

MINOR MODIFICATION TO AMENDMENT NO. 3
PROJECT DESCRIPTION AND OWNER'S STATEMENT
OF INTENT FOR MILLER COMPRESSING COMPANY
PLANNED DEVELOPMENT

INTRODUCTION

Miller Compressing Company (the "Applicant") hereby submits this Minor Modification to the Project Description and Owner's Statement of Intent (the "Statement") for the Miller Compressing Company Detailed Planned Development in support of the Applicant's petition for modification pursuant to Section 295-907 of the Milwaukee Code of Ordinances.

The purpose of this Minor Modification is to modify the use of a portion of the property located at 1912 West Pierce St, as depicted on the attached Site Plan, which will be used to sell used auto glass and other miscellaneous auto parts and the indoor storage and limited installation of glass and other parts.

Seven Stars Auto Parts, LLC, a company that is 50 percent owned by Miller Compressing Company, would operate the business.

The use of the remaining northern and center area and eastern building on the property (approximately 16,300 sf) located at 1912 West Pierce Street and the use at 1635 West Bruce St. would remain the same as in the original Amendment No.3. The northern portion of the 1912 West Pierce Street parcel is used for storage of equipment and scrap. Some equipment may be stored indoors as well as outdoors. Some scrap may be handled on the site during the day, but would be stored indoors at night and on weekends. The 1635 West Bruce Street parcel is used as an employee parking lot. This amendment does not change the previously approved Detailed Planned Development as established by Common Council File No. 021208.

SIGNAGE AND LIGHTING

There will be one wooden roof sign 5' X 10' in size on the Sales Building as illustrated on the attachment. The sign will be illuminated at night with two 250 watt lights. There will also be one wooden unlighted address sign 2' X 10' located above the sales building entry door.

The existing Miller Compressing Company sign will be removed.

BUILDING AND PROPERTY USE DESCRIPTION

1912 W. PIERCE STREET -42,600 square feet, approximately 25,700 square feet which is leased to Seven Stars Auto Parts, LLC for the used auto glass and parts business.

SALES BUILDING This 2,490 square foot building used as a retail sales store for used auto parts and glass, with some storage of parts. The glass and other parts are obtained

from the Seven Stars Auto Parts, LLC operation at 3520 W. Mill Rd, Milwaukee, WI, where they are removed from the vehicles.

STORAGE/INSTALLATION BUILDING This 3,030 square foot building would be used for storage of the used parts and installation of those parts. Auto windshields and door glass will be the primary items installed, but other small parts such as, but not limited to, alternators, starters, struts and radiators may also be installed. All installations will be done inside this building.

STORAGE STRUCTURE This 2700 square foot structure (3 sided) would be used to store used car parts.

There will be no storage of any parts outside.

It is anticipated that the Company will have approximately 30 to 40 customers per day.

Hours of operation will be 8:00am to 6:00pm Monday thru Friday, 8:00am to 2:00pm on Saturday and 9:00am to 2:00pm on Sunday.

Parking for 16 cars is available on the property behind the buildings for customers and employees. Street parking is available in front of the buildings.

Miller Compressing currently receives an average of 650 customer trucks per day, more than 50 percent of which utilize Pierce St to reach the main entrance at 1640 W. Bruce St. Some of those same customers will also utilize the 1912 W. Pierce St entrance to our property to purchase parts. Miller's and other scrap company heavy trucks have been utilizing and accessing the property at 1912 W. Pierce St for storage purposes on a very regular basis as long as Miller has owned the property.

The maintenance building and storage area in the center and on the northern portion of 1912 W. Pierce St. and the 1635 W. Bruce St site use would remain the same.

MAINTENANCE BUILDING This 3,950 square foot building would be used for storage of equipment and inventory.

1635 WEST BRUCE STREET- 25,729 square feet -This parcel is currently used as parking with a capacity for 83 cars.

LANDSCAPING

The 1635 W. Bruce Street site is already landscaped.

The 1912 W. Pierce Street site is already landscaped with no changes anticipated.

SECURITY

The entire site at 1912 W. Pierce St is enclosed with a cyclone fence or the buildings themselves. The buildings have security monitoring systems and security cameras will

be installed both inside and outside the buildings. The property will be patrolled by security personnel at night and on weekends when the facility is closed.

STATISTICAL INFORMATION

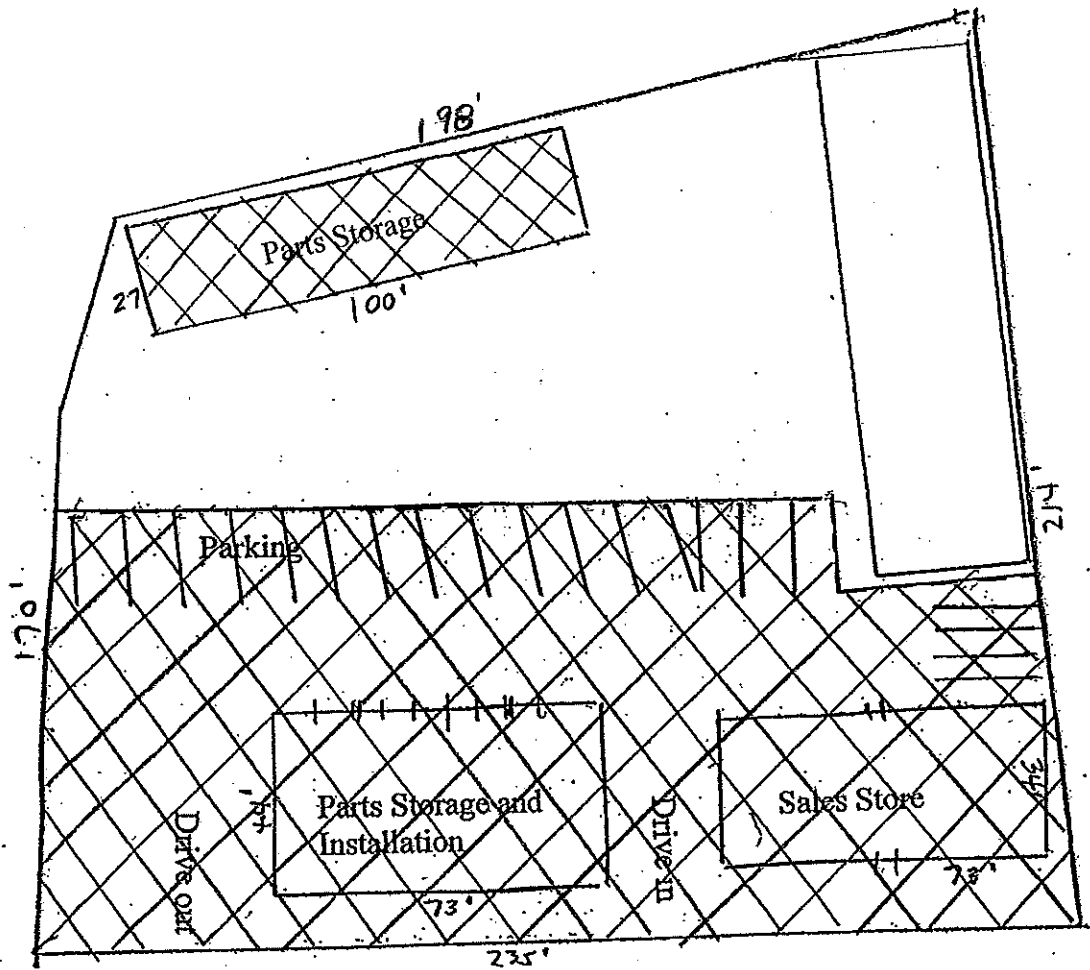
There is no change in the following statistics previously submitted:

- Gross land area -1.6 acres
- Land covered by principal buildings 6.6 acres
- Land devoted to parking, drives and parking structures-15 acres
- Land devoted to landscaped open space
- Proposed square footage devoted to non-residential use
- Proposed number of buildings-3

There are no changes to the Site Plan or elevations.

SITE PLAN

Seven Stars Auto Parts, LLC
Sales Store and Parts Storage and Installation Buildings
1912 W. Pierce St.
Milwaukee, WI



Pierce St.

Seven Stars Auto Parts, LLC leased area

