

APPENDIX
ADDITIONAL SUPPORTING INFORMATION AND SUPPORTING DOCUMENTS

Appendix 1 – Site Plan

Appendix 2 – Landscape Plan (details shown on site plan)

Appendix 3 – Elevation Plan for former Walmart building

Appendix 4 – Aerial Overview of Area

Appendix 5 – ALTA Survey

Appendix 6 – DIZ Requirements

Appendix 7 – Support Letter

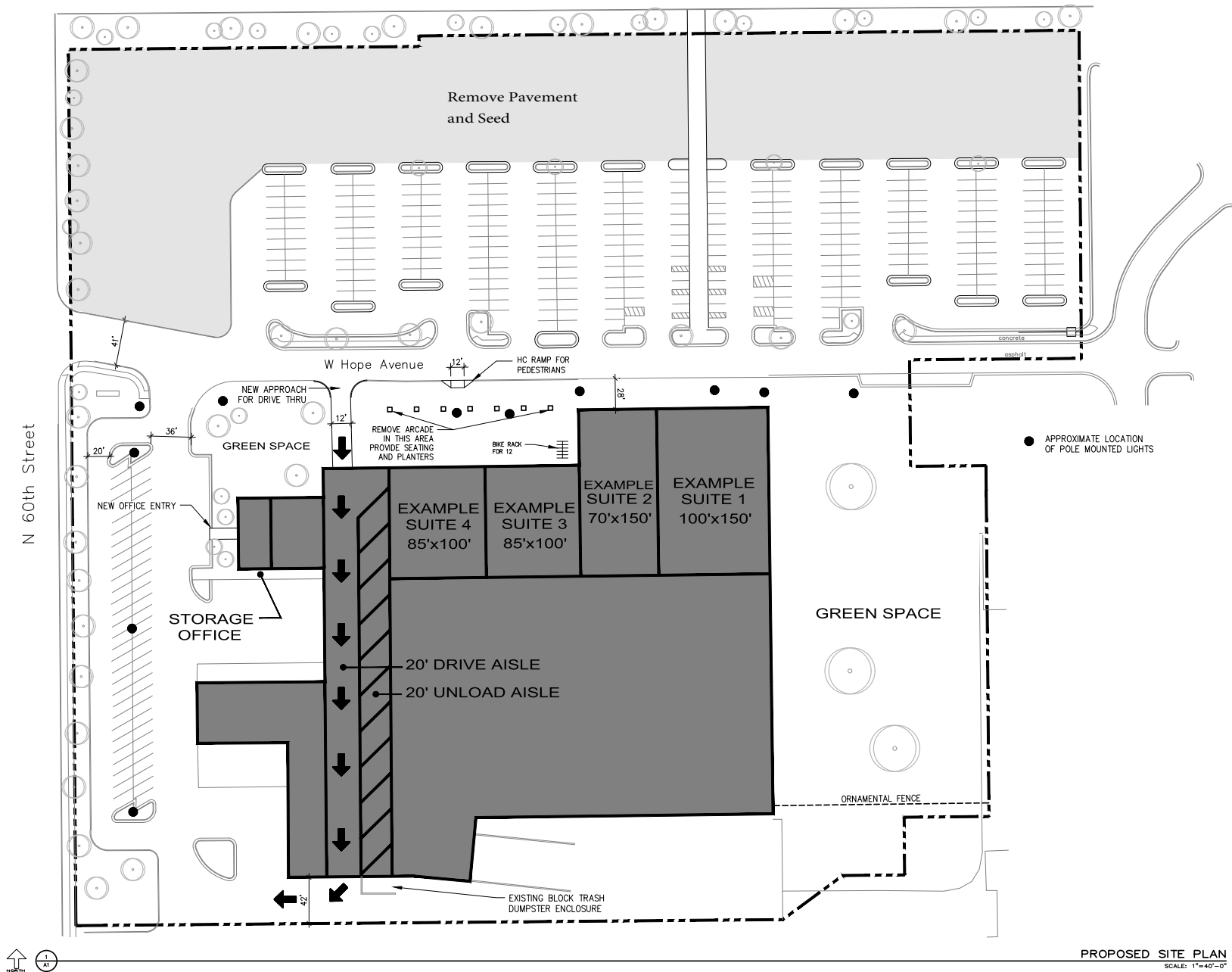
Appendix 8 – Existing Photos of site as of 6/1/2023

Appendix 9 – Owner Prior Projects

Appendix 10 – Prior Walmart Drawings

Appendix 11 – Midtown Vacancy and Storage Market Study

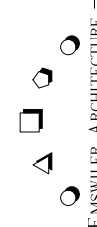
Appendix 1 – Site Plan



SCHEMATIC DESIGN PACKAGE



2729 Kraft Loop, Hallings Hills,
Missouri Valley, Iowa 51555
Phone and Fax 402-934-1907



**Affordable
Family Storage**

**Building
Renovation**

5803 W. Hope
Milwaukee, Wisconsin

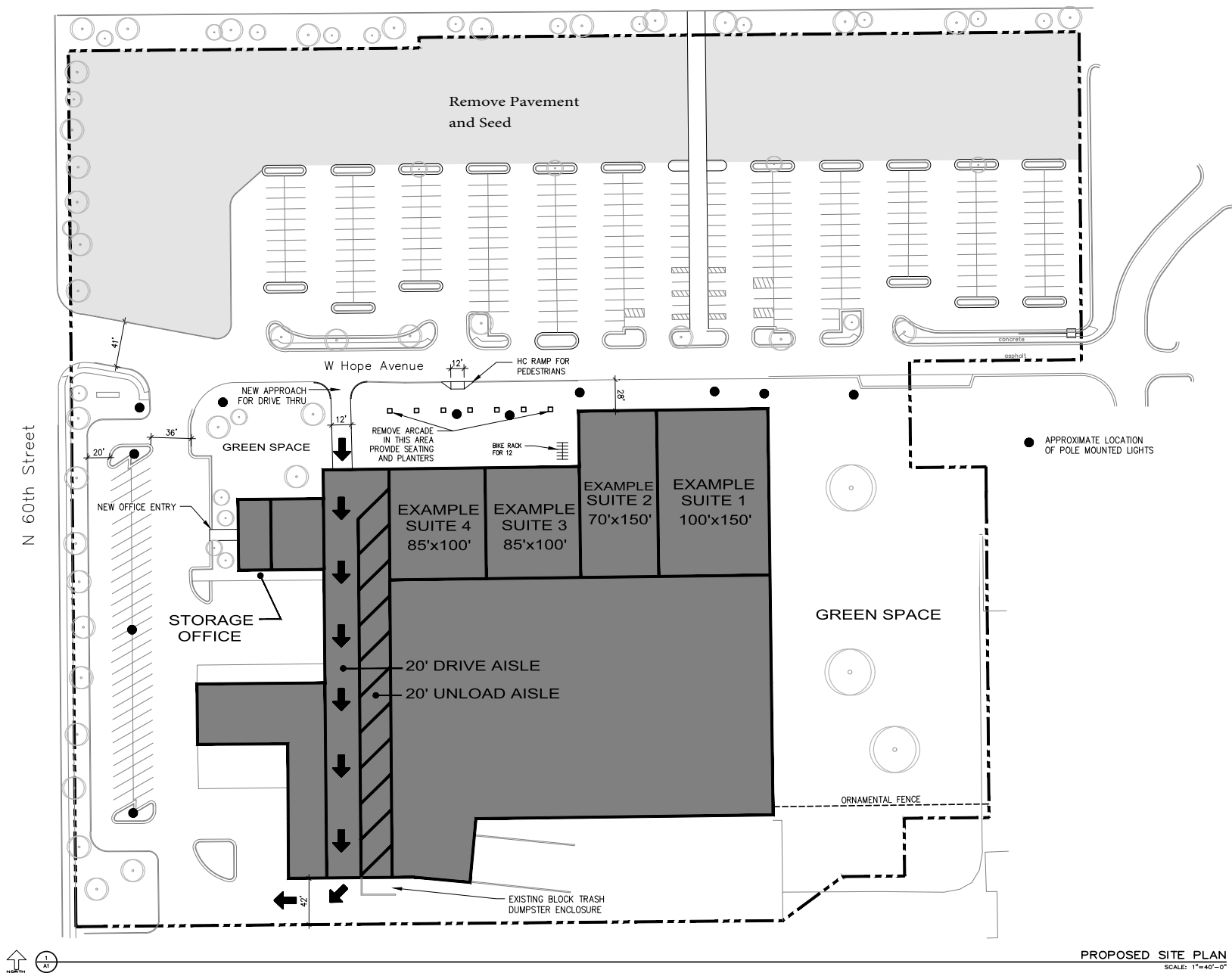
August 10, 2023

PROPOSED
SITE PLAN

A1

PROPOSED SITE PLAN
SCALE: 1"=40'-0"

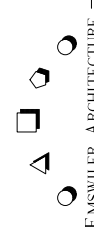
Appendix 2 – Landscape Plan (details shown on site plan)



SCHEMATIC DESIGN PACKAGE



2729 Kraft Lane
Hartsville, MS
Missouri Valley, Iowa 51555
Phone and Fax 402-934-1907



Affordable
Family Storage

Building Renovation

5803 W. Hope
Milwaukee, Wisconsin

August 10, 2023

PROPOSED
SITE PLAN

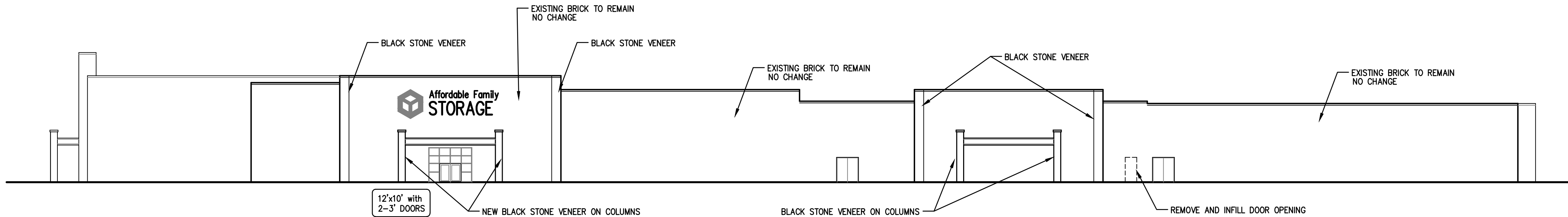
A1

Appendix 3 – Elevation Plan for former Walmart building

SCHEMATIC
DESIGN
PACKAGE

WEST ELEVATION CHANGES

- PLACE NEW ENTRY STOREFRONT AS SHOWN
- PLACE STONE VENEER ON EXISTING ARCADE COLUMNS AND PILASTERS AS SHOWN
- PLACE "AFS" SIGNAGE
- EXISTING BRICK TO REMAIN - NO CHANGE
- ALL SIGNAGE TO MEET CURRENT 'DIZ' STDs

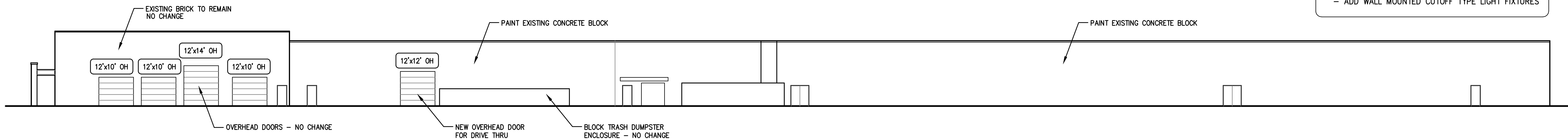


PROPOSED WEST ELEVATION

SCALE: 1"=20'-0"

SOUTH ELEVATION CHANGES

- PAINT THE EXISTING CONCRETE BLOCK
- EXISTING BRICK REMAINS - NO CHANGE
- ADD WALL MOUNTED CUTOFF TYPE LIGHT FIXTURES

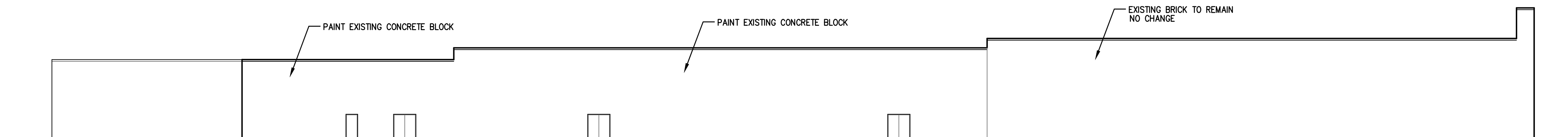


PROPOSED SOUTH ELEVATION

SCALE: 1"=20'-0"

EAST ELEVATION CHANGES

- PAINT THE EXISTING CONCRETE BLOCK
- EXISTING BRICK REMAINS - NO CHANGE
- ADD WALL MOUNTED CUTOFF TYPE LIGHT FIXTURES

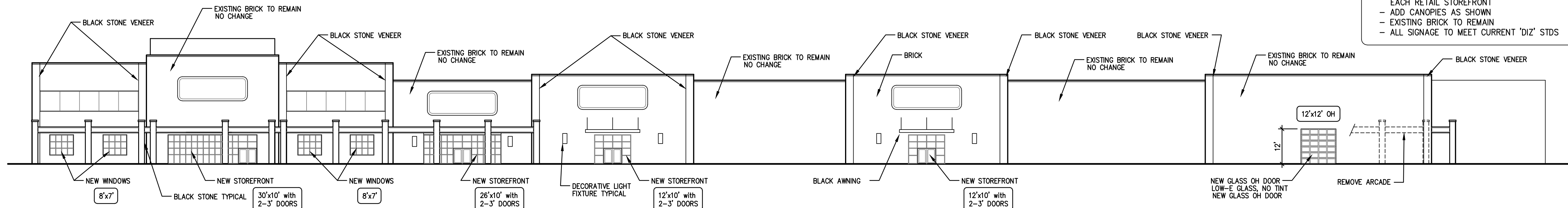


PROPOSED EAST ELEVATION

SCALE: 1"=20'-0"

NORTH ELEVATION CHANGES

- REMOVE PORTION OF THE ARCADE
- PLACE NEW ENTRIES AS SHOWN
- PLACE NEW WINDOWS/STOREFRONTS AS SHOWN
- PLACE STONE VENEER ON EXISTING ARCADE COLUMNS AND PILASTERS AS SHOWN
- INSTALL NEW OH DOOR FOR ENTRANCE INTO STORAGE FACILITY
- PLACE SIGNAGE AS TENANTS ARE ACQUIRED
- ADD DECORATIVE LIGHT FIXTURES TO EACH RETAIL STOREFRONT
- ADD CANOPIES AS SHOWN
- EXISTING BRICK TO REMAIN
- ALL SIGNAGE TO MEET CURRENT 'DIZ' STDs



PROPOSED NORTH ELEVATION

SCALE: 1"=20'-0"

EMSWILER ARCHITECTURE

2729 Kraft Lane Heritage Hills
Missouri Valley, Iowa 51555
Phone and Fax 402-934-1907

Affordable
Family Storage

Building
Renovation

5803 W. Hope
Milwaukee, Wisconsin

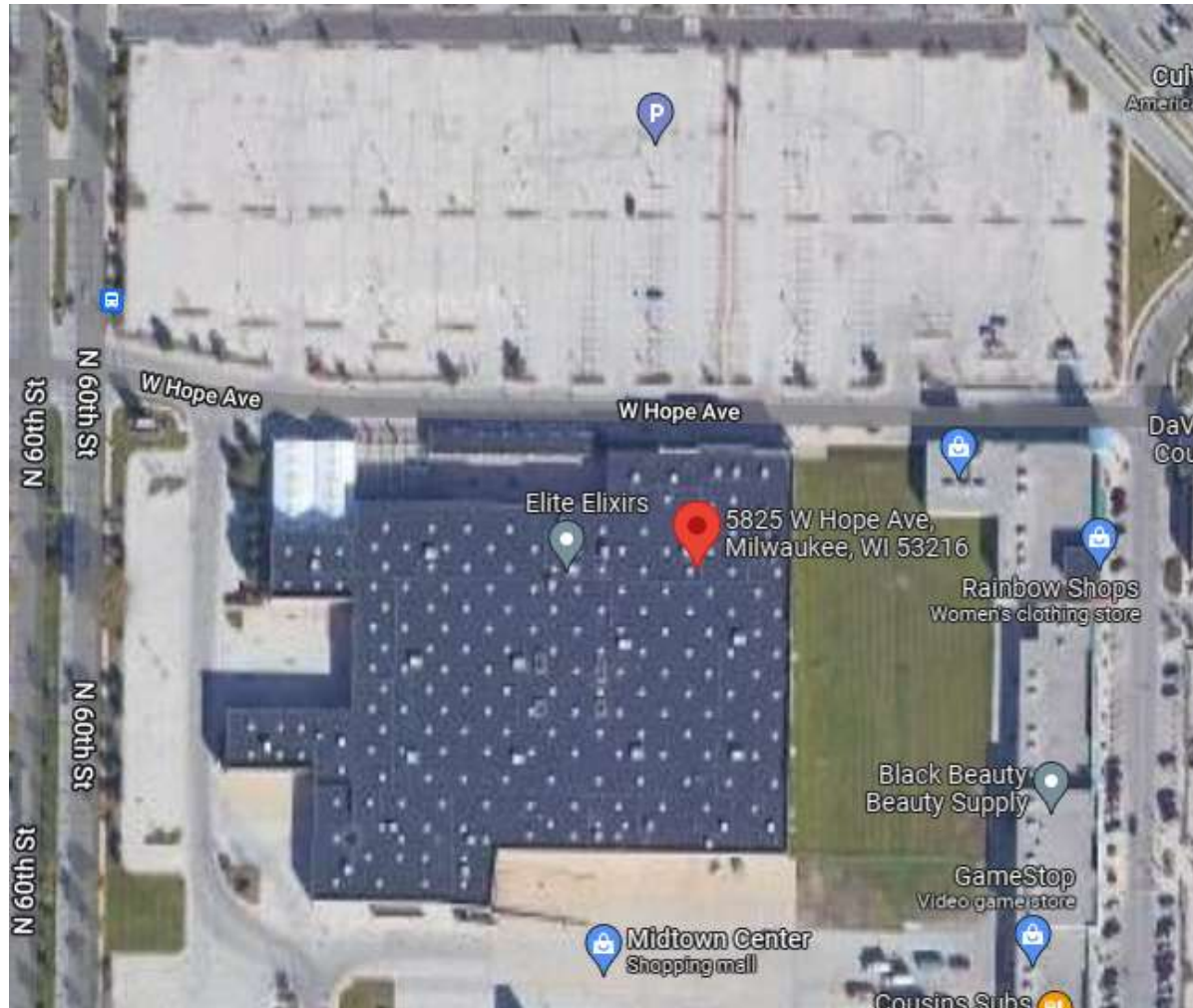
December 20, 2022

EXTERIOR
ELEVATIONS

A2

Appendix 4 – Aerial Overview of Area

5825 West Hope Ave Aerial



Appendix 5 – ALTA Survey

Legal description per Chicago Title Insurance Company Commitment No. CO-12701, with an effective date of June 22nd, 2022:

Parcel 1 of Certified Survey Map No. 7035, recorded on November 9, 2001, as Document No. 8166306, being a division of Parcel 2 of Certified Survey Map No. 6762, being a part of the Southwest 1/4, Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, as corrected by Affidavit of Correction recorded as Document No. 8274057.

Tax Key No. 2490841000
Address: 5825 W. Hope Avenue

Per Chicago Title Insurance Company Commitment No. CO-12701, with an effective date of June 22nd, 2022, the following items appear in Schedule B II as exceptions:

12. Easements, if any, of the public or any school district, utility, municipality or person, as provided in Section 66.1005(2) of the Wisconsin Statutes, for the continued use and right of entrance, maintenance, construction and repair of underground or overground structures, improvements or service in that portion of the insured premises which were formerly a part of streets and alleys which are now vacated.

13. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on September 28, 1961, as Document No. 3907512. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

14. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on November 3, 1966, as Document No. 4287356. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

15. Access Agreement recorded February 19, 1976 as Document No. 4981034. Amendment to Access Agreement recorded March 31, 1983 as Document No. 5620857. **Affects parcel, location is shown.**

16. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on November 10, 1992, as Document No. 6886767. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

17. Recitals as shown on that certain map/plat recorded on October 12, 1995, as Document No. 7137092. Reference is hereby made to said document for full particulars. **Does not affect parcel.**

18. Recitals as shown on that certain map/plat recorded on December 20, 1999, as Document No. 7850166. Reference is hereby made to said document for full particulars. **Affects parcel, Not plottable.**

19. Recitals as shown on that certain map/plat recorded on November 9, 2001, as Document No. 8166306. Reference is hereby made to said document for full particulars. **Affects parcel, Not plottable.**

20. Recitals as shown on that certain map/plat recorded on March 15, 2004, as Document No. 8746511. Reference is hereby made to said document for full particulars. **Does not affect parcel.**

21. Restriction and Easement Agreement recorded February 21, 1996 as Document No. 7184899. First Amendment to Restriction and Easement Agreement recorded August 8, 1996 as Document No. 7252424. **Affect parcel, parking lot is shown.**

22. Declaration of Restrictions and Grant of Easement recorded October 16, 1998 as Document No. 7278749. Agreement Regarding Declaration recorded October 30, 2001 as Document No. 8159934. First Amendment to Declaration of Restrictions and Grant of Easement recorded December 20, 2002 as Document No. 8415398. **Does not affect parcel.**

23. Notice of Contamination to Property recorded May 22, 2001 as Document No. 8069726. **Affects parcel, location is shown.**

24. Storm Water Easement recorded October 23, 2001 as Document 8155590. First Amendment to Storm Water Easement recorded January 9, 2002 as Document No. 8198816. **Affects parcel, blanket easement.**

25. Public Access Easement and Maintenance Agreement recorded October 24, 2001 as Document No. 8156517. **Affects parcel, location is shown.**

~~26-27-Intentionally Deleted:~~

28. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on November 13, 2002, as Document No. 8385882. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

29. Easements with Covenants and Restrictions Affecting Land recorded January 13, 2003 as Document No. 8429300. Supplement Easements with Covenants and Restrictions Affecting Land recorded recorded March 15, 2004 as Document No. 8746514. Notice of Sale recorded January 12, 2005 as Document No. 8934037. Notice of Sale recorded January 12, 2005 as Document No. 8934038. Notice of Sale recorded January 12, 2005 as Document No. 8934039. **Affects parcel, location is shown.**

~~30-Intentionally Deleted:~~

31. Declaration of Reciprocal Easement Agreement recorded July 31, 2003 as Document No. 8585907. **Does not affect parcel.**

~~32-35-Intentionally Deleted:~~

36. Access and Utility Easement Agreement recorded March 16, 2004 as Document No. 8746753. First Amendment to Access and Utility Easement Agreement recorded April 2, 2014, as Document No. 10347852. **Affects parcel, water, sanitary and storm lines shown.**

37. Easement and Covenant Agreement recorded March 16, 2004 as Document No. 8746754. **Affects parcel, location is shown.**

~~38-Intentionally Deleted:~~

39. Distribution Easement Underground recorded on January 12, 2005, as Document No. 8934035. Assignment of Easement Rights recorded August 3, 2007 as Document No. 9474116. **Document not provided**

40. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on August 1, 2006, as Document No. 9280368. **Does not affect parcel.**

~~41-Intentionally Deleted:~~

42. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on April 9, 2007, as Document No. 9414292. **Does not affect parcel.**

43. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on July 16, 2007, as Document No. 9463756. **Does not affect parcel.**

44. Easement for the purposes shown below and rights incidental thereto, as granted in a document recorded on August 28, 2007, as Document No. 9484880. **It is not on, does not touch, and/or - based on the description contained in the record document - does not affect, the surveyed property.**

45. Declaration of Reciprocal Easements with Covenants, Conditions and Restrictions recorded December 17, 2018 as Document No. 10835244. **Affects parcel, location is shown.**

46. Declaration of Reciprocal Easements with Covenants, Conditions and Restrictions recorded September 30, 2021 as Document No. 11169731. **Does not affect parcel.**

Surveyor's Certification:

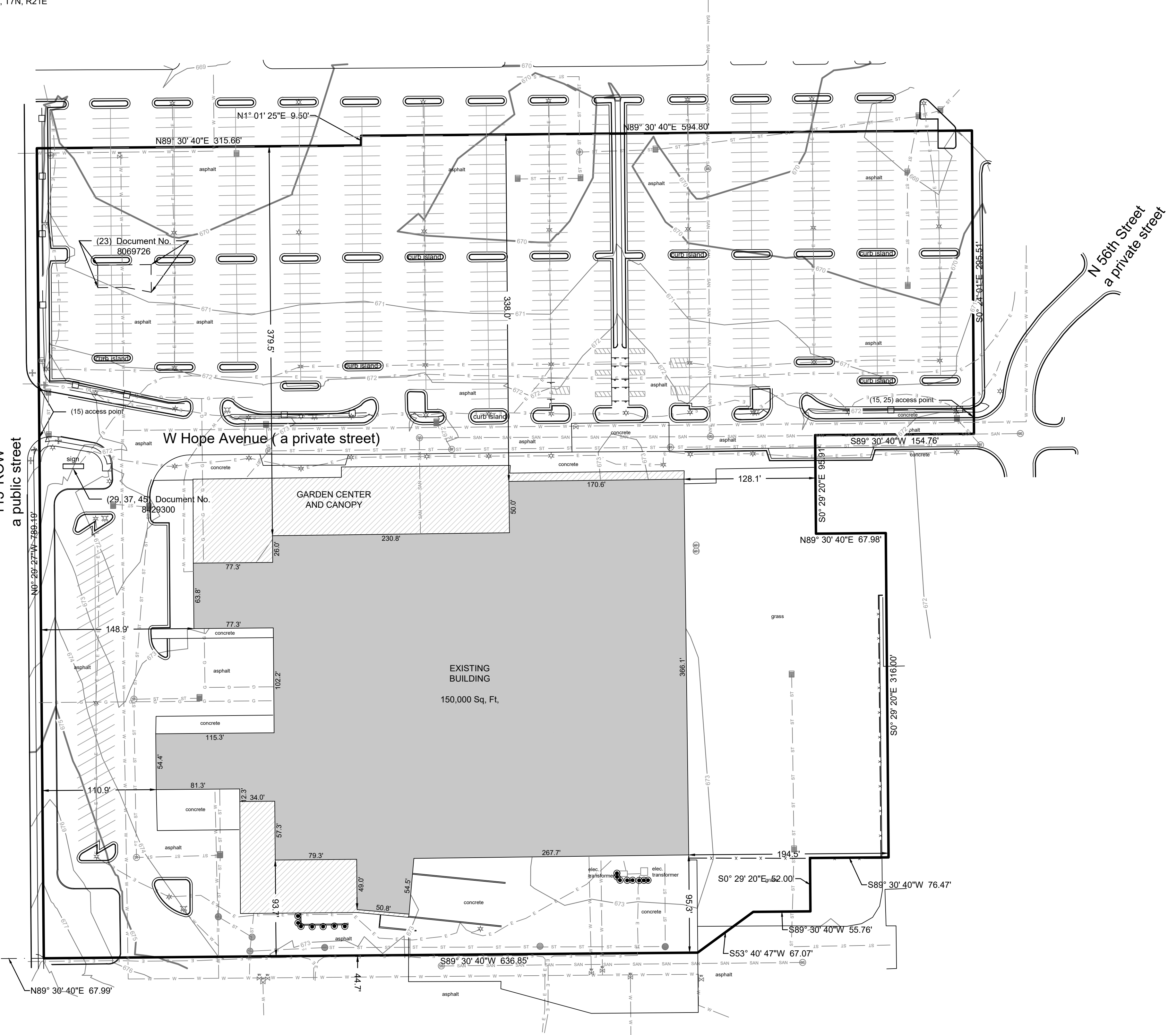
To: Chicago Title Company
AFS Milwaukee, LLC, a Kansas limited liability company

This is to certify that this map, plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 8, 9, 11 and 13 of Table A thereof. The field work was completed on June 27th, 2022.

Date of Map June 29th, 2022

Kevin A. Slotke, PLS No. 2509
MILWAUKEE, WI
SURVEYOR

SEC 2, 1/4, R21E
N 60th Street
113' ROW
a public street
N 56th Street
a private street
SW COR.
SEC 2, T7N, R21E



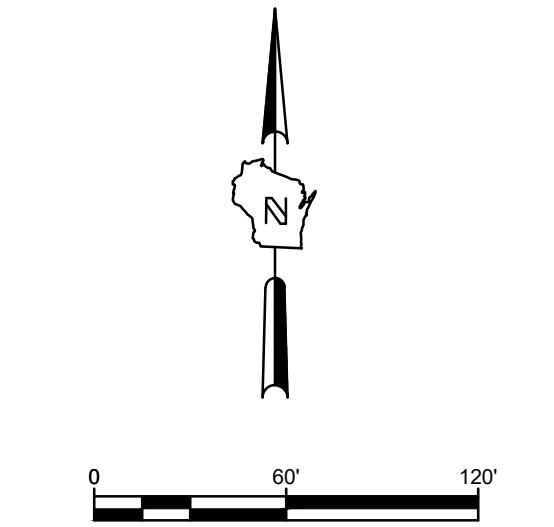
GENERAL NOTES:

- The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983, with the South line of the SW 1/4 of Section 2, Town 7 North, Range 21 East bearing S89° 20' 27\"/>

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

LEGEND	
SECTION 14 SECTION LINE	
PROPERTY LINE	
EASEMENT	
CHAIN LINK FENCE	
GUARD RAIL	
METAL FENCE	
WOOD FENCE	
TREE LINE	
OVERHEAD UTILITY LINE	
ELECTRIC	
TELEPHONE	
FIBER OPTIC	
CABLE TV	
SANITARY SEWER	
FORCE MAIN	
STORM SEWER	
WATER MAIN	
GAS	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	
UNKNOWN MANHOLE	IRON PIPE FOUNDSET
SANITARY MANHOLE	CHISELED CROSS FOUNDSET
STORM MANHOLE	PIPE RAIL FOUNDSET
ELECTRIC MANHOLE	SPRINKLER
MMSD MANHOLE	MONUMENT
TELEPHONE MANHOLE	BENCHMARK
CATCH BASIN	DECIDUOUS TREE (Diameter)
CATCH BASIN (ROUND)	CONIFEROUS TREE (Diameter)
ROOF DRAIN	BUSH
HYDRANT	POST
WATER VALVE	SOIL BORING
GAS VALVE	MONITORING WELL
UTILITY POLE	CULVERT END
GUY WIRE	LIGHT POLE
GUY POLE	
GAS METER	PARKING METER
ELECTRIC METER	FLAG POLE
UTILITY PEDESTAL	
HANDHOLE	TRAFFIC SIGNAL

5825 W. HOPE AVENUE
MILWAUKEE, WISCONSIN
ALTANSPS LAND TITLE SURVEY



1. Add contours 7/5/2022 KAS	
NO. REVISION	DATE BY
DRAWING NO.	21090-ALTA.dwg
DRAWN BY:	NGC
DATE:	06/29/2022
PROJECT NO:	21090
CHECKED BY:	KAS
APPROVED BY:	---
SHEET NO.:	

Appendix 6 – DIZ Requirements

File No. 040068

EXHIBIT A
DEVELOPMENT INCENTIVE ZONE
Former Capitol Court Mall

USES PERMITTED-REGIONAL SHOPPING

All existing uses at the site and specifically the following:

1. Specialty schools.
2. Colleges. (not located on first floor)
3. Governmental structures, excluding transmission towers, not detrimental to the character of the district.
4. Public parks and playgrounds
5. Libraries, art galleries and museums.
6. Community centers. Subject to: Public Hearing and approval by City Plan Commission.
7. Offices.
8. Banks and other financial institutions
9. General retail establishments
10. General purpose grocery store.
11. Office furniture sales.
12. Department stores.
13. Mail order and catalog sales centers.
14. Consumer services
15. Ticket offices and travel agencies.
16. Pet shops without outdoor runs.
17. Lumber yards, building supplies and home improvement centers.
18. Motor vehicle rental offices.
19. Motor vehicle supply stores.
20. Motor vehicle service stations. * Subject to Public Hearing and approval by City Plan Commission for freestanding buildings.
21. Motor vehicle pumping stations. * Subject to Public Hearing and approval by City Plan Commission.
22. Motor vehicle repair centers. * Subject to Public Hearing and approval by City Plan Commission.
23. Parking of motor vehicles, not exceeding 1.5 tons, as a principal or accessory use.
24. Car wash.* Subject to: Public Hearing and City Plan Commission approval.
25. Personal services.
26. Funeral homes.
27. Photographic and art studios or schools.
28. Dance and music halls, studios or schools.
29. Dry cleaning laundry stations.
30. Laundromats.
31. Laundries.
32. Research and testing laboratories.
33. Medical and dental laboratories.
34. Printing and publishing establishments.
35. Commercial hotels.
36. Type "A" restaurants (sit-down restaurants).
37. Taverns.
38. Theatres, except drive-in theatres, adult motion picture theaters or adult coin-operated moving picture premises.
39. Convention centers, sports arenas and other places of assembly or recreation, except drive-in theatres.
40. Bowling alleys.

41. Transportation passenger terminals.
42. Signs. Subject to Exhibit B signage standards.
43. Single-family dwellings.*
44. 2-family dwellings.*
45. Multi-family dwellings.*
46. Family day care homes.*
47. Community living arrangements. * Subject to: Public Hearing and approval by City Plan Commission.
48. Live/work buildings. *
49. Day care centers.* Drop off and cueing must be on site.
50. Nursing homes.*
51. Hospitals.*
52. Health clinics.*
53. Antique stores.*
54. Second hand stores. *
55. Rental centers.*
56. Food preparation.*
57. Type "B" restaurants.* Subject to: Public Hearing and approval by City Plan Commission and meeting standards for drive-through listed below.
58. Drive-through.* Subject to: Public Hearing and approval by City Plan Commission, not facing North 56th Street from a point 435 feet north of the north line of West Capitol Drive to a point 800 feet north and cueing space must be on site.
59. Late hour and 24 hour uses.* Subject to: Public Hearing and approval by City Plan Commission.
60. Accessory uses.

USES PROHIBITED-REGIONAL SHOPPING

Any use not listed under the permitted commercial uses and specifically the following:

1. Churches.
2. Elementary and secondary schools.
- 3.
4. Transmission towers.
5. Telephone central offices.
6. Open air markets.
7. Ambulance services.
8. Amusement machine premises located in establishments with a Class "B" retailer's intoxicating liquor license.
9. Reverse vending machines.
10. Small collection facilities.
11. The production of any product to be sold only at retail on the premises where it is produced.
12. Dormitories. *
13. Rooming houses. *
14. Medical service facilities. *
15. Currency exchanges, title loan services and payday loan agencies. *
16. Adult book stores. *
17. Motor vehicle sales and rentals. *
18. Motor vehicle body bumping and painting. *
19. Transportation services. *
20. Large collection facilities. *
21. Off premises signs. *

* Denotes special use under current Section 295-343 of the Zoning Code.

Appendix 7 – Support Letter

Midtown Center Owner Support Letter

May 18, 2022

In Re: Property Commonly known as 5825 West Hope Ave, Milwaukee WI 53216 (the "Property")

More Specifically Described as:

Parcel 1 of Certified Survey Map No. 7035, recorded on November 9, 2001, as Document No. 8166306, being a division of Parcel 2 of Certified Survey Map No. 6762, being a part of the Southwest 1/4, Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 2, Town 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, as corrected by Affidavit of Correction recorded as Document No. 8274057. Tax Key No. 2490841000

To Whom It May Concern:

The purpose of this letter is to evidence the support of Mid Milk Improvements, LLC ("Mid Milk"), the current owner of the Property, in connection with the planned request by Northern States Properties, LLC ("NSP"), the contract purchaser of the Property, for a variance from the Milwaukee Board of Zoning Appeals to depart from the Zoning Code and permit the use of the Property as an indoor self-storage facility (the "Variance").

Mid Milk agrees to support NSP's proposed request for the Variance at public hearings, or to abstain from attending public hearings altogether.

Mid Milk acknowledges and further agrees that the Variance will contribute to the revitalization of the Property, which currently houses a vacant, former "Walmart" building.

Mid Milk respectfully requests that the Milwaukee Board of Zoning Appeals grants the Variance.

MID MILK IMPROVEMENTS, LLC

By: First Man Mid Milk Corp.,
a Delaware corporation,
its Manager
Name: Adam Ifshin
Title: President

Appendix 8 – Existing Photos of site as of 6/1/2023

West to East View of Hope Ave



Current street view looking from West to East.

Existing Lights will remain in place.

Existing trees will be left in place that are seen on this picture.

All street signage will remain as exists here in this photo.

North face of Building - Existing



North side in front of greenhouse buildings facing East



North side of building looking west



Lighting to remain.

Existing planter boxes to remain – additional to be added to outline drive.

Arcade to be removed where not attached to building.

North side existing building – former Walmart entrance



Canopy to remain in this area.

Pillars to have stone added to them.

Planter boxes to have landscaping added.

North face of building on West end



Fencing and old garden area here will be removed to make way for the drive in door for the facility.

The Greenhouse buildings will be removed.

North side of building where arcade to be removed.



Removing this portion of arcade that is not attached to building.

Adding planters evenly spaced to meet overlay standards for outlining street.

New curb cut for access to new retail fronts

Picnic tables and planters

Lights and signs to remain.

West side of building - existing





Existing sign will remain,
existing landscaping to
remain in place.

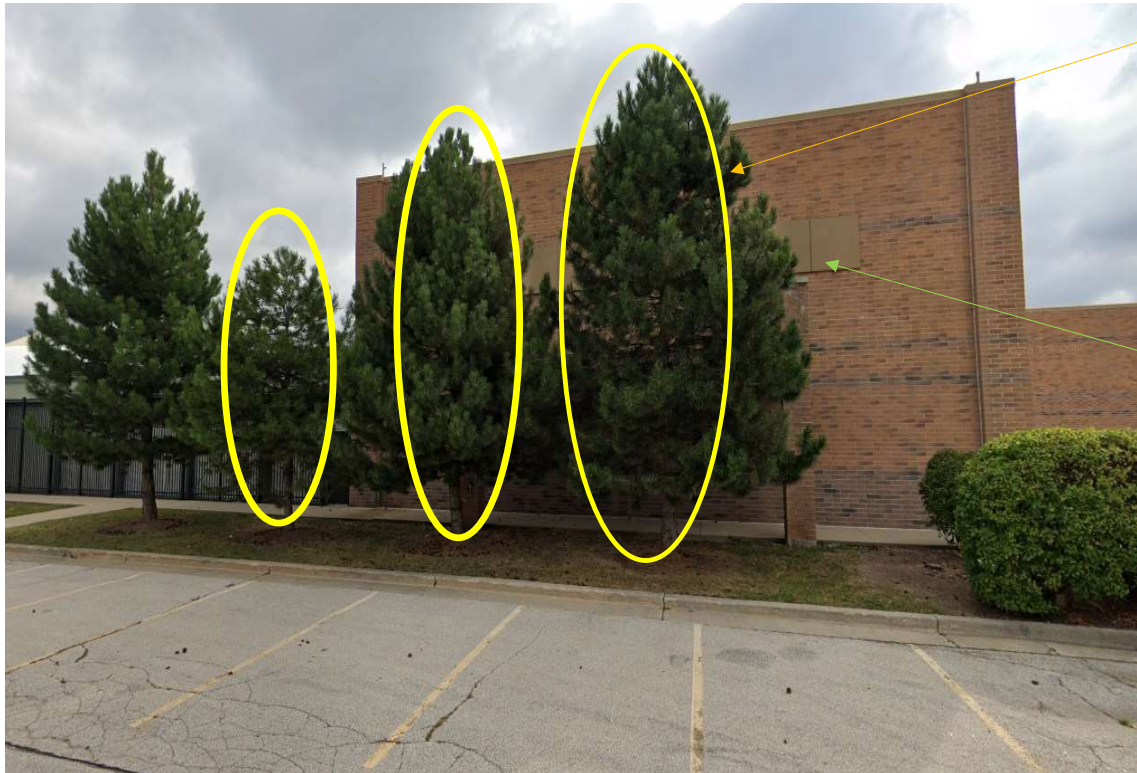
Existing lighting will remain in
place.

West side of building from west drive



The existing greenhouse buildings will be removed, grass and landscaping to be added in its place.

West side of building new storage entrance



These 3 trees on the West side of the building will be removed to allow for sidewalk and entry door/windows to be installed for the indoor self-service storage facility.

There will be additional decorative shrubs planted along the walkway that will be installed. See Landscaping plan for drawing.

The existing canopy will remain in place. The pillars will be stoned for aesthetics.

West side current building cut out



Southwest corner of building with landscaping

Note: Lights and landscaping will remain in place. Parking will also remain in place as well as street front buffer.



South side of Building - Existing



South side of building



Existing screening for trash

South to North on West Side of Building



Parking to remain

Street Buffer to remain

Island Landscaping to remain

Building to remain in same condition.

Southeast side of building



Fencing to be removed and replaced with 6' decorative black aluminum fencing.

Looking West from south side of building



Existing street buffer to remain in place.

Additional landscaping on the island. See generally landscape plan

West Side looking South to North Mid Parking lot



Existing landscape,
trees, signage and
parking to remain.

Will remove trees by
new entrance as
shown on prior photo.

East side of Building - Existing



East side of building



Light to remain.

Planter boxes to remain –
landscaping per plan

Grass to remain.

Additional trees added
per landscape plan

Cameras to be installed

Fence to be reused

Existing North Parking Area



Northwest corner of building to parking



Northwest corner of parking lot looking South



Buffer and fencing to remain.

Northwest corner of parking lot looking east



Existing trees in islands to remain. Additional landscaping to be added per plan in depaved areas.

All lights will remain in place where parking lot remains.

West middle of parking looking east



Existing trees in islands to remain, additional plantings as referenced in Landscaping plan

All existing lights to remain in the parking lot that will remain per plan.

Front of building looking North into parking lot



Fencing and lighting to remain.

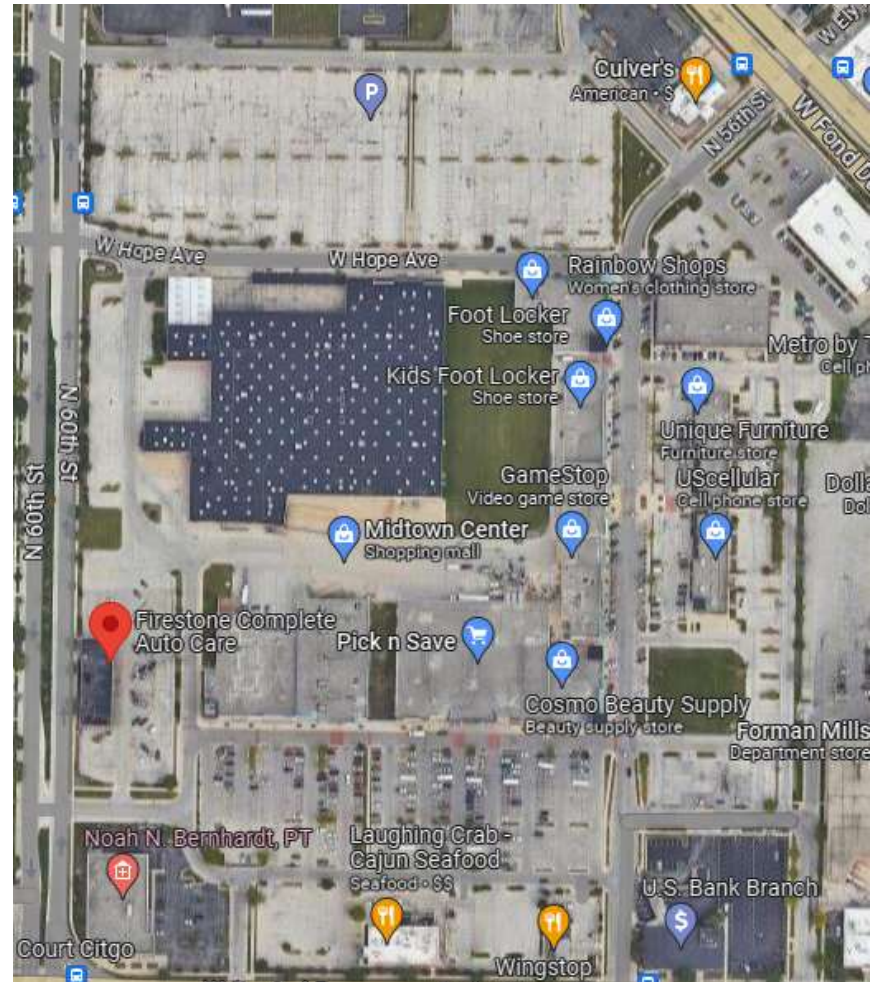
Replacement landscaping per Landscaping plan

Curb cuts to remain in place.

Appendix 9 – Owner Prior Projects

NSI Investments, LLC

Examples of Prior Projects



Pine Tree Plaza


- **Example of Revitalizing a distressed Strip Mall**
- Pine Tree Plaza is owned by NSI Investments, LLC another of the companies under O & H Investments owned by the Overhues.
- Pine Tree Plaza is 99% rented and has had a complete façade makeover and fits into the area aesthetically.



News

Construction set to begin on Pine Tree Plaza renovation

EDC Staff / November 3, 2017 / New Development, What's Happening

Lee's Summit, Mo.—November 2, 2017—The strongly anticipated renovation of the Pine Tree Plaza retail center at Blue Parkway and Jefferson Street is underway as the property owner reconfigures the former Price Chopper store into three separate retail spaces. 

"We are going to be doing a complete facade remodel, so it should look like a new center when we are finished," said Trent Overhue, property owner and principal of NSI Investments LLC. "This will be a dramatic improvement with all new landscaping, parking lot lighting and signage."

Planet Fitness will open a 25,000—square foot facility in December, and Harbor Freight Tools plans to open a 16,000—square foot store in the spring of 2018, leaving about 24,000 square feet of the former grocery store available for lease, according to Overhue.

Redevelopment of two retail "wings" on the east and west sides of the former grocery store totaling about 40,000 square feet will take place in early 2018, followed by improvements to two outbuildings suitable for restaurant or medical office tenants.

Pine Tree Plaza is located north of the new U.S. 50/Missouri 291 South interchange and is part of the city's "Envision Lee's Summit" redevelopment area, which aims to help Lee's Summit achieve higher density housing and mixed-use development.

"Pine Tree Plaza is a longtime south Lee's Summit retail fixture in a prime location, but the center has struggled with vacancy in recent years," said Lee's Summit EDC President Rick McDowell. "I am optimistic that this long overdue facelift will boost tenant interest, lift occupancy rates and potentially increase nearby property values."



A photograph of the exterior of a commercial building, identified as Pine Tree Plaza, before a renovation project. The building features a prominent red upper section with large, raised red letters spelling "PRICE CHOPPED". Below this, there are large glass windows and doors. The lower portion of the building is a light-colored, possibly beige or tan, with a brick-patterned base. In the foreground, there is a paved parking lot with several blue and yellow bollards. To the right, a tall black light pole stands, and a blue sign with yellow flowers is visible. In the background, other commercial buildings and a blue sky with white clouds are visible.

PRICE CHOPPED

Pine Tree Plaza Before

Status of Pine Tree Plaza Prior to Renovation beginning.

Pine Tree Plaza 2023



Pine Tree Plaza in 2023

New Façade completed 2018





Prior Storage Project

- 5646 N 90th Street Omaha, NE
- Former vacant Shopko Building Now Storage Facility



Revitalized Storage Facility

Clean Front in parking lot



Street Side View of Building



Appendix 10 – Prior Walmart Drawings

National Survey & Engineering -

DECEMBER 5, 2000

BOULDER VENTURE
ADD PARCEL 1 C.S.M. NO. 6156
SHOW PROPOSED BUILDING & PARKING

NSE NO. 5159778
REVISION NO. 1 - GHE
REVISION NO. 2 - GHE

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief, and shows the size and location of the Property, its exterior boundaries, the location of structures thereon, boundary lines, adjacent watercourses, roads, easements, and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and shall those who purchase, mortgage or otherwise dispose of the same, within one (1) year from date hereof.

PAUL A. KIMBLE
REGISTERED WISCONSIN LAND SURVEYOR 5-2231

[illegible]

— EDGE OF TREES
— SANITARY SEWER
— STORM SEWER
— WATERMAIN
— MARKED GAS MAIN
— MARKED ELECTRIC
— OVERHEAD WIRES
— BUREAU ELEC SERV
— TELEPHONE
— MARKED CABLE T. & L.
— MARKED CABLE C.



GRAPHIC SCALE

50 0 25 50 100

National Survey & Engineering

PAGE 1 OF 2

Telephone 262-781-3000
Facsimile 262-781-8460
18745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-6905

PARCELS 1 AND 2 IN CERTIFIED SURVEY MAP NO. 6762, AND PARCEL 1 CERTIFIED SURVEY MAP NO. 6156
BEING A DIVISION OF LANDS IN THE SOUTHWEST 1/4, NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 2, TOWN 7 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE
COUNTY, WISCONSIN.

DECEMBER 5, 2000

Boulder Venture
ADD PARCEL 1 C.S.M. NO. 6156
SHOW PROPOSED BUILDING & PARKING

NSE NO. 5159778
REVISION NO. 1 - GRB
REVISION NO. 2 - GRB



PROPOSED PARKING

CAPITOL COURT SHOPPING CENTER
#5500 170.6
(TO BE RAZED)

PROPOSED WAL-MART

W. FIEBRANTZ AVE

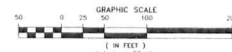
LEGEND

- [illegible]

N

W. CAPITOL DRIVE

City of Milwaukee, Building Inspection and
Safety Engineering, Plans, Building, BAV
Elevator, Record #73-0402
Microfilmed 2-2-82 Operator 1-6

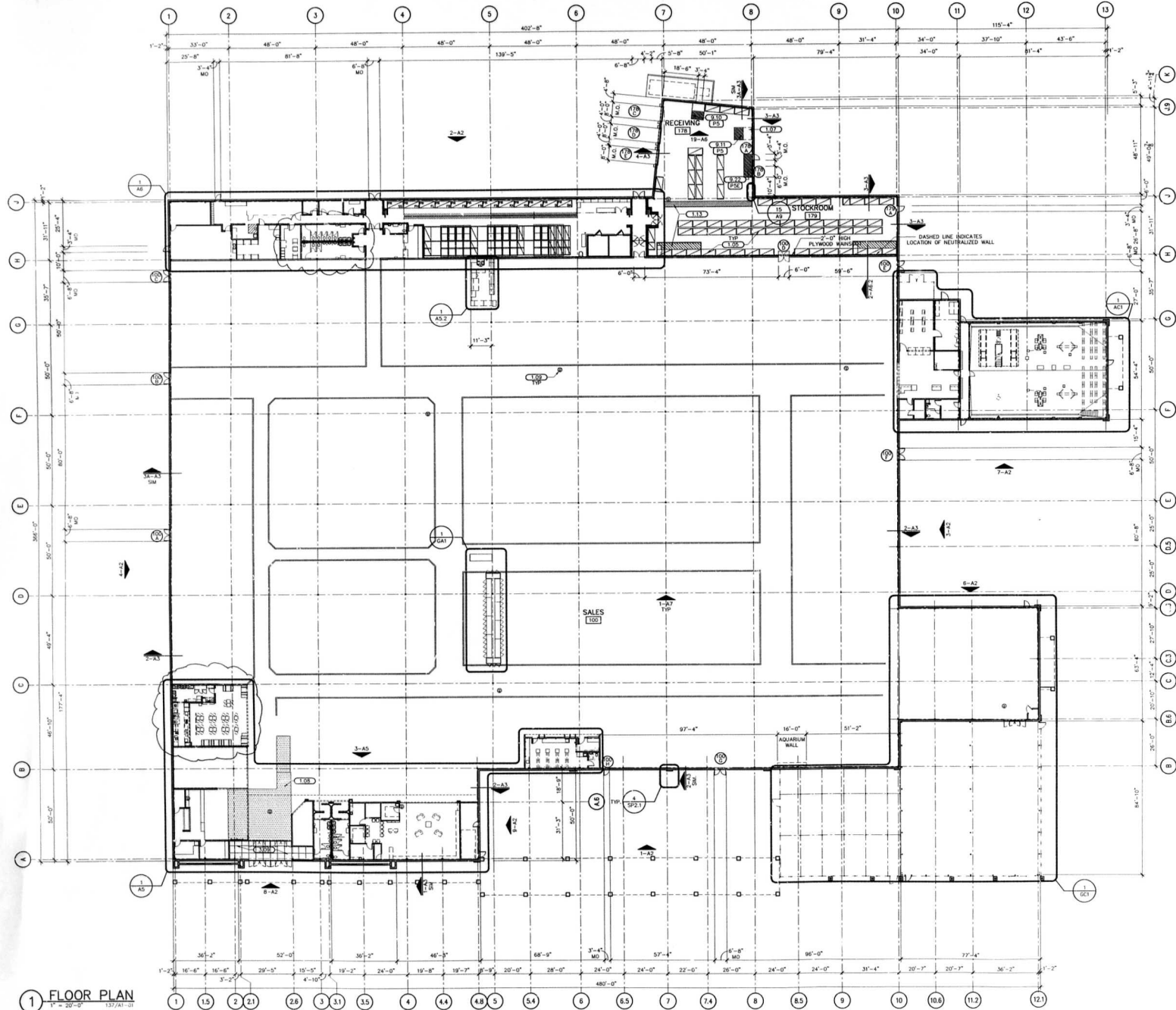


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PAGE 2 OF 2

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ALL DIM. 2000 - 3/32" = 1" UNLESS OTHERWISE NOTED
C:\WORK\2000\2000-1757\WALMART\WALMART-1757-1757.DWG



1 FLOOR PLAN
1" = 20'-0"

- GENERAL SHEET NOTES**
137/A1-0101
1. INTERIOR PLAN DIMENSIONS SHALL BE TO FACE OF STUD/SMO LINE.
 2. SALES FLOOR SHALL HAVE POSITIVE AIR PRESSURIZATION. REF PLAN FOR LINE IDENTIFYING LOCATION OF NEUTRALIZED WALL BEHIND SALES FLOOR AND STOCKROOM/SERVICE AREAS. NEUTRALIZED INDICATED WALLS BY PROVIDING AN AIR TIGHT SEAL AT TOP, BOTTOM AND BY SEALING ALL PENETRATIONS BETWEEN THE SALES FLOOR AND SERVICE AREAS.
- KEYNOTES**
137/A1-0101
- 1.05 HIGH STOCK FIXED RACKS FURNISHED AND INSTALLED BY WAL-MART INC. (09000)
 - 1.07 BALE/COMPACTOR FURNISHED AND INSTALLED BY WAL-MART INC. (09000)
 - 1.08 FLOOR MATS FURNISHED AND INSTALLED BY WAL-MART INC. (09000)
 - 1.09 WAL-MART SHALL FURNISH TV MONITOR SUPPORT ASSEMBLY AND CONTRACTOR SHALL INSTALL THEM. VERIFY LOCATION WITH LOSS PREVENTION MANAGER. REF 5.6/A1.1
 - 1.13 BULK AND SOFTLINE RACKS FURNISHED AND INSTALLED BY WAL-MART
 - 1.14 TEXTURED CONCRETE (03300)
 - 1.15 4" WIDE PAINTED STRIPES AT 12" OC, 5'-0" DEEP BY WIDTH OF COMPACTOR OPENING (09000)
 - 1.16 4" WIDE PAINTED STRIPES AT 12" OC, 5'-0" DEEP BY WIDTH OF BALE (09000)
 - 1.17 4" WIDE PAINTED STRIPES AT 12" OC, 5'-0" DEEP BY 12'-6" WIDE (09000)

PERRY L. BUTCHER & ASSOCIATES, ARCHITECTS
1001 E. 10TH ST.
ARLINGTON, AR 72701
TEL: 501-221-1200
FAX: 501-221-1200

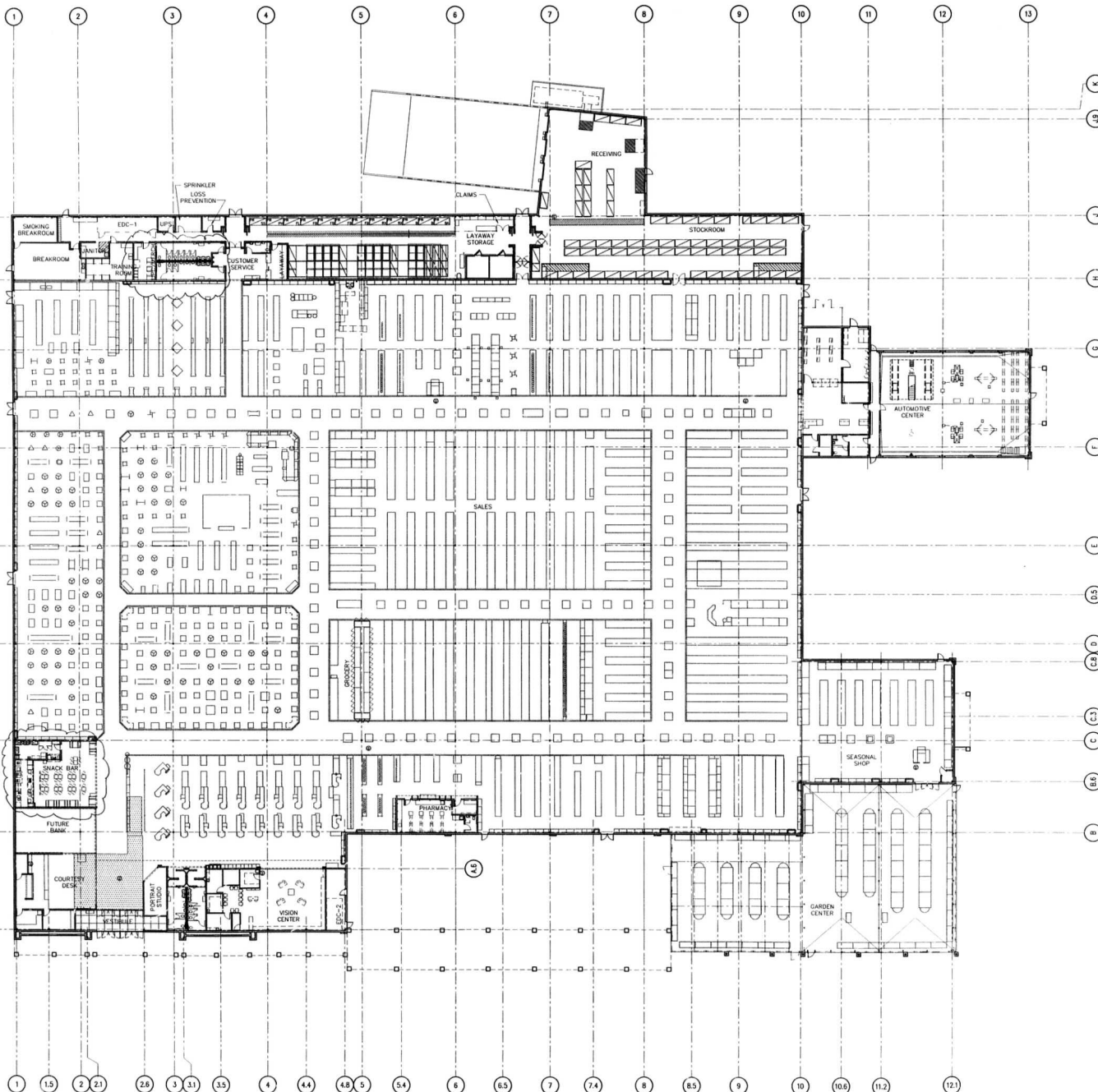
WAL-MART
MILWAUKEE, WISCONSIN
STORE NO. 3406
1000 N. MILWAUKEE AVENUE
MILWAUKEE, WI 53233

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	10-17-01	PLAN

CHECKED BY: []
DESIGNED BY: []
FILE NAME: []
PLOT DATE: []
MODIFIED DATE: 7-9-01





① FIXTURE PLAN
1"=20'-0" 137/ATB-01

1. CONCRETE STOOPS SHALL BE 6" THICK AND SLOPE 2% AWAY FROM BUILDING. SLOPE SURROUNDING GRADE A MAXIMUM OF 5.0% TO MEET FLUSH WITH FRONT AND SIDE EDGES OF EACH CONCRETE STOOP.

KEYNOTES	
2.02	CHAIN LINK FENCING (02821).
3.01	CG. CRETE STOOD (01300).
3.02	CONCRETE PAVING (02791).
3.04	CONCRETE COMPACTOR PAD (03300).
3.05	CONCRETE CURB (03300).
3.06	CONCRETE TRANSFORMER PAD (03300).
	REF CIVIL FOR LOCATION, COORDINATE SIZE, REINFORCING, AND THICKNESS WITH LOCAL UTILITY.
5.12	CONNECT CANOPY DRAIN TO UNDERGROUND STORM DRAIN.
7.13	4"x4" PAINTED METAL DOWNSPOUT (07711).

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
USE ON A SPECIFIC SITE AT
THE FOLLOWING ADDRESS:
CONTRACT NO. _____ WITH ITS CLAR-
IFICATIONS AND ADDENDUMS, ALL OF WHICH
SHALL BE READ AND CONSIDERED
AS PART OF THIS DRAWING. THE
PROJECT SITE IS ON A LATELY TAC-
TICAL ZONE.
USE OF THIS DRAWING FOR
REUSE OF THE SAME OR ANY PART
HEREOF FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN PERMISSION OF
THE ENGINEER, LICENSED ARCHITECT AND
ENGINEER, IS PROHIBITED. THE
ENGINEER, LICENSED ARCHITECT AND
ENGINEER, SHALL BE RESPONSIBLE FOR
THE DESIGN OF THE PROJECT AND
THE DESIGN OF THE PROJECT SHALL
BE THE RESPONSIBILITY OF THE
ENGINEER, LICENSED ARCHITECT AND
ENGINEER.

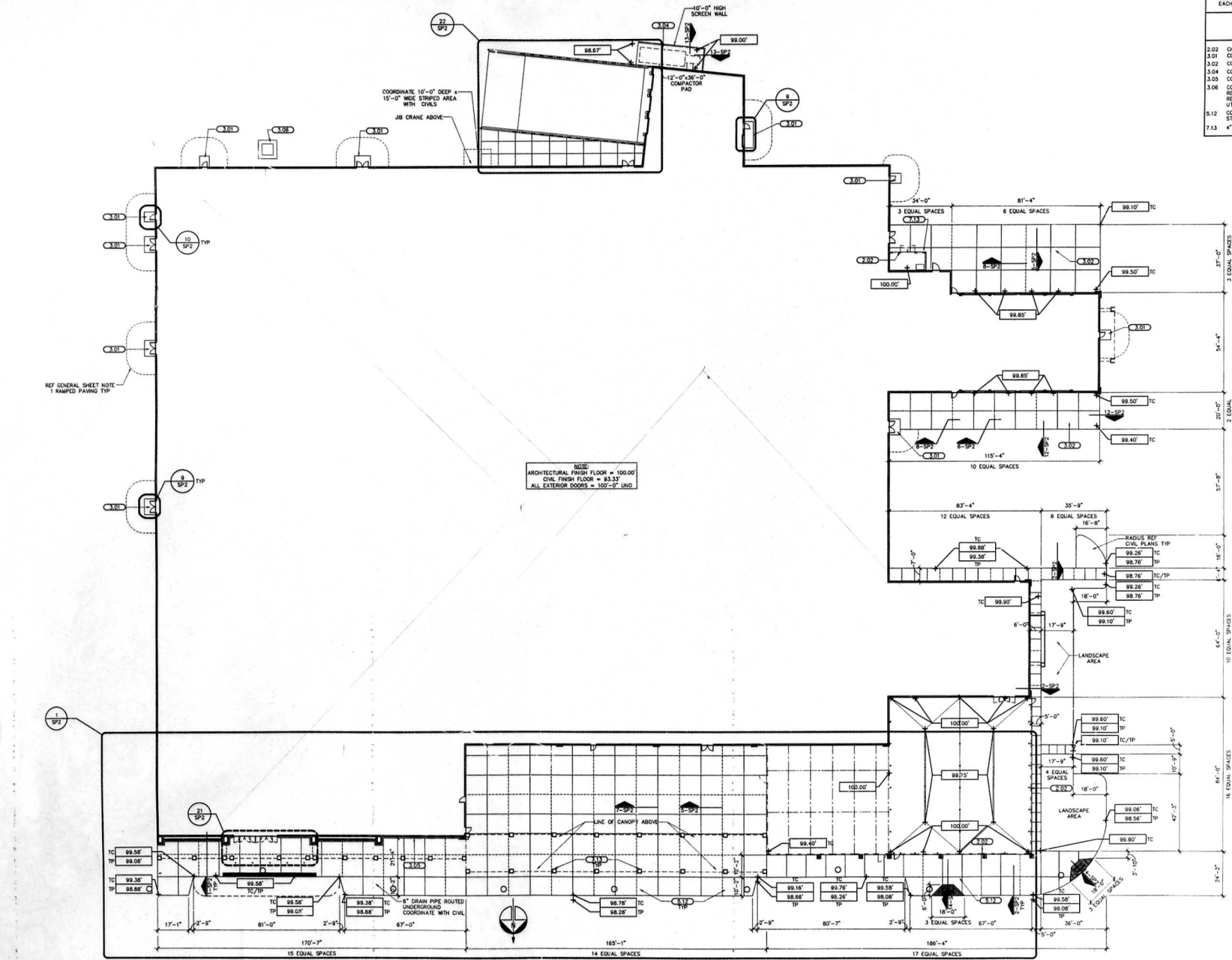
WAL-MART
MILWAUKEE, WISCONSIN
STORE NO. 3496

[illegible]

CHECKED BY:	SW
DRAWN BY:	J.B
FILE NAME:	SP
PROTO CYCLE:	02230
MODIFIED DATE:	5-9-0



SHEET: **SP1**



1 SITE PLAN
1"=20'-0" 137/SP1-C

May 17, 2001 - 9:42am - USER Mark Curtis
E:\2000xxx\2000-0757 MILWAUKEE_WF\4CONDOC\137\SHEETS\SP1.dwg

1. REF MECHANICAL AND ELECTRICAL FOR VENTS AND FLUES NOT SHOWN.
2. PROVIDE A CRICKET AT ALL MECHANICAL EQUIPMENT, SKYLIGHTS, AND RTUS.
3. INSTALL INSULATION WITH 1/2" PER FOOT SLOPE TO PROVIDE POSITIVE DRAINAGE AROUND RTUS.
4. SKYLIGHT DIMENSIONS ARE TO CENTERLINE OF UNIT.
5. PROVIDE BLOCKING AS REQUIRED TO MAINTAIN 8" OF THE CURB ABOVE ROOF AT CRICKETS.

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR
THE PROJECT BY THE ARCHITECT
FOR THE PROJECT. IT IS THE PROPERTY
OF THE ARCHITECT. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF THE
ARCHITECT.

CONCISE TABLETS

WAL*MART
MILWAUKEE, WISCONSIN
STORE NO. 3496
JOB NUMBER: 200-4052 | EIGHTO: 117

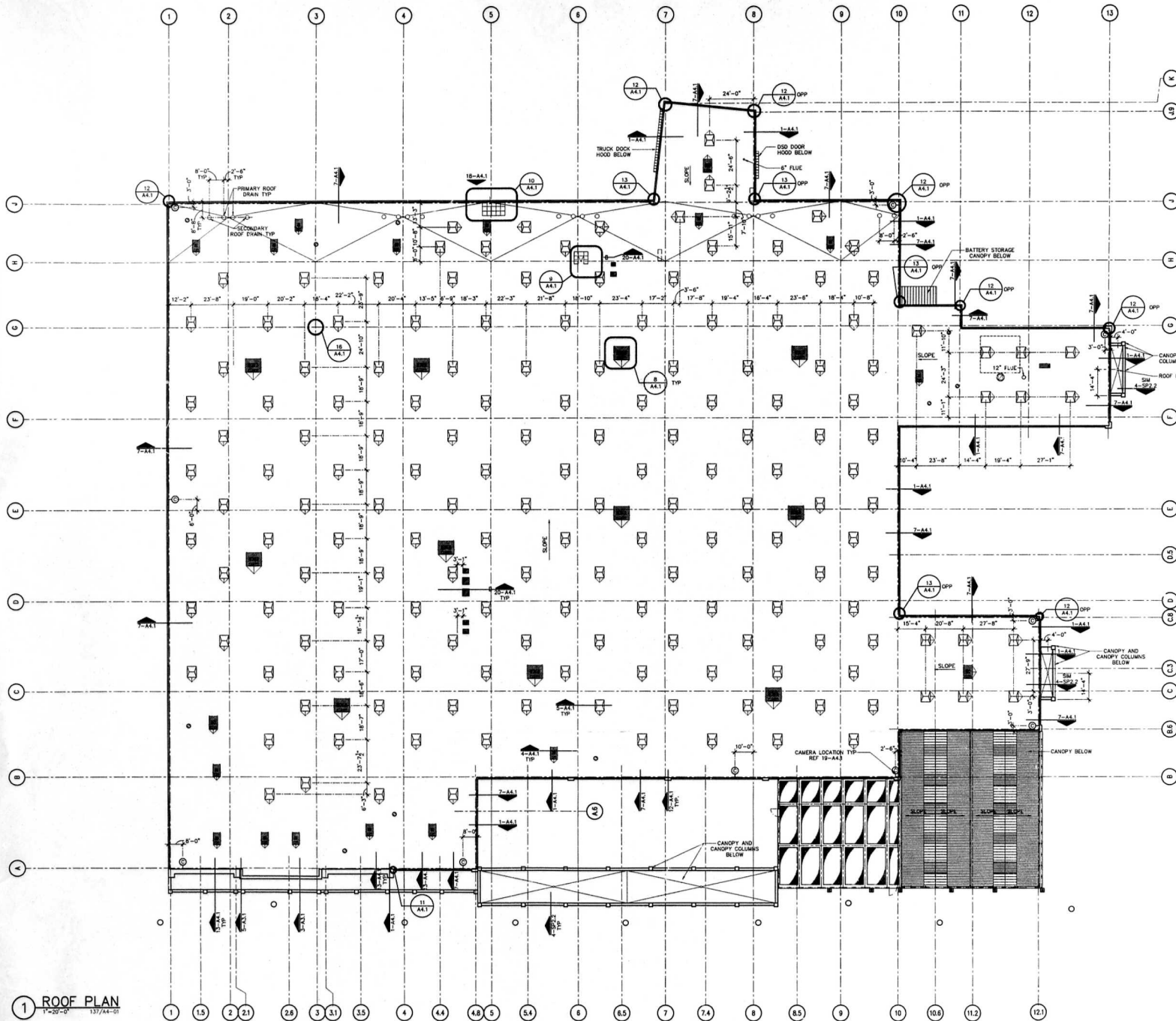
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DRAWN BY:	SW
FILE NAME:	A4
PHOTO CYCLE:	022304
MODIFIED DATE:	5-9-01



ROOF
PLAN

SHEET: A4



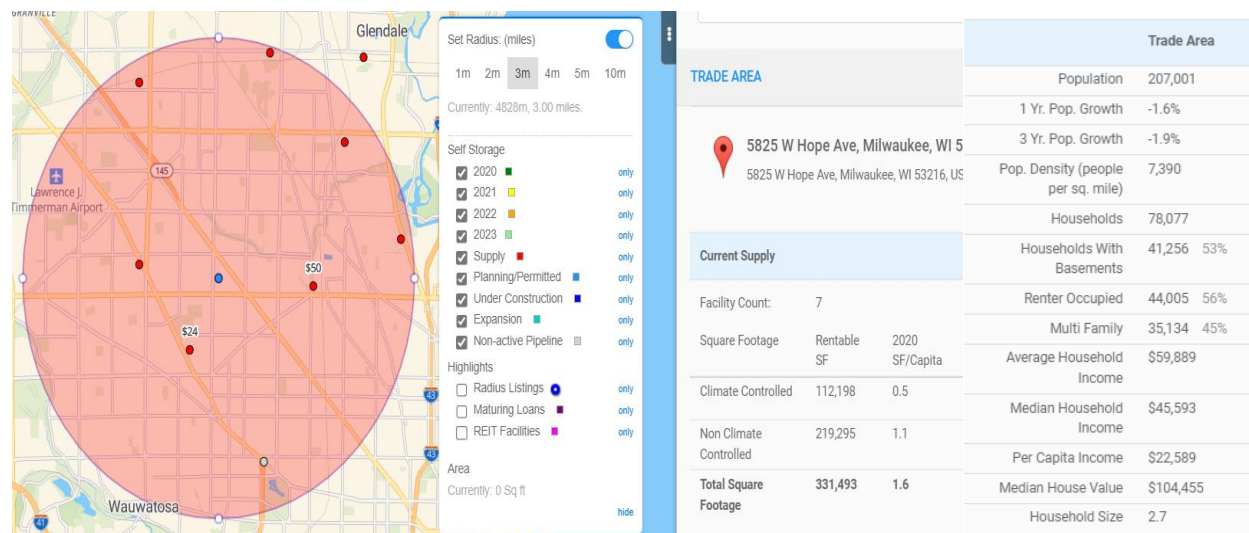
1 ROOF PLAN
1"=20'-0" 137/A4-0

Appendix 11 – Midtown Vacancy and Storage Market Study

Vacancy at Midtown – Currently there is over 50,000 sq ft available of small retail shops. Also, the former Home Depot was converted into a 100,000 sq ft distribution/light industrial use but it is unclear how much is actively occupied. By adding the 150,000 vacant Walmart space, there is over 200,000 feet of vacant space within the one complex with possibly more in the former Home Depot. Eliminating a substantial amount of vacant space (almost half) will make it much easier to attract quality retail tenants to the rest of the complex.

Demand Statistics – 5825 W. Hope Ave

80% of our customers come from within a 3-mile radius. This report shows 1.6 sq ft per person and only .5 sq ft for climate-controlled storage. To determine demand in a area the National Average is 7.5 sq ft per person. With 207,000 people in a 3-mile radius it shows that it can absorb at least 1.425 million sq ft. Currently this area has 331,493 sq ft total which means it could easily support another 1.093 million sq ft before it reaches the national average. This facility will only put a dent into the overall need for the product.



Since there is very little storage product available for the residents of Milwaukee consumers are forced to pay high rents due to the lack of supply. Currently, other facilities are asking \$143 for a 10x10 space and \$238 for a 10x20. Bringing more storage to the area will allow for affordable rates and benefit the community.