

Exhibit A  
File No. \_190056  
Minor Modification to the Detailed Planned Development known as  
Miller Compressing  
1800-1942 W. Bruce St.

In 1991 a Detailed Planned Development (DPD; file no. 901309) known as Miller Compressing was established for the industrial operation generally located on the east and west sides of S. 16<sup>th</sup> St., south of the Soo Line Railroad and north of W. Pierce St. The file was amended in 1991 as file no. 910067 to allow the demolition of a building and construction of a wastewater treatment facility on the east side of South 16<sup>th</sup> Street, west of Muskego Av. In 2000, file no. 991736 added the property at 1901 W. Bruce St. to the DPD (Phase II), and in 2003, the second amendment to the DPD (file no. 021208) was approved to allow for the installation of a trucking dispatch office and shipping/scale building at 511 S. Muskego Av. In 2005, file no. 050001 changed the zoning of 1912 W. Pierce St. and 1635 W. Bruce St., which were surplus City-owned properties, from Industrial Heavy (IH) to DPD for use by Miller Compressing. A minor modification to the DPD was approved in 2011 (file no. 110601) to allow modifications to the site plan for 1912 W. Bruce St. to allow for auto part sales.

Now, Alter Metal Recycling (formerly Miller Compressing) is requesting a minor modification to the DPD zoning to allow for a new building to be constructed on a portion of the site located at 1800-1942 W. Bruce St., north of the Sand building. This new building will house equipment for a new, modern nonferrous processing plant, and will consolidate three different antiquated nonferrous processing operations at this location. The building will be 54.4 feet in height, and the building will be constructed of IMP Insulated Metal Panels in a medium grey pre-finished paint and the base of the building will be 6 feet tall reinforced concrete. It will be set back a minimum 144.3 feet from the north, 123.6 feet from the west and south property lines.

Alter trading plans on operating a non-ferrous metal reclamation facility to be housed in the proposed new 22,535 S.F. building. Alter Trading proposes to operate a 24 hour and 7 days a week operation. Alter Trading will employ about 13-15 people per shift at the proposed new building. Alter Trading's reclamation process will start with the tumbler machine located in the existing sand building. The existing Sand building is located directly south of proposed new building. The materials going through the reclamation process will continue by conveyor through openings in the new south wall and continue through the reclamation process. The new reclamation machinery will extract non-ferrous metals from the materials and convey the non-ferrous metals recovered to 6 concrete bins located on the west side of the new building. The spoils of the process will be taken out of the building by conveyor on the north side. Materials will be dumped into the concrete bin on the north side and the materials will be conveyed to a licensed landfill. Alter follows pertinent regulations as it relates to all aspects of the reclamation process. The reclaimed non-ferrous metals will be stored in the existing lean-to building located to the northwest of the proposed building but mostly it will be trucked to customers buying the reclaimed metals. See the attached drawings for specific building details.

The site statistics established in the original DPD noted the maximum square feet of land to be covered by buildings, and gross floor area of the buildings. Over several years, buildings within the DPD have been removed from the DPD, and there is a net available balance of square footage of land that can be covered by buildings, as well as gross floor area. The addition of this 22,535 square foot building is still under the maximum allowances set forth in the DPD.

**All other aspects of the DPD will remain unchanged.**

Summary of Zoned Planned Development and Amendments for Miller Compressing/Alter Met:  
 1640 W Bruce Street  
 Milwaukee, WI 53204

PD/Amendment	FN901309	910067	991739
Date (approx.)		Feb-91	May-91
File Number	FN901309	910067	991739
1 Total Acreage	50 acres	50 acres	4.1445 acres
2 Land Covered Principle Buildings	7.7 acres	6.9 acres	13,279 sqft
Land Devoted to			
3 parking/Roadways	13.9 acres	13.9 acres	13,650 sqft
Land devoted to			153,605 sqft, 64,500
4 landscaping/Open Spaces			hard surfaced
5 Total Sqft non residential uses	All	All	All
6 Proposed Buildings		2	2
7 Dwelling Units/bldg.	NA	NA	NA
8 Bedrooms/unit	NA	NA	na
9 Parking spaces provided	1/employee	1/employee	1/employee
Ration of parking			
spaces/thousand sqft of			
10 building area	NA	NA	NA
Purpose	New Truck Garage	Demo of 605 building/new truck garage	Purchased Shoreline Property

Structures Removed since original PD submitted

Page 6, A- 605 building 40,400 sqft demo of this building detailed in 910067  
 Page 7, D- Block Breaker 1,900 sqft  
 Page 8, D-Rex Building 23,500 sqft  
 Page 8, G- Barnett Building 6,200 sqft  
 Page 9, H- East Scale 1,600 sqft  
 H-Shear Building 3,450 sqft  
 H-400 Baler Building 1,700 sqft

Just over 78,000 sqft of buildings removed since 1990.

still 38,000 sqft of buildings removed, but not accounted for.

New nonferrous processing plant will be adding 25,000 sqft.

