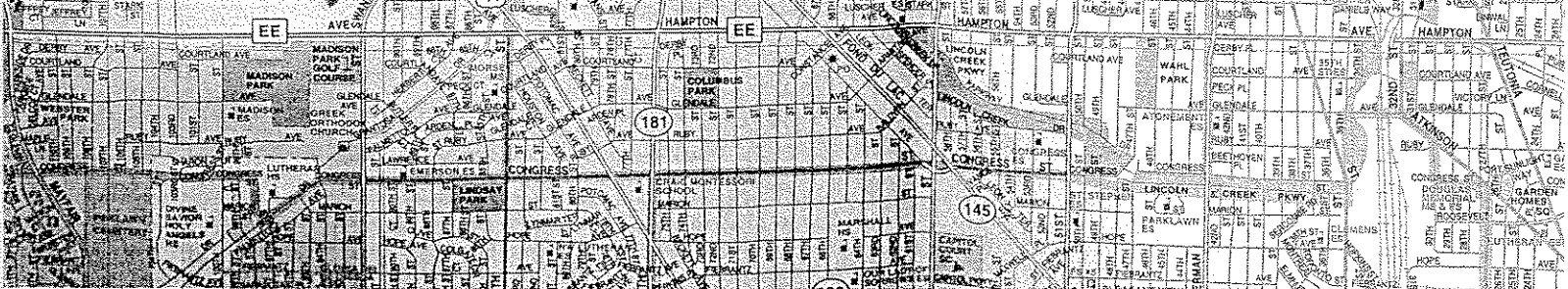


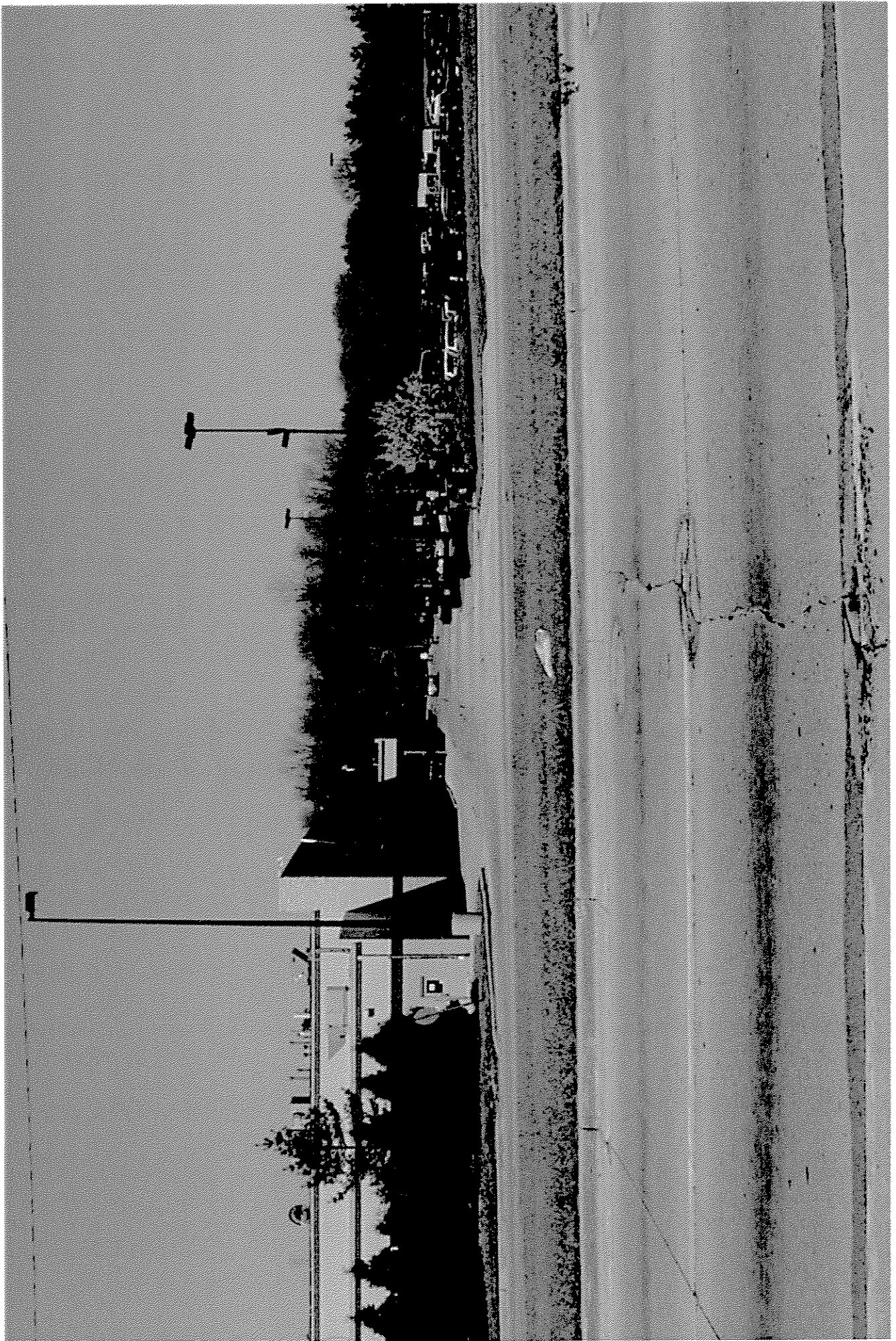
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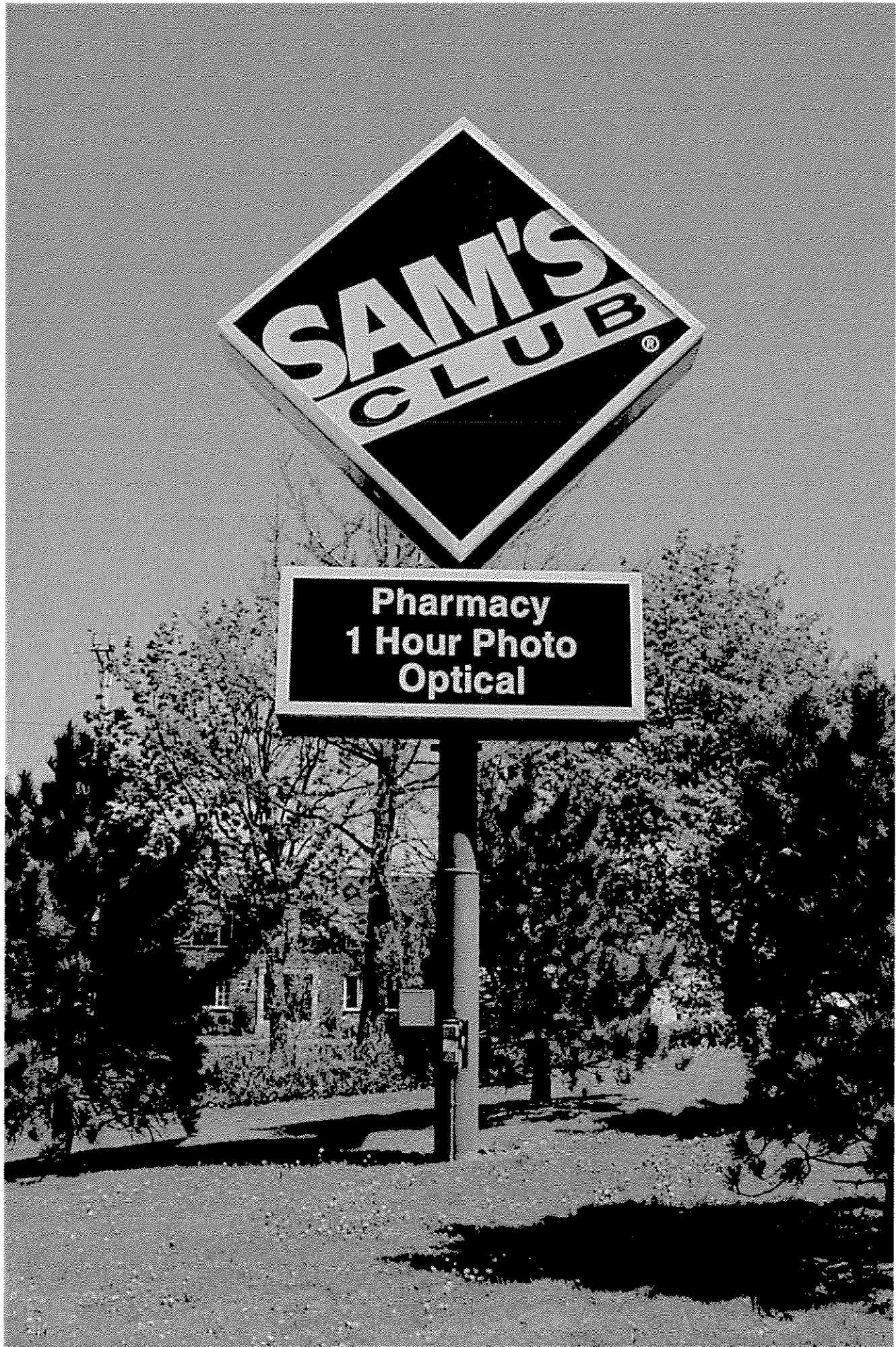
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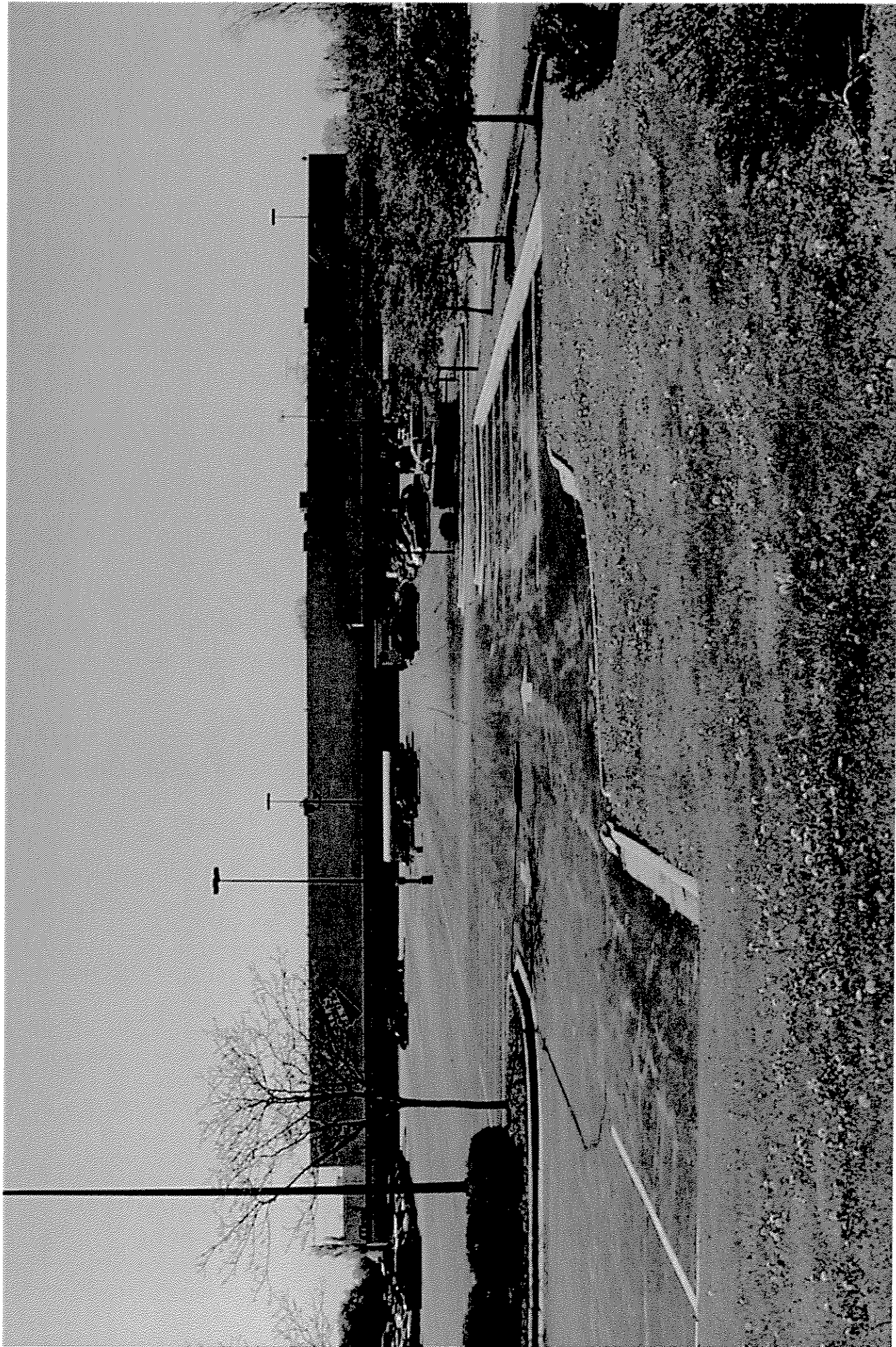


Pharmacy  
1 Hour Photo  
Optical

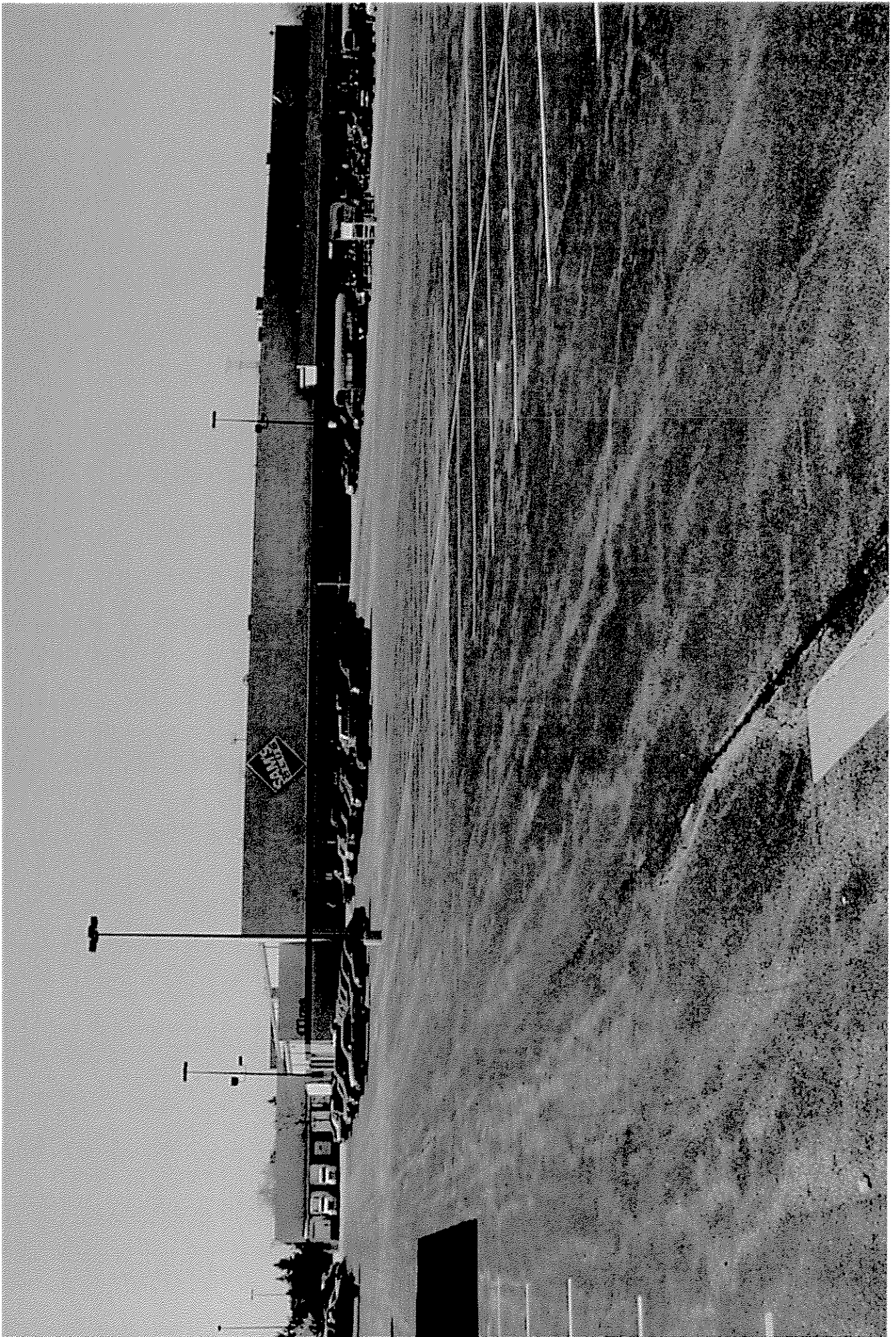






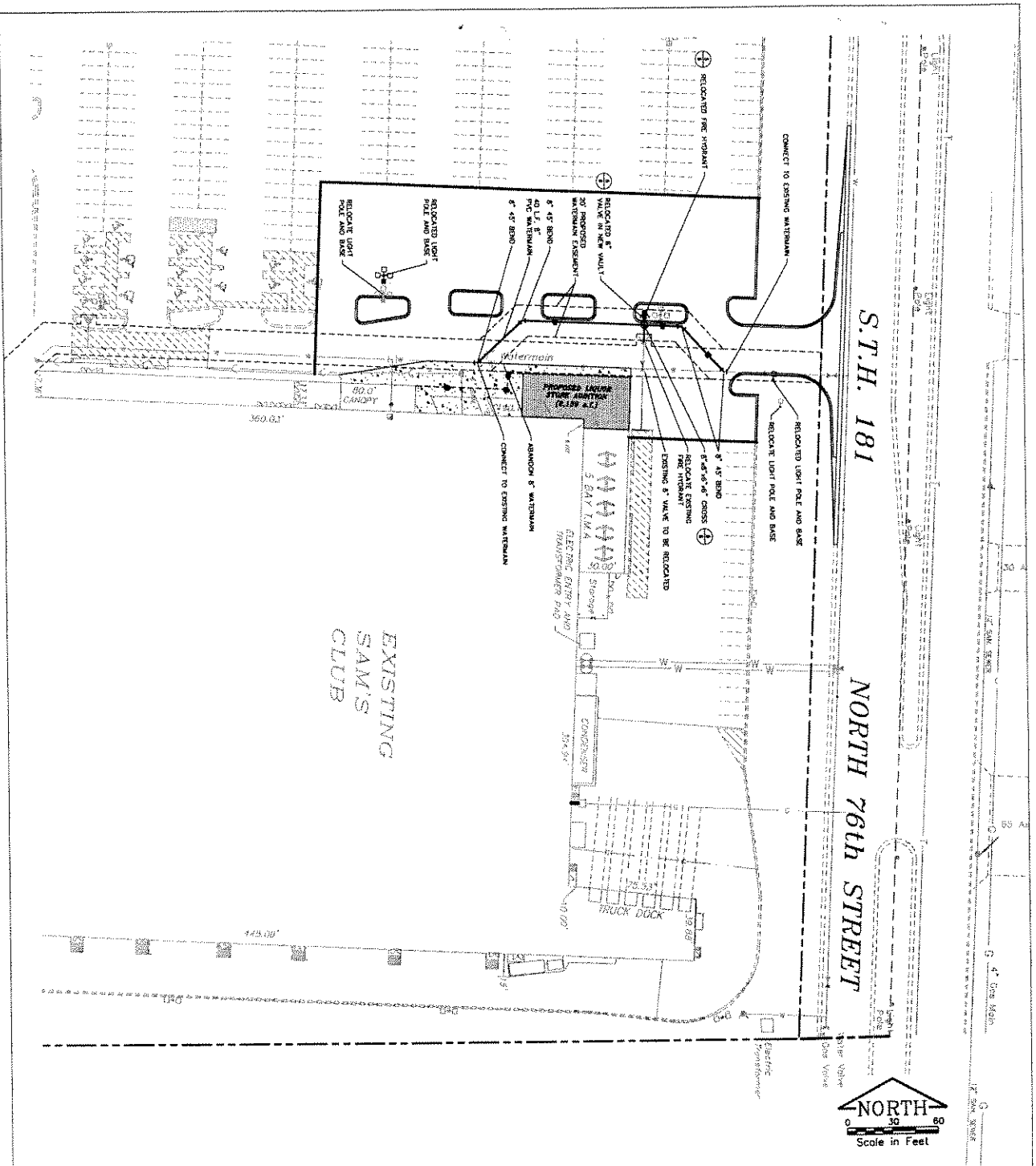












**UTILITY NOTES**

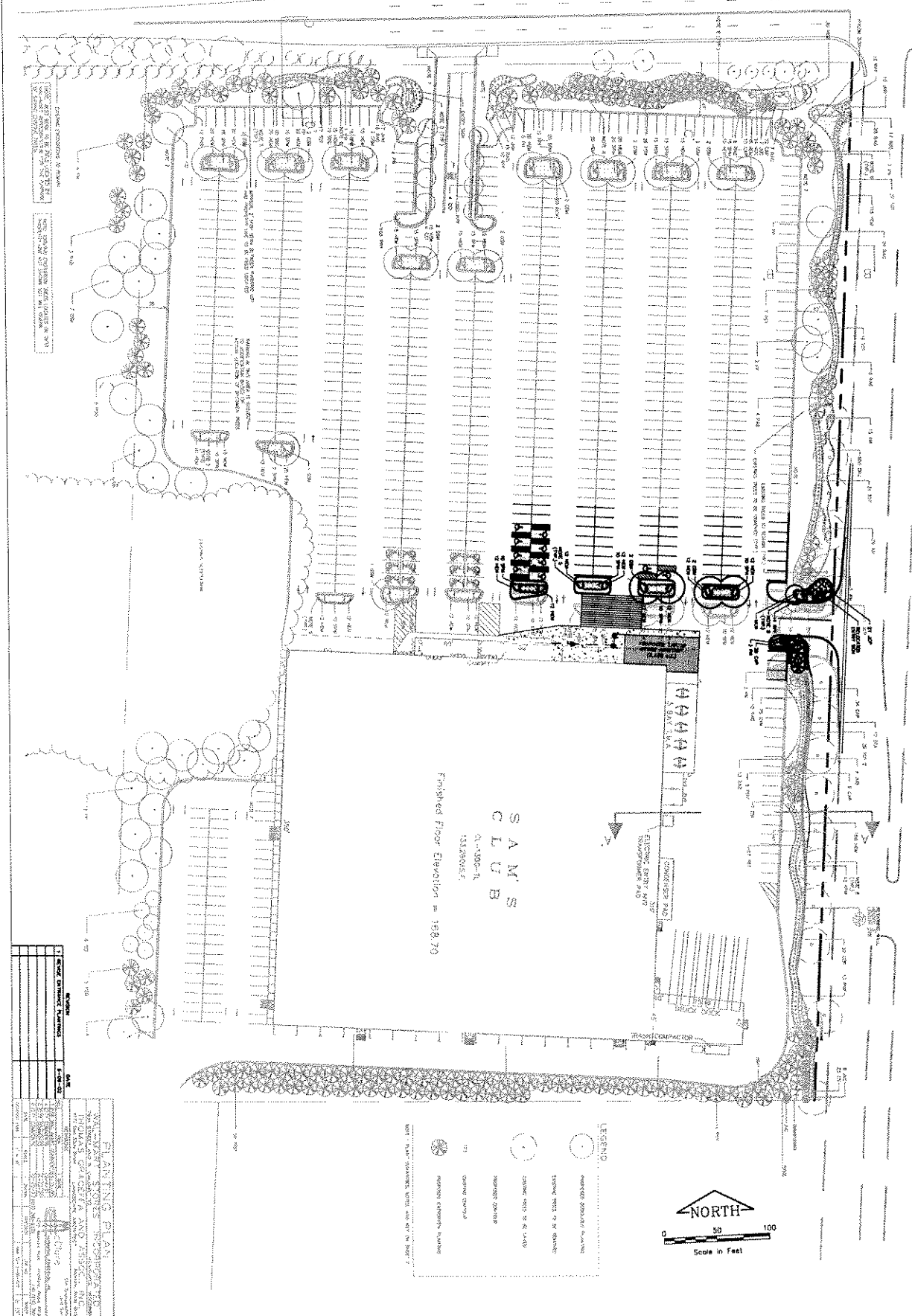
1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
  - A. THE MINIMUM DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
  - B. THE CITY OF MILWAUKEE'S STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
  - C. THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
  - D. THE MANUAL OF PRACTICE FOR CONCRETE, CURRENT EDITION.
2. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
3. THE CITY OF ANNEKEE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
4. EXISTING UTILITY REPAIRS SHALL BE MADE BY OTHERS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. EXCAVATION TESTS SHALL BE PERFORMED PRIOR TO EXCAVATING NEW WORK. EXCAVATE TESTS SHALL BE PERFORMED PRIOR TO EXCAVATING NEW WORK.
5. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. EXCAVATION TESTS SHALL BE PERFORMED PRIOR TO EXCAVATING NEW WORK.
6. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. EXCAVATION TESTS SHALL BE PERFORMED PRIOR TO EXCAVATING NEW WORK.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.
8. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
9. THE CITY OF ANNEKEE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
10. EXISTING UTILITY REPAIRS SHALL BE MADE BY OTHERS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. EXCAVATION TESTS SHALL BE PERFORMED PRIOR TO EXCAVATING NEW WORK.
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12. CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CONDITION OF ALL UTILITIES PRIOR TO ANY EXCAVATION. EXCAVATION TESTS SHALL BE PERFORMED PRIOR TO EXCAVATING NEW WORK.

**LEGEND**

- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- EXISTING TELEPHONE SERVICE
- PROPOSED TELEPHONE SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- PROPOSED MANHOLE
- DETAIL NUMBER
- SHEET ON WHICH DETAIL APPEARS

NO.	DATE

WEST CALUMET ROAD



EXISTING CONDITIONS TO REMAIN  
 EXISTING CONDITIONS TO BE DEMOLISHED  
 EXISTING CONDITIONS TO BE MODIFIED

NO.	DESCRIPTION	DATE
1	AS SHOWN	1-10-02
2	AS SHOWN	1-10-02
3	AS SHOWN	1-10-02
4	AS SHOWN	1-10-02
5	AS SHOWN	1-10-02
6	AS SHOWN	1-10-02
7	AS SHOWN	1-10-02
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50	AS SHOWN	1-10-02

C-4

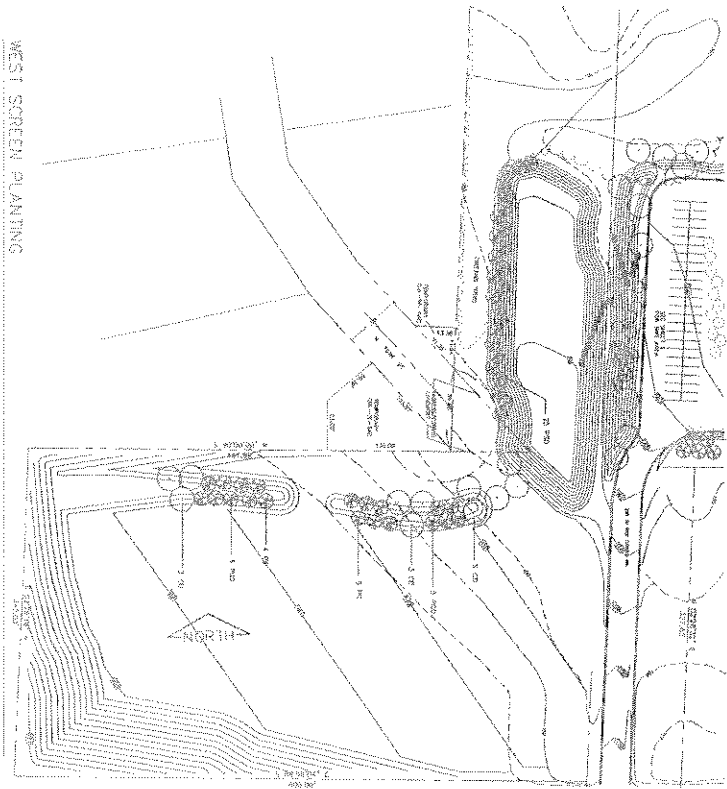
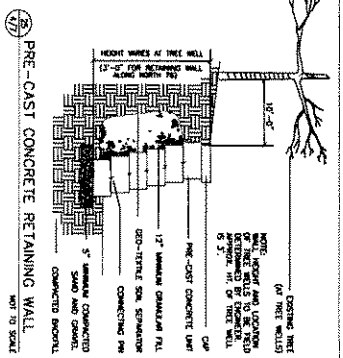
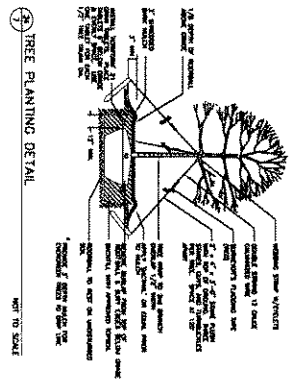
05-24-02  
2002  
0088

LIQUOR STORE ADDITION  
S.A.M.'S CLUB STORE NO. 6324  
MILWAUKEE, WI

McCLURE  
ENGINEERING  
ASSOCIATES, INC.  
1414 N. LINCOLN  
MILWAUKEE, WI 53233-4000  
708.331.8888

PERRY L BUTCHER & ASSOCIATES, ARCHITECTS  
P.O. BOX 5276  
ROCKFORD, ILLINOIS 61107  
(815) 998-2640

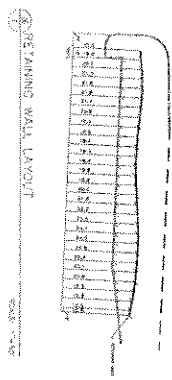




- PLANTING NOTES**
1. SUPPORT CONCRETE FOUNDATION AND USE THE SAME FOR ALL PLANTING.
  2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ILLINOIS PLANTING CODE.
  3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ILLINOIS PLANTING CODE.
  4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ILLINOIS PLANTING CODE.
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  9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ILLINOIS PLANTING CODE.
  10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ILLINOIS PLANTING CODE.

**PLANT LIST**

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				



NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

NO.	DATE	REVISION

**PLANTING DETAILS**

SCALE: 1" = 10'

DATE: 05-24-02

PROJECT: LIQUOR STORE ADDITION

CLIENT: SAM'S CLUB STORE NO. 6324

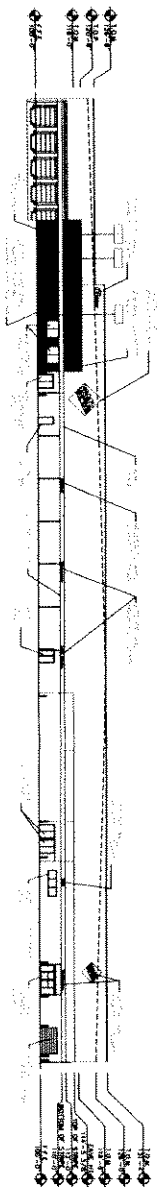
LOCATION: MEWAUNEE, WI

DESIGNED BY: [Name]

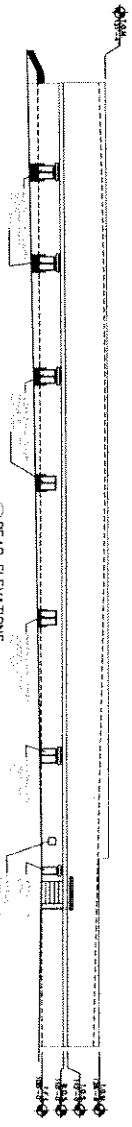
CHECKED BY: [Name]

DATE: 05-24-02

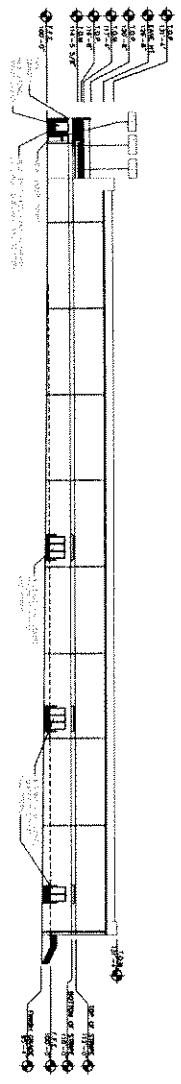




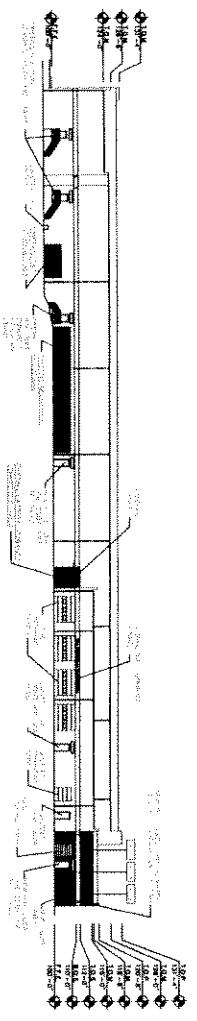
1 FRONT ELEVATIONS



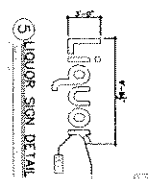
2 REAR ELEVATIONS



3 RIGHT ELEVATIONS



4 LEFT ELEVATIONS



5 LIQUOR SIGN DETAIL

CONTRACT NUMBER: 2022-08-01-17-00-00-00  
 PROJECT: 2022-08-01-17-00-00-00  
 SHEET: 2022-08-01-17-00-00-00

2022-08-01-17-00-00-00

DESIGN ASSISTANT FOR  
 SAM'S CLUB NO. 6124  
 MILWAUKEE, WISCONSIN

FERRY L. BUTCHER & ASSOCIATES, ARCHITECTS  
 212 MILWAUKEE  
 PHONE: 414.224.1234  
 1000 N. MILWAUKEE

