

7025 West Main Street
City of Milwaukee
Zoning, Neighborhoods &
Development Committee
May 17, 2011

Aerial View of Current Site Conditions



Photos of Current Site Conditions



Photos of Site Taken From the North Side of Main Street

Main & 70th St.



Main & 72nd St.



Main & 71st St.



Main & 72nd St.



Site Plan

7025 WEST MAIN STREET

APRIL 2011

GATLIN DEVELOPMENT COMPANY





Walmart's Healthier Food Initiative

In January 2011, Walmart unveiled a comprehensive effort to provide its customers with healthier and more affordable food choices. The company was joined by First Lady Michelle Obama as it outlined 5 key elements of the program, including:



- **Reformulating thousands of everyday packaged food items by 2015** by reducing sodium 25% and added sugars 10%, and by removing all remaining industrially produced trans fats;
- **Making healthier choices more affordable**, saving customers approximately \$1 billion per year on fresh fruits and vegetables through a variety of sourcing, pricing, and transportation and logistics initiatives that will drive unnecessary costs out of the supply chain;
- **Developing strong criteria for a simple front-of-package seal** that will help consumers instantly identify truly healthier food options such as whole grain cereal, whole wheat pasta or unsweetened canned fruit;
- **Providing solutions to address food deserts by building stores** in underserved communities that are in need of fresh and affordable groceries; and
- **Increasing charitable support for nutrition programs** that help educate consumers about healthier food solutions and choices.

Property Taxes: Increase in Assessed Value of More Than 8 Times Current Site Valuation

2010 Assessed Value: \$1,244,000

2010 Property Taxes: \$33,100

Estimated Assessed Value
After Construction: @ \$10,000,000

Estimated Property Taxes
After Construction: @ \$265,000

City Share of Estimated Property
Taxes: @\$92,000

Design Standards in Commercial Service District:

- Encourages building along Main Street and 72nd Street with minimal setbacks.
- Permits a larger store and future store expansion.
- Allows truck traffic on Main Street.
- Only requires 5-10% clear glass on building facades.
- Would not require enhanced landscape buffers and site amenities (such as Hank Aaron Trail connection and cart containment system).

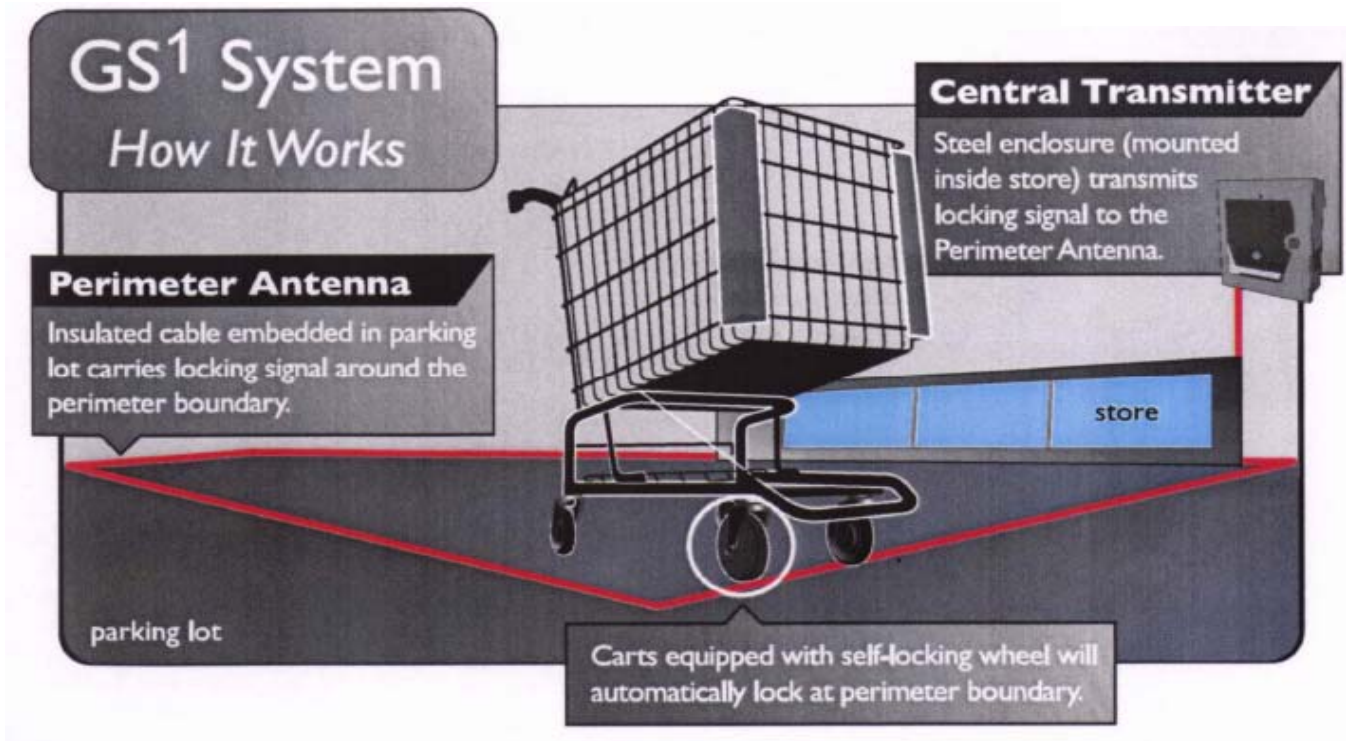
Site Plan Comparison

February 28th Site Plan

Revised Site Plan

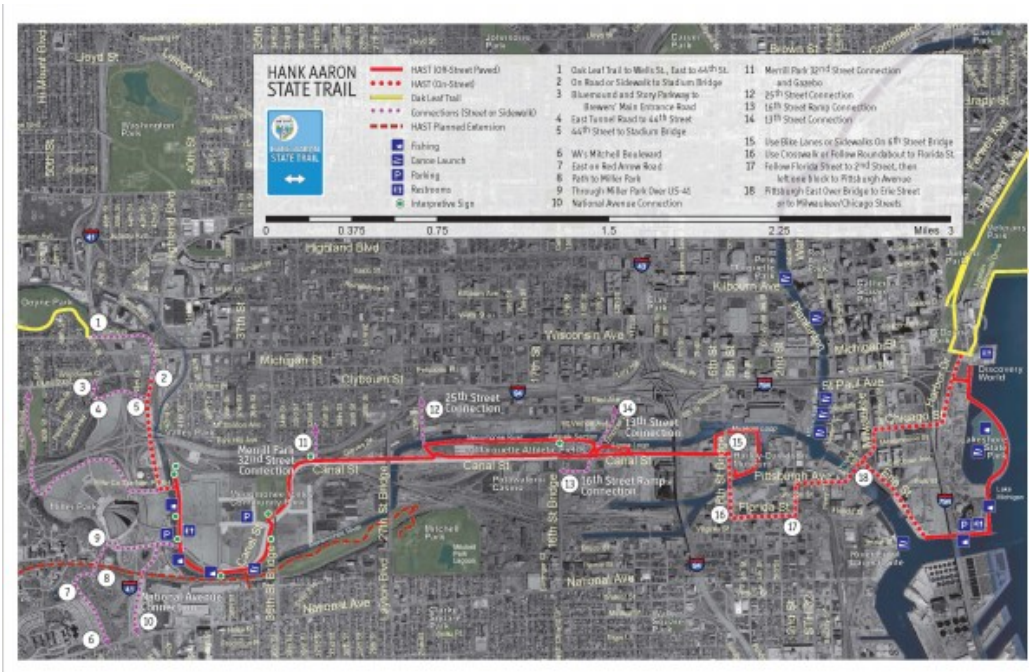


Shopping Cart Containment System



Shopping cart wheels are designed to automatically lock at the perimeter of the store parking lot to prevent carts leaving the site.

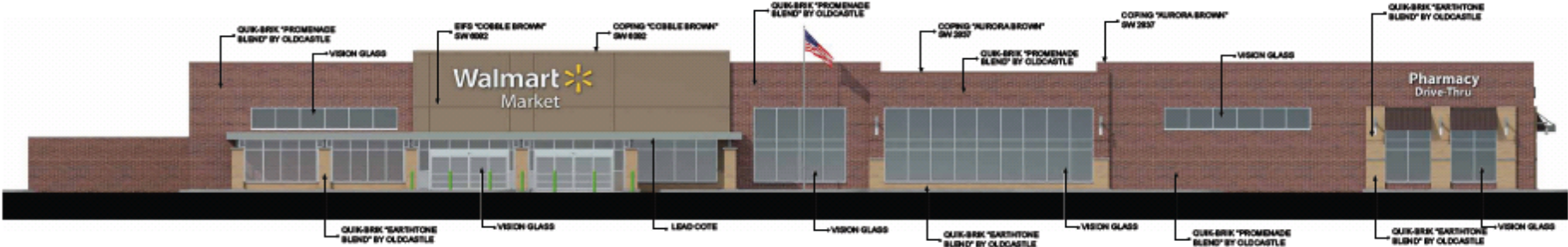
Site connected to the Hank Aaron State Trail



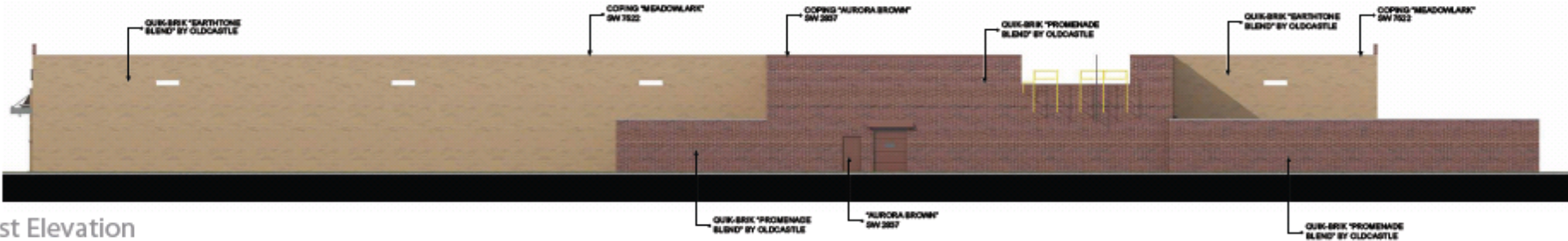
Most Recent Revisions to Elevations Include:

- Lowered window sills to the right of the entrance to match the window sills on the entrance.
- Eliminated arches on the North Elevation.
- Inserted vision glass in all windows on East Elevation (front of store).
- Added decorative lights to pilasters on East and North Elevations.
- Replaced stone material with Quick Brick Earthtone.
- Replaced center panel of Quick Brick Earthtone on East Elevation with Quick Brick Promenade.
- Inserted vision glass in windows on left corner of North Elevation.
- Added windows to North Elevation.
- Removed center set of spandrel glass windows with pilasters.

Front and Rear Elevations

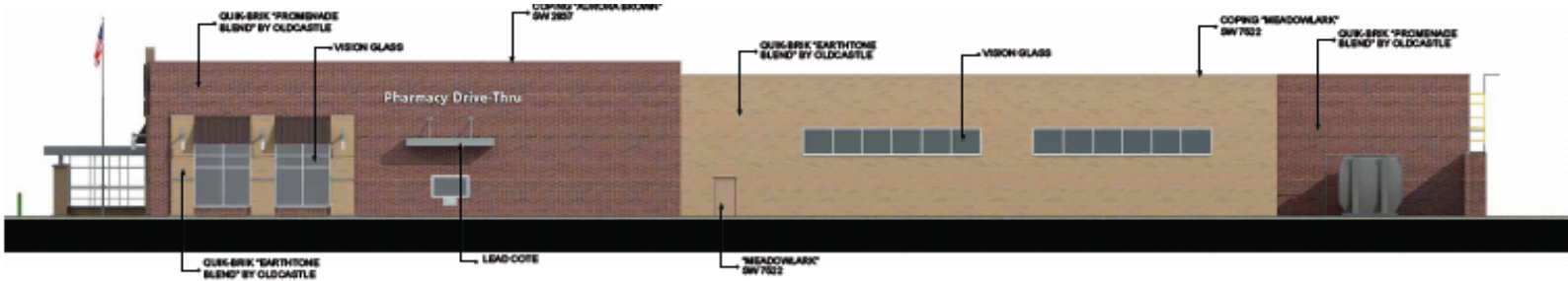


East Elevation

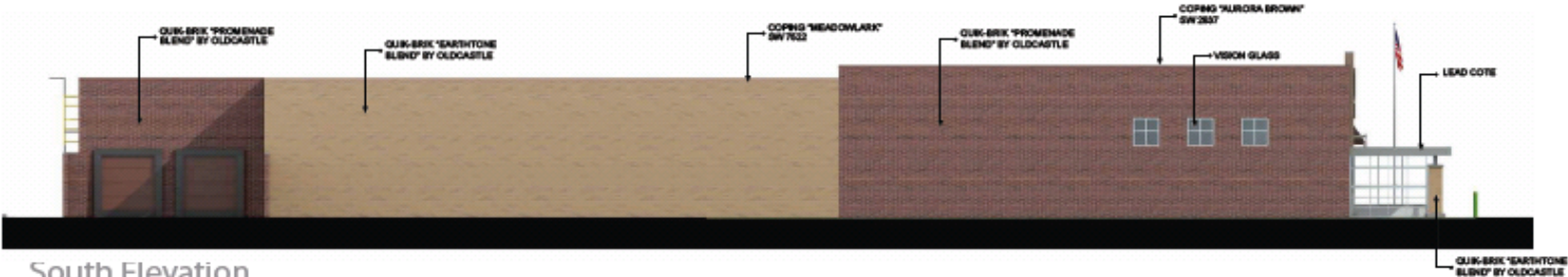


West Elevation

Side Elevations



North Elevation



South Elevation

Walmart Good for the Environment. Good For Business.

We believe being a **profitable and efficient business** goes hand-in-hand with being a **good steward of the environment.**



70th & Main
MILWAUKEE, WI

Sustainable Practices

Sustainable Practices: Energy Conservation

- Walmart installs **occupancy sensors** in most non-sales areas as part of its standard prototype.
- Walmart illuminates exterior building signage and many refrigerated food cases with **light emitting diodes (LEDs)**.
- Walmart utilizes a centralized **Energy Management System (EMS)** to monitor and control the heating, air conditioning, refrigeration and lighting systems for all stores and Sam's Club locations in its U.S. operations, from Walmart's corporate headquarters in Arkansas.
- Walmart uses "**white**" **membrane roofs** on its newly constructed stores and Sam's Clubs. With a higher reflectivity, white roofs help reduce building energy consumption in most climate zones and have a lower heat island effect than a darker roof.
- The goal of the Construction and Demolition (C&D) program is to capture and recycle as much of the metals, woods, floor and ceiling tiles, concretes, asphalts and other materials generated as part of the demolition and construction process as possible.
- One of Walmart's company-wide sustainability goals is to send zero waste to landfills. To move towards this goal, we focus on the three "R's". **Reduce, Reuse and Recycle**. Between February 2008 and January 2009 we redirected more than **57 percent** of the waste generated by our stores and Sam's Club facilities.

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Energy Conservation

Site Plan

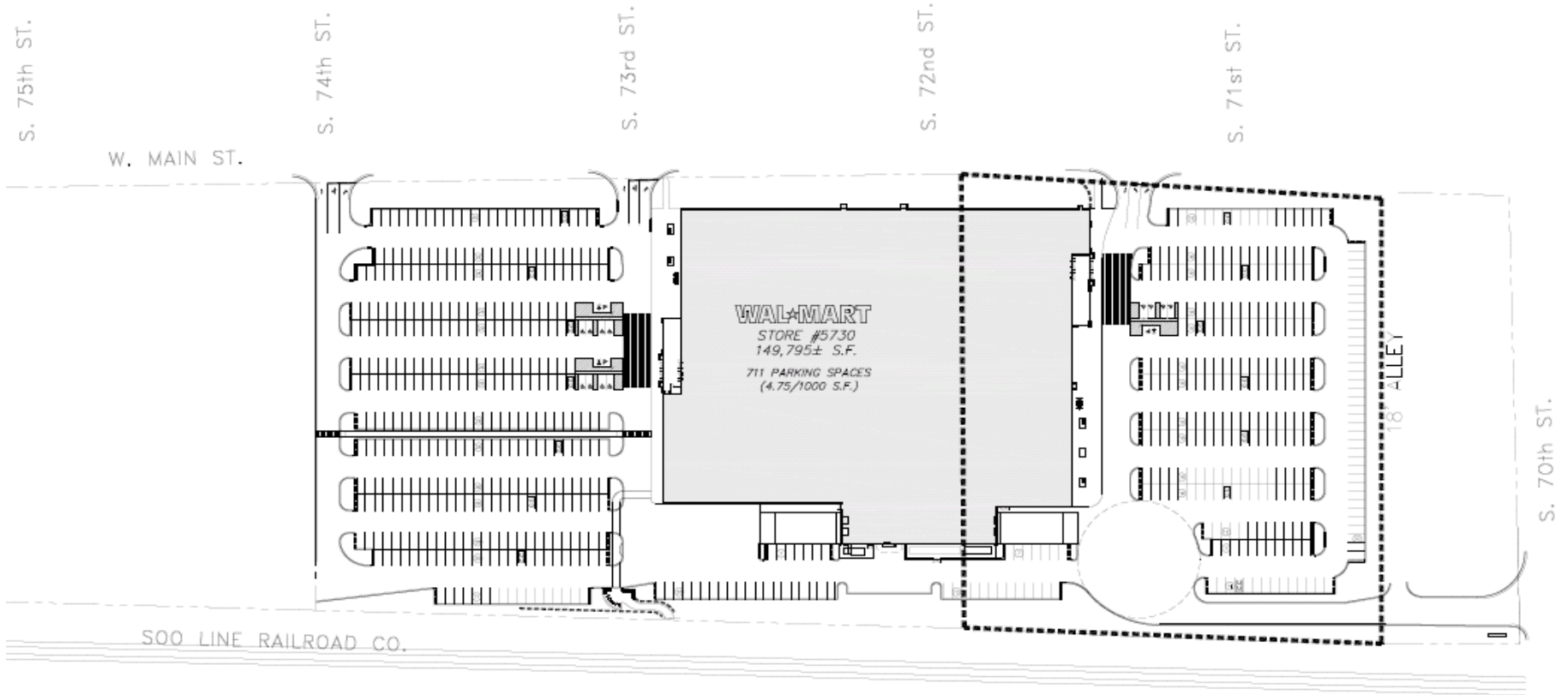
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Dashed line shows scope of current proposal relative to previous Supercenter proposal



Size comparison of currently proposed 39,994 sf store relative to previously proposed 149,795 sf store



Conceptual Site Plan Allowed As of Right Under Current Zoning

