



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 76th 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 76th 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 76th 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 76th 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 76th Street. Sam's Real Estate Business Trust proposes to expand their existing Sam's Club building and shift the driveway along North 76th 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 76th 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 76th Street, industrial and residential development on the west side of North 76th Street and retail development, including a Pick 'N' Save grocery store, along both sides of North 76th 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 76th 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.

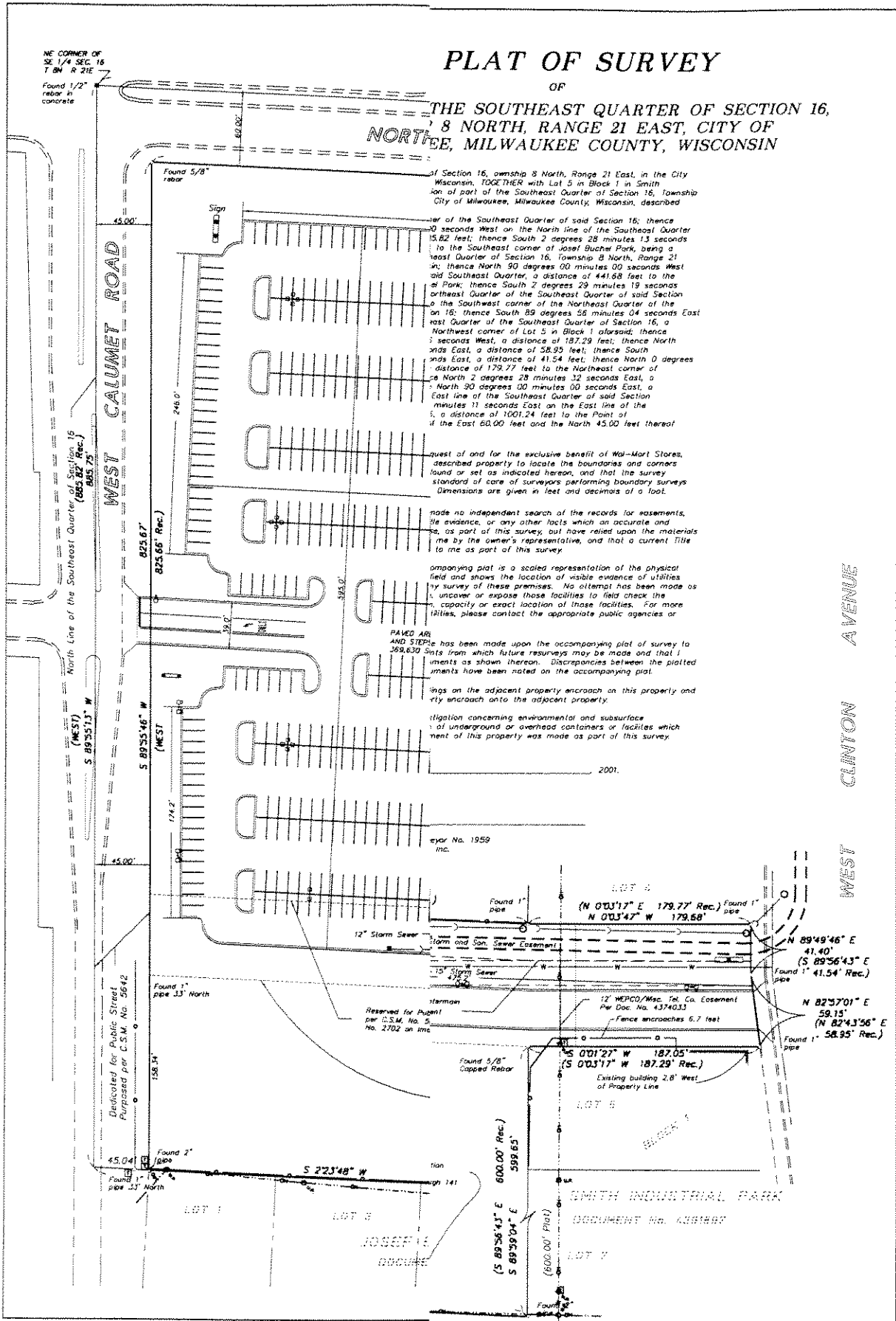
By: *Laura Piggott Williamson*
Laura Williamson, Project Administrator

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,
 T8 N, R21 E, CITY OF
 MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN



NE CORNER OF
 SE 1/4 SEC. 16
 T8N R21E

Found 1/2" rebar in concrete

Section 16, township 8 North, Range 21 East, in the City of Milwaukee, Wisconsin, TOGETHER with Lot 5 in Block 1 in Smith Township of part of the Southeast Quarter of Section 16, Township 8 North, Range 21 East, in the City of Milwaukee, Milwaukee County, Wisconsin, described

...er of the Southeast Quarter of said Section 16; thence
 ... 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
 ... Quarter of Section 16, Township 8 North, Range 21
 ...; thence North 90 degrees 00 minutes 00 seconds West
 said Southeast Quarter, a distance of 441.68 feet to the
 ... of Park; thence South 7 degrees 29 minutes 19 seconds
 Northeast Quarter of the Southeast Quarter of said Section
 ... the Southwest corner of the Northeast Quarter of the
 ... on 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
 ... seconds West, a distance of 187.29 feet; thence North
 ... East, a distance of 58.95 feet; thence South
 ... West, a distance of 41.54 feet; thence North 0 degrees
 ... distance of 179.77 feet to the Northeast corner of
 ... North 2 degrees 28 minutes 32 seconds East, a
 ... North 90 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
 ... 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
 sa, as part of this survey, but have relied upon the materials
 me by the owner's representative, and that a current title
 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 as
 to uncover or expose those facilities to later check the
 capacity or exact location of those facilities. For more
 utilities, please contact the appropriate public agencies or

PAVED AREA
 AND STREETS
 has been made upon the accompanying plat of survey to
 359,830 Sq. Ft. from which future resurveys may be made and that
 measurements as shown thereon. Discrepancies between the plotted
 measurements have been noted on the accompanying plat.

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

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

2001.

Survey No. 1959
 Inc.

Found 1" pipe 13" North

Found 1" pipe 13" North

Found 1" pipe 13" North

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SAM'S CLUB SURVEY

BUTCHER & ASSOCIATES, ARCHITECTS

64 CALUMET AVENUE MILWAUKEE, WISCONSIN

442001SURV.DWG JOB NUMBER: 04-13-01-076

SHEET NO.

1

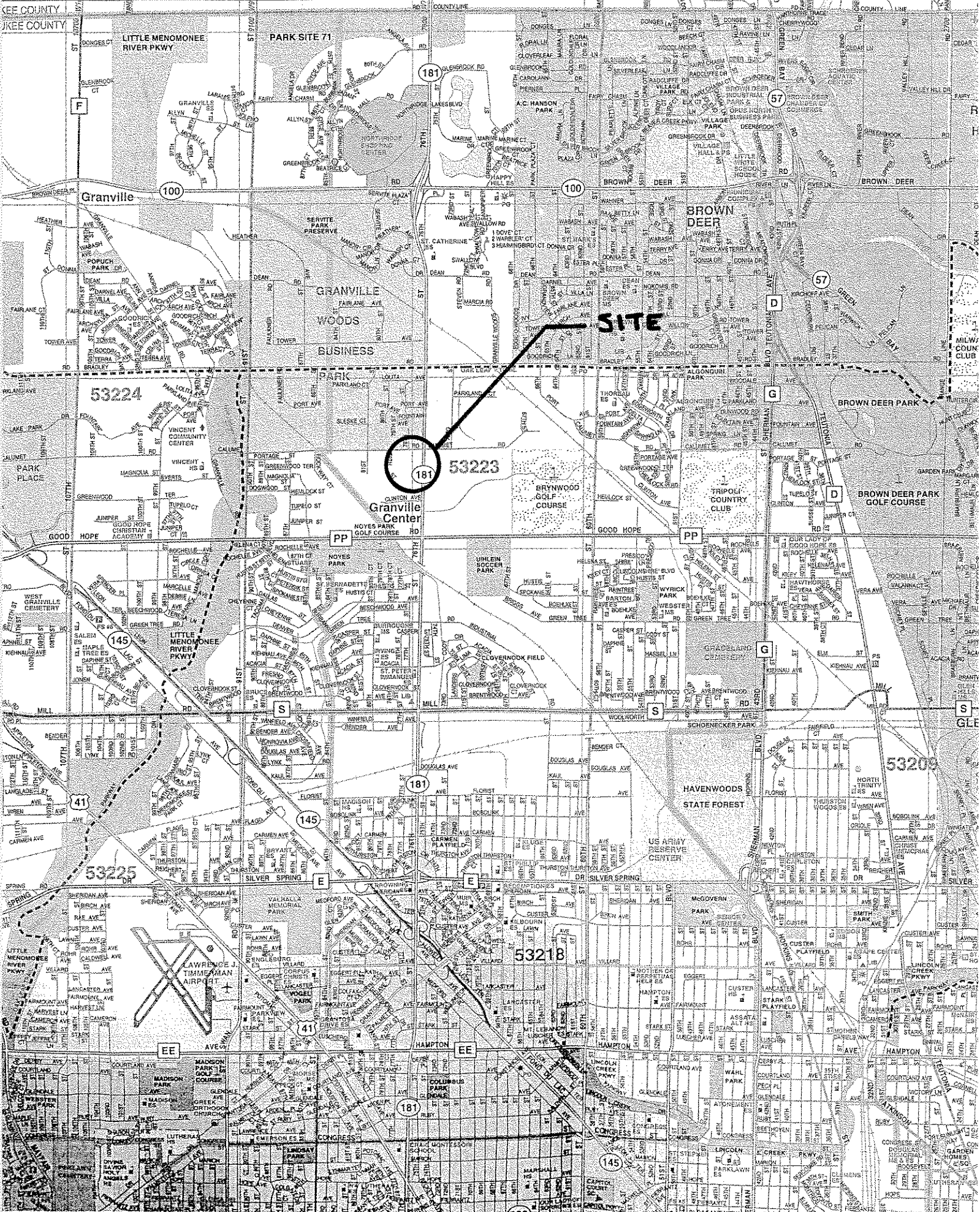
XX

YY

ZZ

AAA

BBB



SITE

181

53223

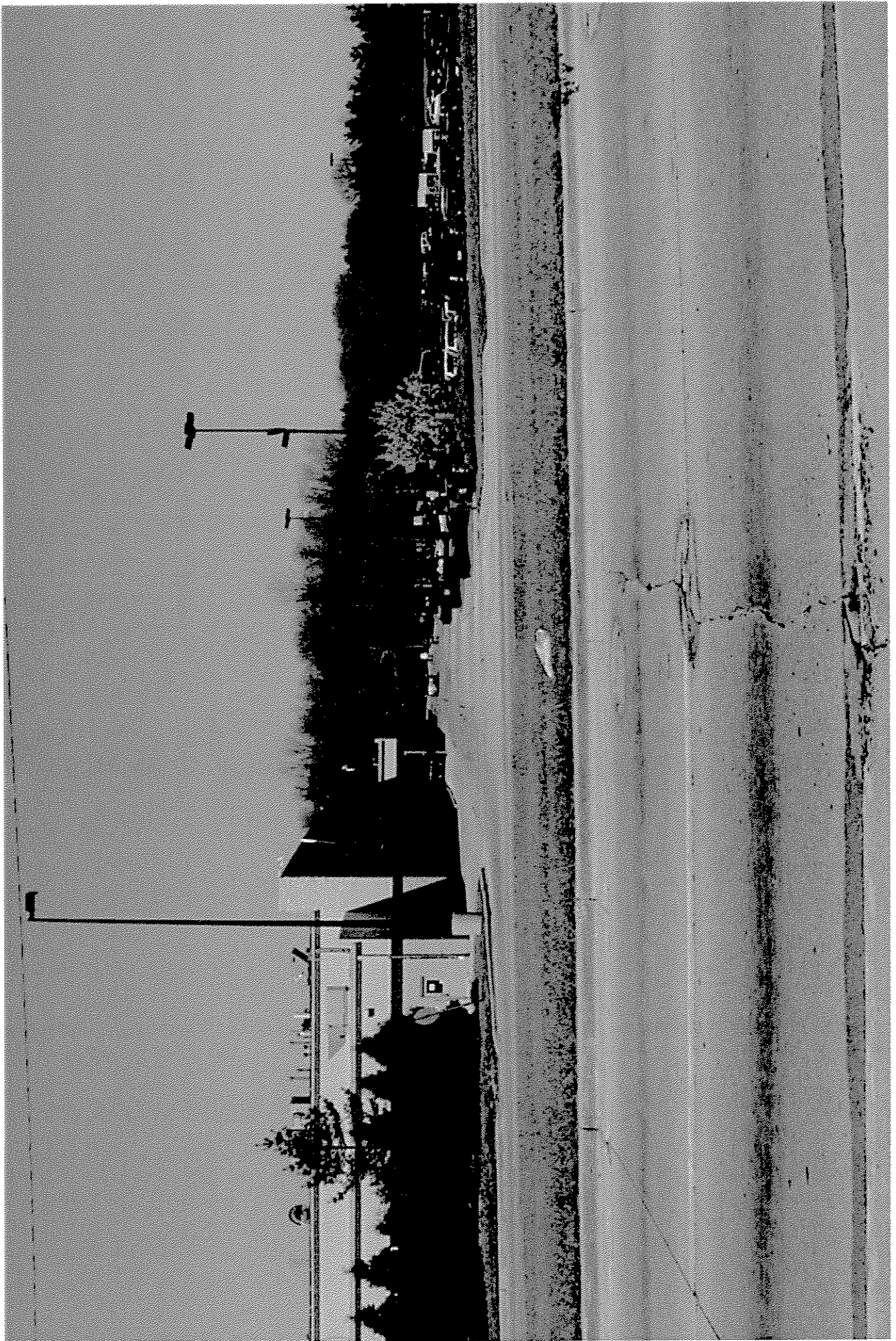
Granville Center

181

53218

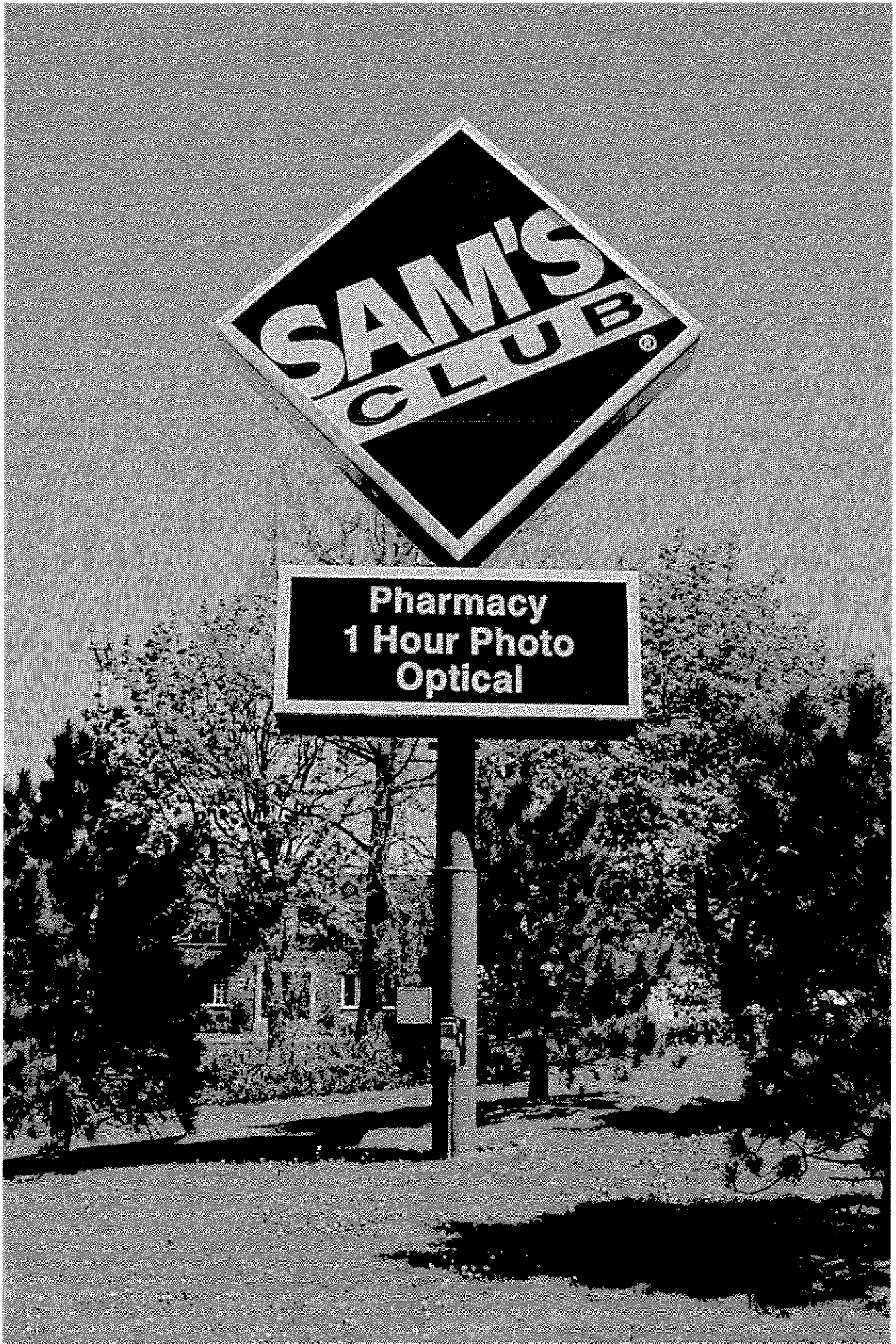
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145

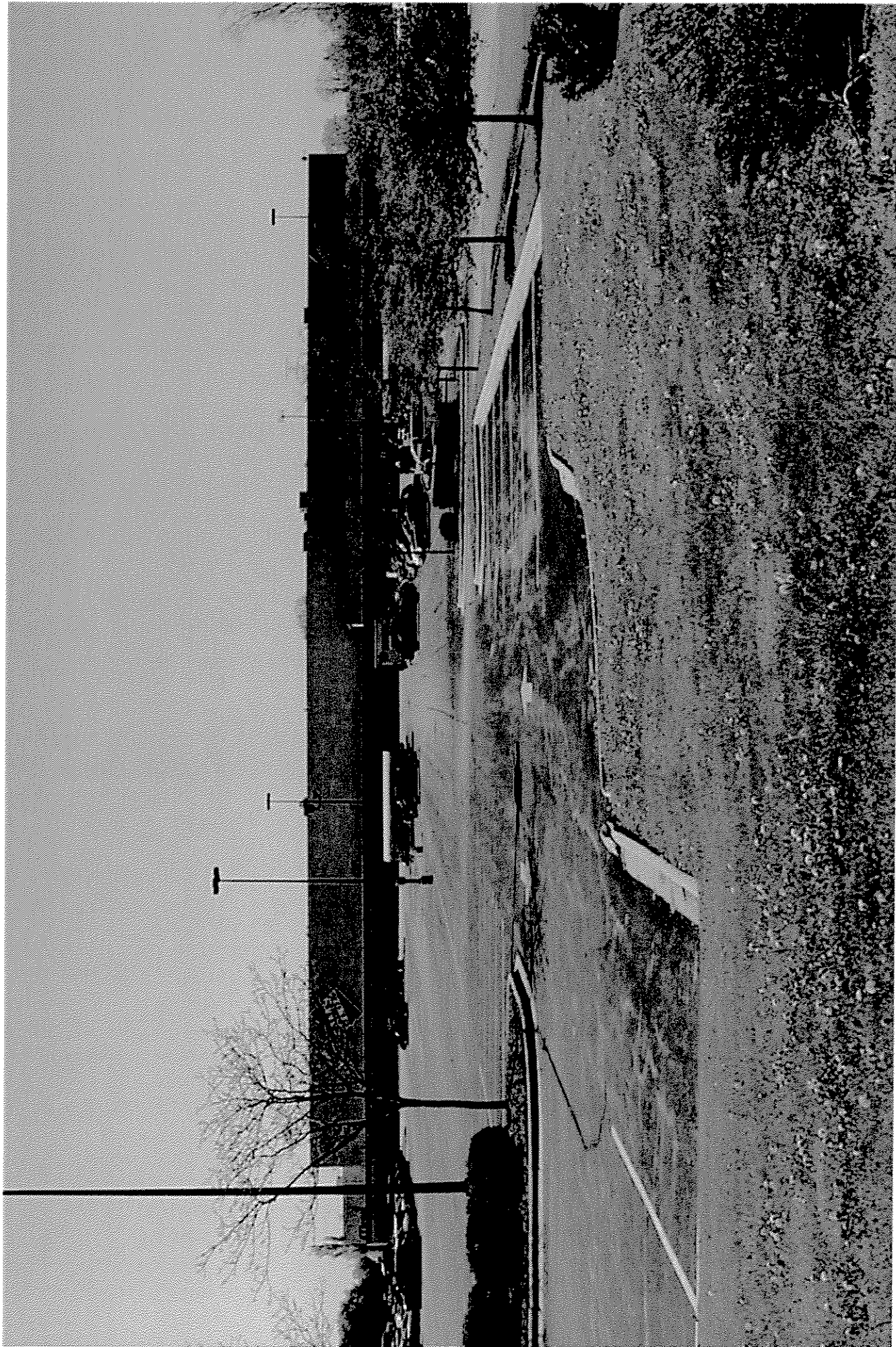




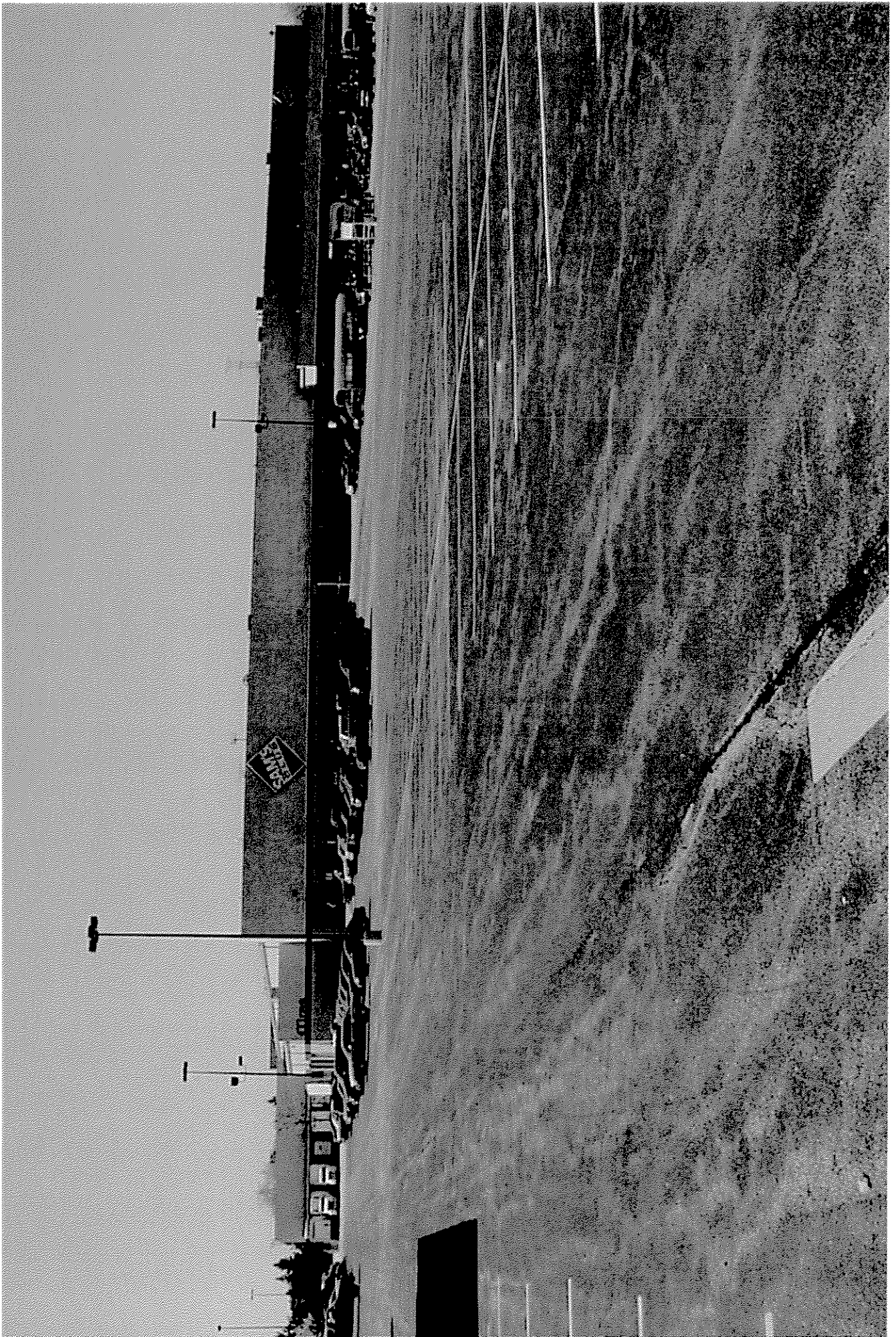
Pharmacy
1 Hour Photo
Optical

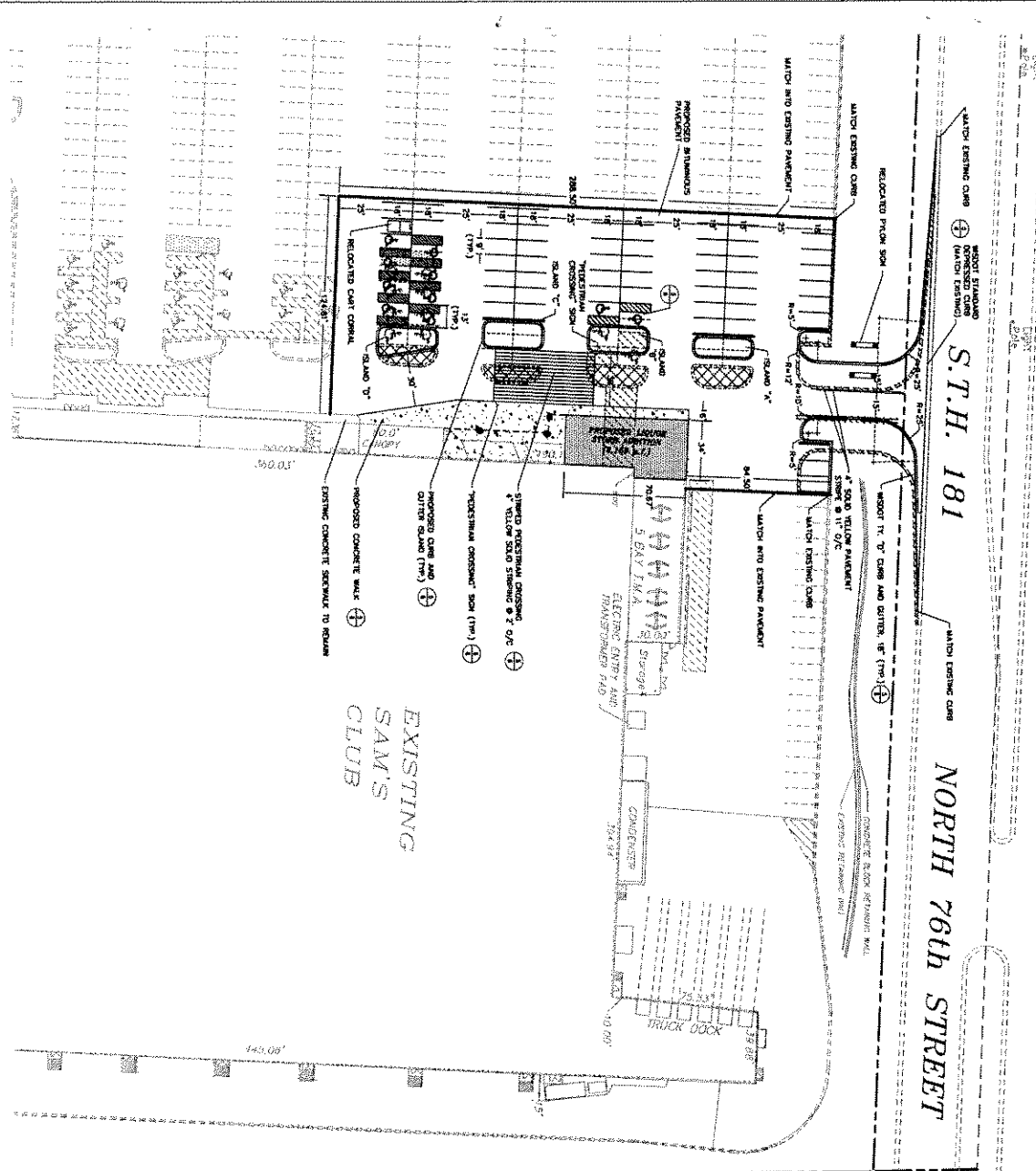








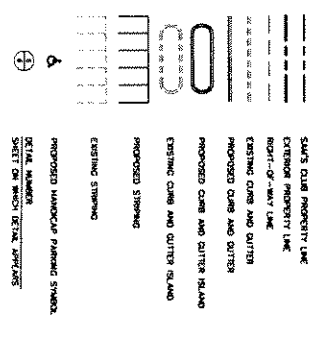




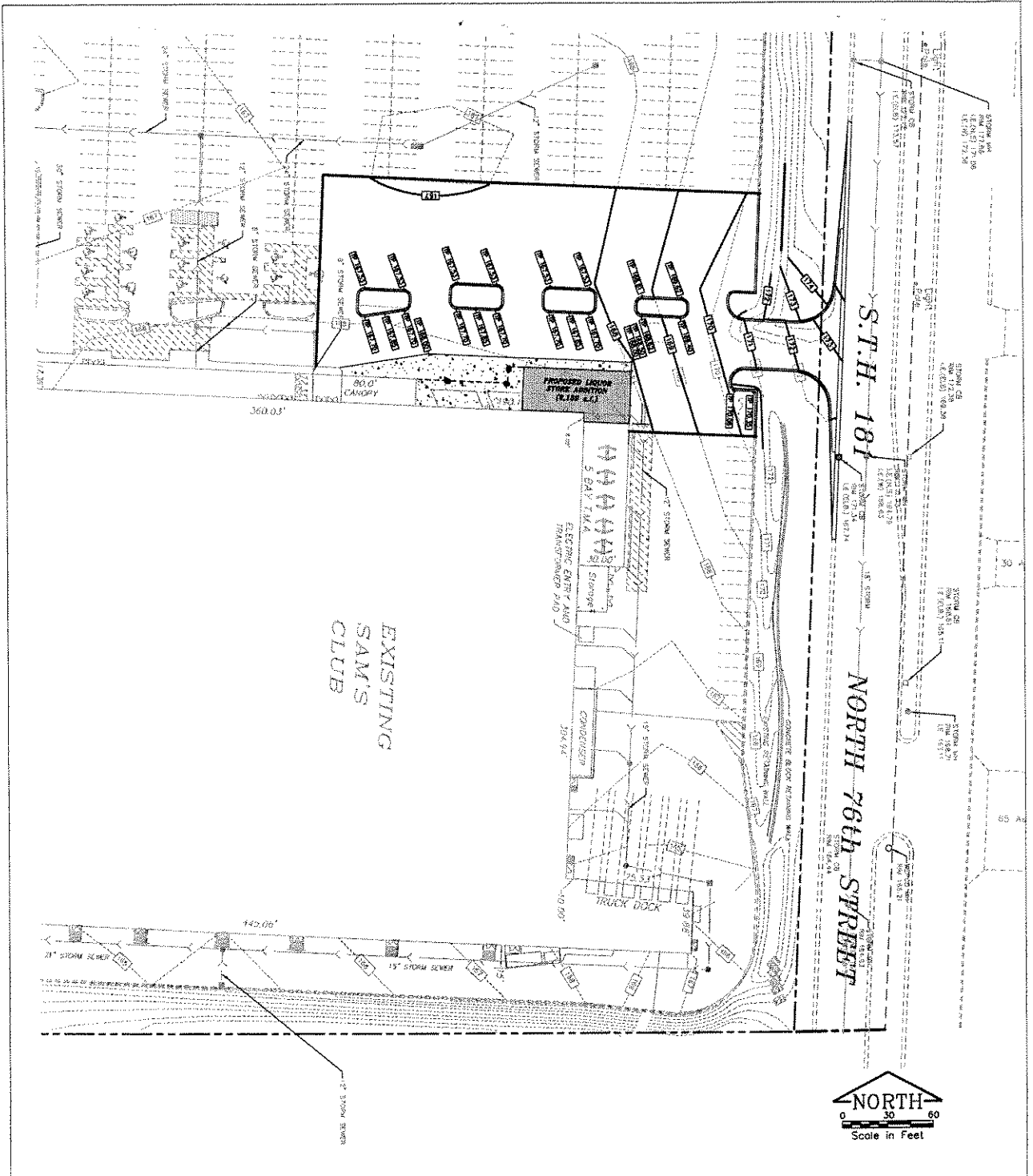
GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCES OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE LOCATION OF EXISTING UTILITIES SHALL BE INDICATED ON THE PLAN AND SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINTS AND DIMENSIONS.
3. ALL DIMENSIONS FOR EXISTING BUILDINGS, LOT AND BUILDING LOCATIONS AND FOR UNLESS NOTED OTHERWISE, TO THE FACE OF BUILDING.
4. DIMENSIONS THAT LOCATE THE BUILDING ARE REFERRED TO THE FACE OF BUILDING.
5. SOME CONSTRUCTION AND PARKING DIMENSIONS SHALL CORRELATE TO THE CENTERLINE OF THE DRIVEWAY OR DRIVEWAY CENTERLINE.
6. ALL RAISE ARE DIMENSIONED TO THE EDGE OF PAVEMENT.
7. ALL CORRIDORS AND DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
8. ALL CURBS AND GUTTERS SHALL BE 12" HIGH STANDARD TYPE "T".
9. SOME FIELD MEASUREMENTS MAY BE NECESSARY AT POINTS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIMENSIONAL CHANGES WITH THE ENGINEER PRIOR TO CONSTRUCTION.
10. NEW ISLANDS (I) AND EXISTING ISLANDS (E) IDENTIFY IN RIGHT OR WRONG LOCATIONS TO BE LANDSCAPED AND DETAIL.
11. EXISTING CURB LINES AND EXISTING STREETS OUTSIDE THE BUILDING SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
12. ALL EXISTING PARKING LOT ISLANDS SHALL BE CLEARED OF ALL STOVE MATERIAL AND RE-LANDSCAPED WITH BOLD BLACK PAINT.

LEGEND



DATE	REVISION



EXISTING
SAM'S
CLUB

BENCHMARKS		
DESCRIPTION	HUBBERT	ELEVATION
CITY OF MILWAUKEE STANDARD - THE NORTH END OF WISCONSIN S&W CO. IN THE CENTER OF THE DOOR ON THE EAST SIDE OF THE DOOR	1	164.209
NORTHWEST CORNER OF THE BUILDING AT THE INTERSECTION OF CALHOUN ST. AND CALHOUN ROAD	2	163.02

NOTE: THE COMPARISON TO U.S.C.S. DATA IS +5.86105

LEGEND

- TOP OF WALL ELEVATION
- TOP OF PARAPET ELEVATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- DIRECTION OF SHEET FLOW
- NETE NUMBER ON WHICH DETAIL APPLICABLE

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL BENCHMARKS FROM THE CONTRACTING OFFICE. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF ALL BENCHMARKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL BENCHMARKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL BENCHMARKS.
- ALL UNIMPAVED AREAS ARE TO BE OPEN FOR WORK OF 15" STORM SEWER AND 18" STORM SEWER. A HEALTH STAKE OR CROSS IS ORDAINED.
- THIS DRAWING PLAN IS BASED ON A PROPOSED 5 BAY T.M.A. STORAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL BENCHMARKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL BENCHMARKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL BENCHMARKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL BENCHMARKS.

NO.	DATE	REVISION

C-2

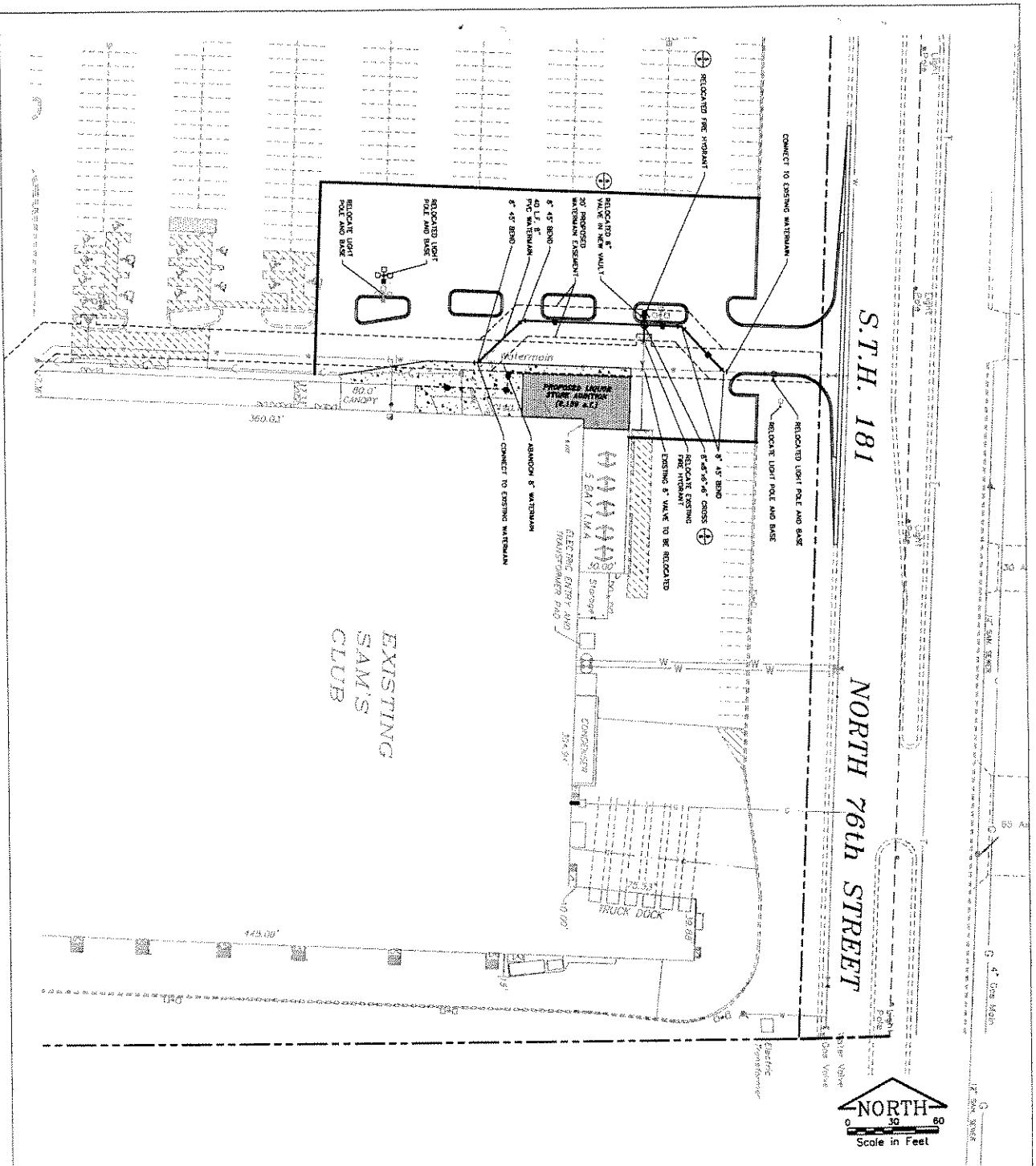
05-24-02
2002
0088

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

McCLURE ENGINEERING ASSOCIATES, INC.
 2714 LAMAR
 MILWAUKEE, WI 53212
 PHONE 414-224-9000

PERRY L. BUTCHER & ASSOCIATES, ARCHITECTS
 P.O. BOX 8278
 ROSELAND, WISCONSIN 53071
 (262) 781-0845





UTILITY NOTES

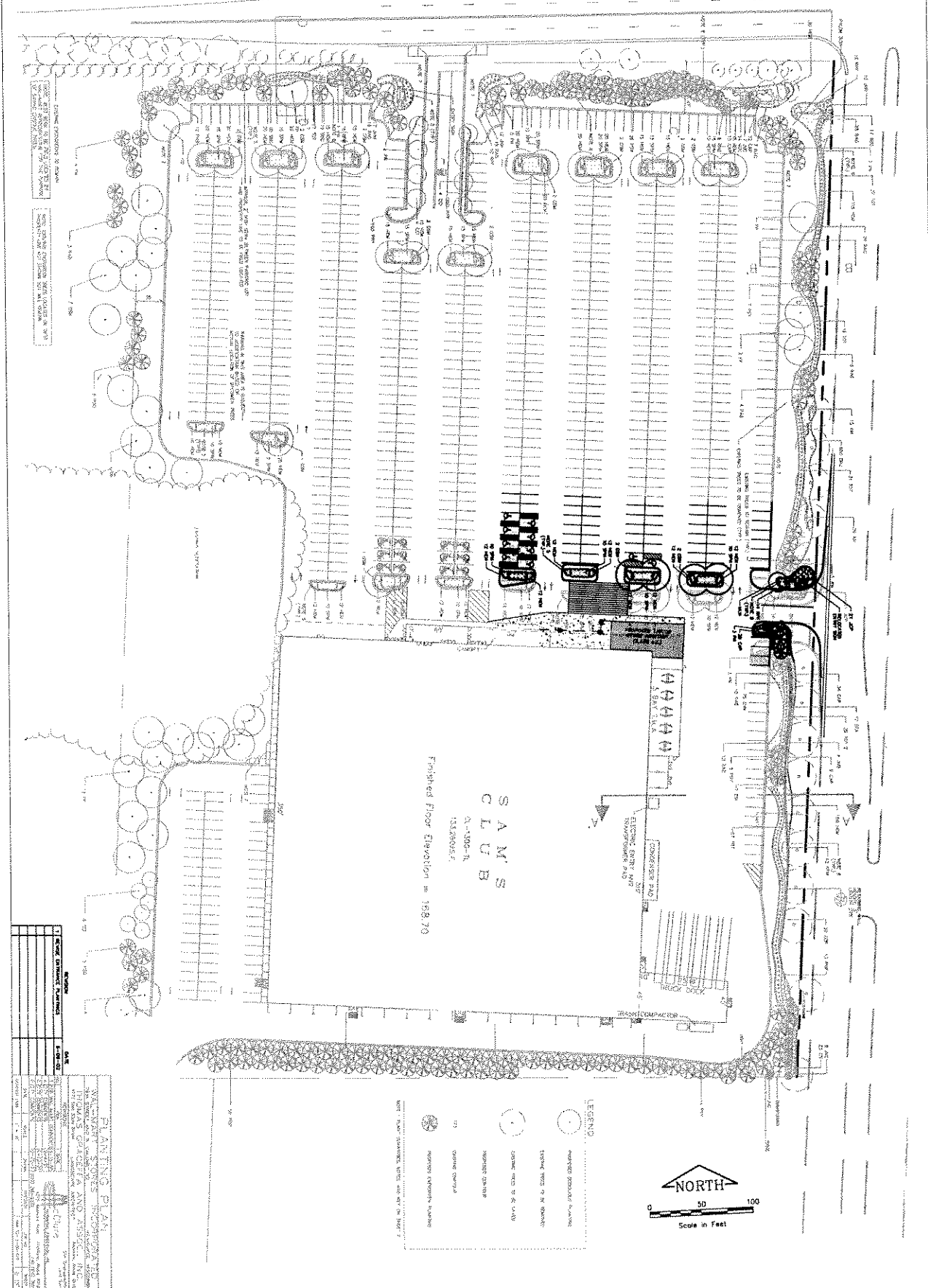
1. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:
 - A. THE MINIMUM DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, COUNTY EDITION.
 - B. THE CITY OF MILWAUKEE'S STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, COUNTY EDITION.
 - C. THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, COUNTY EDITION.
 - D. THE MANUAL OF PRACTICE FOR CONCRETE, COUNTY 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 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. EXISTING UTILITY REPAIRS SHALL BE MADE BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES. EXCAVATION SHALL BE STOPPED IMMEDIATELY UPON CONTACT WITH ANY EXISTING UTILITY. EXCAVATION SHALL BE STOPPED IMMEDIATELY UPON CONTACT WITH ANY EXISTING UTILITY.
5. CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND STRUCTURES FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES FROM DAMAGE.
6. THE CONTRACTOR SHALL FILL ANY EXCAVATIONS WITH COMPACTED FILL TO ORIGINAL GRADE OR BETTER.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, COUNTY EDITION.
8. ALL MATERIALS SHALL BE APPROVED BY THE CITY OF MILWAUKEE DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES FROM DAMAGE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES FROM DAMAGE.

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
 PROPOSED CONDITIONS TO BE REMOVED
 PROPOSED CONDITIONS TO BE ADDED

NO.	DESCRIPTION	DATE
1	AS SHOWN	1-10-03
2	REVISION	1-10-03
3	REVISION	1-10-03
4	REVISION	1-10-03
5	REVISION	1-10-03
6	REVISION	1-10-03
7	REVISION	1-10-03
8	REVISION	1-10-03
9	REVISION	1-10-03
10	REVISION	1-10-03

PLANNING PLAN
 WEST CALUMET STORE ADDITION
 S.A.M.'S CLUB STORE NO. 6324
 MILWAUKEE, WISCONSIN

DATE: 1-10-03
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

C-4

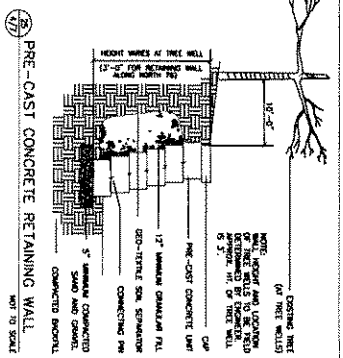
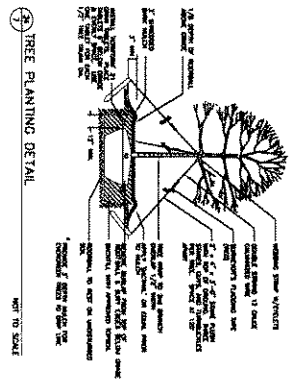
05-24-02
 2002
 0088

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

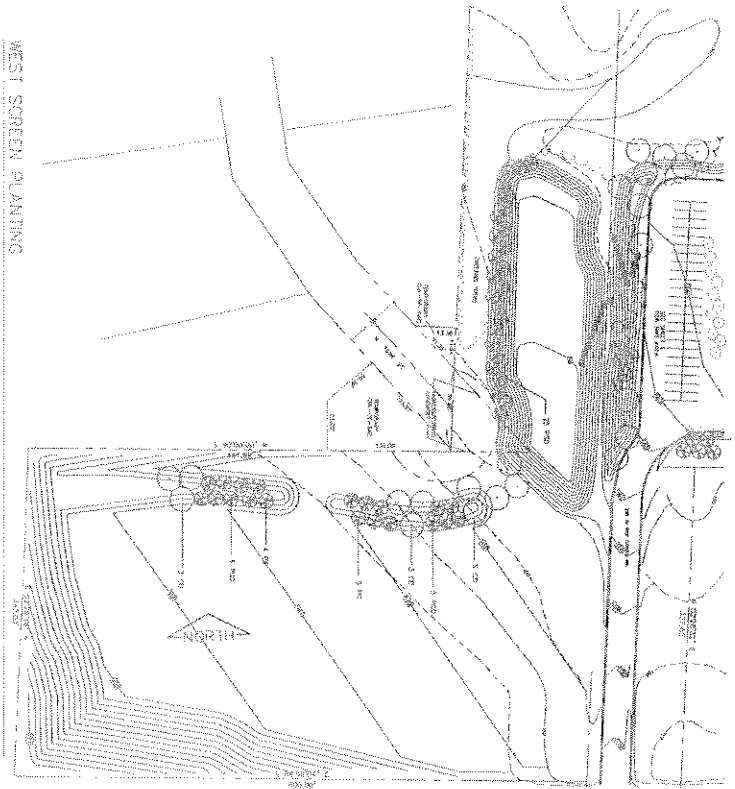
McCLURE ENGINEERING ASSOCIATES, INC.
 2418 N. LINCOLN DRIVE
 MILWAUKEE, WI 53212-1000
 TEL: 414.224.4400
 FAX: 414.224.4401

PERRY L. BUTCHER & ASSOCIATES, ARCHITECTS
 P.O. BOX 5276
 MOOREVILLE, ARKANSAS 72577
 (501) 426-2640





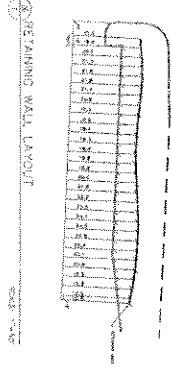
WEST SCREEN PLANTING



- PLANTING NOTES**
1. SUPPORT CONCRETE FOOTING AND USE THE SAME FOR ALL PLANTING.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE PLANTING SPECIFICATIONS.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE PLANTING SPECIFICATIONS.
 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE PLANTING SPECIFICATIONS.
 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MILWAUKEE PLANTING SPECIFICATIONS.

PLANT LIST

NO.	SYMBOL	PLANT SPECIES	SIZE	QUANTITY
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



NO.	SYMBOL	PLANT SPECIES	SIZE	QUANTITY
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

NO.	DATE	REVISION

PLANTING DETAILS

SCALE: 1/8" = 1'-0"

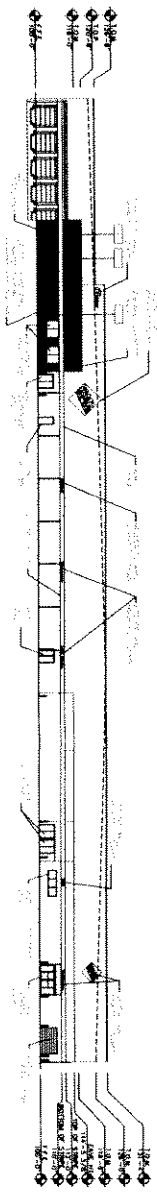
DATE: 05-24-02

PROJECT: LIQUOR STORE ADDITION SAM'S CLUB STORE NO. 6324 MEWAUNEE, WI

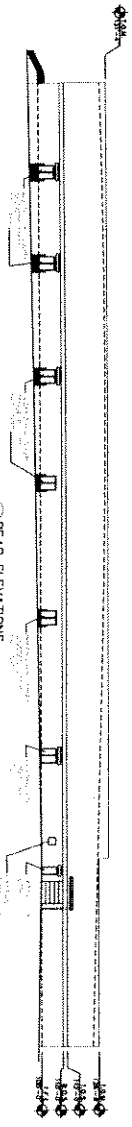
DESIGNED BY: [Name]

CHECKED BY: [Name]

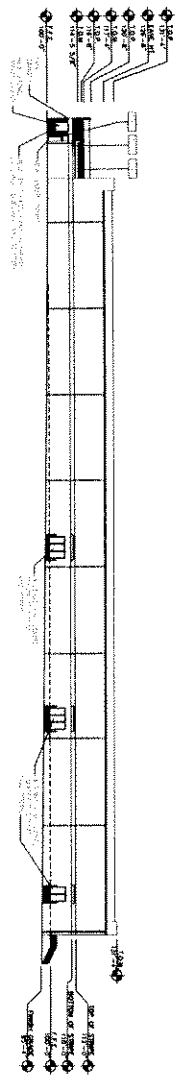
DATE: 05-24-02



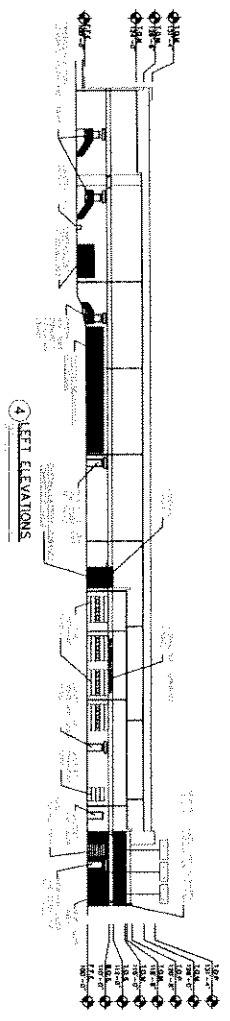
1 FRONT ELEVATIONS



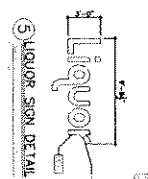
2 REAR ELEVATIONS



3 RIGHT ELEVATIONS



4 LEFT ELEVATIONS



5 LIQUOR SIGN DETAIL

CONTRACT NUMBER
 PROJECT NUMBER
 SHEET NUMBER

2022-0086

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

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

