

Lindner Logistics, LLC

6055 S. 6th St. / Milwaukee, Wisconsin 53221 (414) 483-3080 Fax (414) 483-4385/ <u>www.lindnerlogistics.com</u>

January 7, 2009

To: City of Milwaukee

From: Gregg Lindner

Re: Plan of Operation Description

Location: 6055 S 6th St.

Approximate building size. 106,934 sq. ft.

• The nature of the business is Warehousing, Distribution and Transportation,

- Adjoining land use. South- Truck Terminal, Southeast-2 apartment buildings, East-Across 6th Street is a trailer park and dirt piles, Northeast-2 residential homes, North-Airport clear zone, West-CP Rail's Lake Switch Yard.
- There is adequate parking for employees and trailers for the operation with berm's for noise suppression to the Southeast. There will be no traffic between the building and the residential homes and we are also on the approach for 7R at Mitchell International.
- Majority of the business is on 1st shift Monday through Friday, with minor 2nd and occasional 3rd shift and weekend operations.
- Various transportation firms will be accessing the premise for pick up and delivery of freight.
- Estimated increase of new employees will be between 5 and 10.
- The traffic pattern will be as follows:
 - 1. There will be no need for off site parking
 - 2. The number of additional vehicles making pick ups and deliveries will be approximately 10-20 per day with the heaviest traffic times between 10am and 5pm. We will have signage directing traffic south on 6th St. towards College Ave.
- We are requesting an amendment to the detailed Planned Development to expand our
 options from our current exterior wall material. We would like to include the option of
 insulated Pre-cast tilt up walls and Insulated freezer wall. (see sample) There are
 standard colors in the brochure for the Tuff-Wall but we would likely use the light gray to
 match the existing building.

Please do not hesitate to call with any questions.



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January 7, 2009

To: City of Milwaukee

Re: Project Description and Owners Statement of Intent

Location: 6055 S 6th St.

Applicant Background

- Lindner Logistics, LLC is a family owned Company with family operated Warehousing and Distribution operations since 1974.
- Lindner Logistics, LLC operates 500,000 sq. ft. in SE Wisconsin of which over 400,000 sq. ft is in Milwaukee's 13th district and will benefit from increased business and name recognition as our family has operated transportation companies here since 1923.
- Our customer base is world wide with business owners from the US, South Africa, Mexico, India, China, and the Netherlands to name a few.
- Our bar-code inventory system is viewable 24 hours, 7 days a week and orders are placed on-line by our customers.
- Lindner Logistics, LLC employs 15-20 people on a daily basis of which approximately 50% are living in Milwaukee.

Statistical Data

- Gross land area = 4.26 acres
- Land covered by principal building = 2.43 acres (57%)
- Land devoted to parking and drives = 1.03 acres (24%)
- Land devoted to landscaped open space = .8 acres (19%)
- Proposed number of buildings = 1
- Parking to building ratio = .1/1000 sq. ft.

Freezer Building Panels

- The building will be Gray in color with approx. 16 feet on each corner painted white.
- White panels will be added along the east wall to break up the solid gray

Signage

- We currently have our name displayed across the upper portion of the existing building
 on the North and East walls along with a lighted sign at the street entrance surrounded by
 landscape and would like to continue similar to the same.
- The new marquis signage will be at the entrance. Size and location are approximate as the customer base will vary between 3 and 9.
- Due to the fact that we do not know who our customers will be at this time we are requesting final approval of the signage by the design review team at a later date with the understanding that it will be Type A and meet their requirements.

Hours of Operation

Monday thru Friday 24 hours/day with minimal 2nd and occasional 3rd shift operations, including some weekends.

Lighting

- Exterior lighting will be supplied for security and affixed to the building and light poles as per the enclosed plans
- All new lighting will meet the requirements of code 295-409

Utilities and Grading

- The enclosed topography map shows the grading plan which shows the land is fairly level and will require minimal changes.
- The location of the existing storm, sanitary sewers, water mains and laterals will be moved as depicted on the plans.
- All other utilities will be moved according to the plans.

Description of the Property and Usage

- Lindner Logistics, LLC intends to use the building on the property in conjunction with our existing warehousing building. Various transportation companies will pick up and deliver freight throughout the day.
- Freezer space is needed in our area for our industry and will be a major draw for larger food companies which will compliment some of our existing users of dry storage.
- The adjoining land use is as follows: South-Truck Terminal, Southeast-2 apartment buildings, East-Across 6th Street is a trailer park and dirt piles, Northeast-2 residential homes, North-Airport clear zone, West-CP Rail's Lake Switch Yard.

Landscaping, Open Spaces and Screening

The landscaping and planting specifications include various trees, plantings and berm's
that will tie into our existing landscaping as depicted on our landscape plan. We look
forward to having our landscape be part of the Garden District Awards.

 Plantings will be added to the east side of the building with lower plantings at the driveway entrances for safer truck traffic visibility.

Storm Water Management

• The storm water management plan was approved for the original building and we will verify with the DPW that the requirements have not changed.

Vehicle Circulation

- The traffic pattern will be as follows;
 - 1. There will be no need for off site parking
 - 2. The number of additional vehicles making pick ups and deliveries will be approximately 10-20 per day with the heaviest traffic times between 10am and 5pm. We will have signage directing traffic south on 6th St. towards College Ave.
 - 3. Employees and customers will enter from 6^{th} St. at the SE corner of the property per the plans.
 - 4. 72 car parking area (we have a verbal commitment from the owner to purchase the property as shown once we have customer commitment and City approval)

Current Zoning

- The current Zoning for the proposed building is a Detailed Planned Development
- We are requesting an amendment to the detailed Planned Development to add the
 following options to our current exterior masonry block wall. We would like to include
 the option of an insulated Pre-cast tilt up walls and Insulated freezer wall. (see sample)
 There are standard colors in the brochure for the Tuff-Wall but we would likely use the
 light gray and white to match the existing building

Summary

• Lindner Logistics, LLC believes in the ongoing benefits for the City through tax revenue and new jobs. With the expansion of our existing customer's business and the new businesses that this type of building will attract shows a long term value for the city and community.

Thank you for your consideration. Please do not hesitate to call with any questions.

Sincerely,

Gregg R Lindner gregg@lindnerlogistics.com

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Document Number	STATE BAR OF WISCO WAREAN	onsin poem 1 - 1912 Ly deed		
This Deed, made between Izmes Barbian also known as Isme	s N. Barbian, a single	DETROIT	REGISTER'S OFFIC Milwaukee County, W RECORDED AT	F} ss_825 A
and Milwaukee County, a municipal co	operation of the State of	Grantor,	JUL 1 4 199 REEL 43 7 7 IMAGE	<u>57-58</u>
Witnesseth, That the said	Grantor, for a valuable	Grantee, consideration	William & Grand C	F DEEDS
County, State of Wisconsin:	zibed real estate in <u>M</u>	filwaykee	Recording Area	
See Exhibit "A" attached hereto and m	nade a part hereof,		Name and Resum Address William A. Wigchers Folay & Lardner 777 East Wisconsin Avenue Milwankoc, Wisconsin 53202	<u> </u>
	TRANSFER		3, 1, 4, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	
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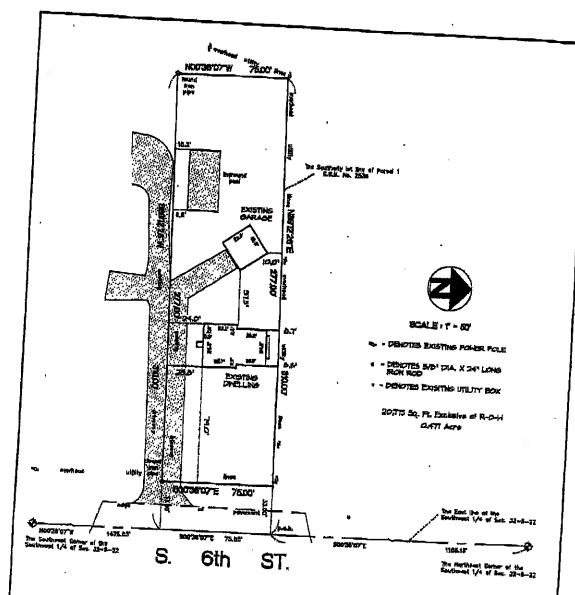
EXHIBIT A

Legal Description of the Property

A parcel of land in the Southwest 1/4 of Section 32, form 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Visconsin, bounded and described as

Commencing at a point in the East line of said 1/4 Section, said point being 110.16 feet south of the Northeast corner of said 1/4 Section; themse South along the East line of said 1/4 Section 75 feet to a point; thence West and parallel to the South line of the North 1/2 of said 1/4 Section, 310 feet to a point; thence North and parallel to the East line of said 1/4 Section 75.00 feet to a point; thence East and parallel to the South line of the North 1/2 of said 1/4 Section, 310.00 feet to the place of commencement, reserving the East 33 feet for highway purposes.

Ter Key No. 588-9988-100-5



A parcel of land in the Southwest 1/4 of Section 32, Town 6 North, Range 22 East, in the City of Milwaukes, County A parcer or tend in the Southwest the or Section S.c., Lower or retrict, resign as East in the Cart in the Cart line of Said of Milwaukse. State of Wisconsin, bounded and described as follows: Commencing at a point in the East line of Said 1/4 Soction, Said point being 1100.16 feet South of the Northeast comer of Said 1/4 Soction; thence South slong the East line of said 1/4 Section 75 feet to a point; thence West and pavallel to the South line of the North 1/2 of said 1/4 Section, 310 feet to a point; thence North and parallel to the East line of taid 1/4 Section 75.00 feet to a point; thence East and parallel to the South line of the North 1/2 of said 1/4 Section, 370,00 feet to the place of commencement, reserving the East 33 feet for highway purposes. Tex Key Number: 688-9988-100-5, Address: 6065 S. 6th Street

SURVEYOR'S CERTIFICATE

contilly to Milwaukee County, its successors and assigns, and to all who guarantee title to the property, that I have surveyed the shove described property and the map hareon is a true representation thereof, and shows the sky and location of the property, its exterior boundaries, the location and dimension of all visible structures thorsen, fences, Dated: 21 May, 1998

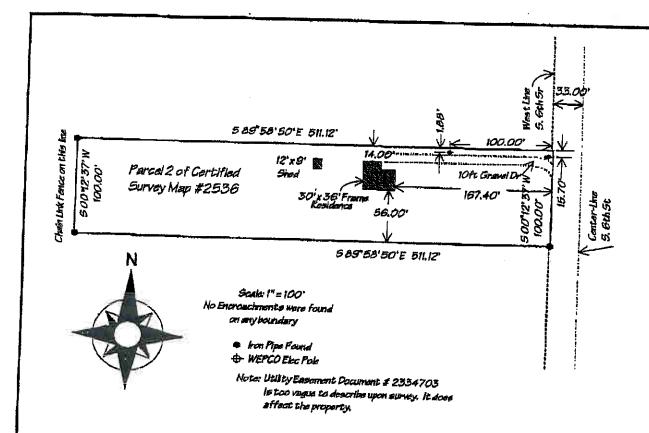
Toki & Associates, Inc. Consulting Engineers 7100 N. Fond Du Lac Avanue Milwaukee, WI 53210 Phone (414) 463-2700



Frederick W. Shibilski, Registered Land Surveyor

Lot Survey For: General Mitchell International Airport Milwaukes, Wi 6065 S. Bth Street (See Legal Description on Survey Above)

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Parcel 2 of Certified Survey Map No. 2536, of a part of the South West 1/4 of Section 32, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, recorded April 29, 1975, in Reci 848, Images 1151 to 1156 inclusive, as Document No. 4911356.

Surveyor's Certificate

I certify to Milwaukee County, its successors and assigns, and to all who guarantee title to the property, that I have surveyed the above described property and the map hereon is a true representation thereof, and shows the size and location for the property, its exterior boundaries, the location and dimension of all visible structures thereon, fences, apparent easements, roadways, and visible encroachments, if any.

Dated: 15 July, 1995

R. A. Sayers, Registered Land Surveyor

Toki & Associates, Inc Consulting Engineers 7100 N Fond Du Lac Ave Milwaukee, WI 53210 Phone (414) 463-2700



Lot Survey For
General Mitchell International Airport
Milwaukee, WI
6045 S 6th St
(See Legal Description on Survey Above)

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This Deed, made between			REGISTER'S OFFICE
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Milwaukee County, a municipal corpor	ration of the State of	Wisconsin	KECHEDED AT
		Grantee	APR 2 8 1998
Witnesseth, That the said Gran	ntor, for a valuable c	onsideration	REEL <u>12.46 IMAGE 171-</u> 172
one dollar (\$1.00) and other good and va conveys to Grance the following describe	Unable consideration of real estate in Mile	warker	PEGSTER OF DEEDS
County, State of Wisconsin:		··	
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See Exhibit "A" attached hereto and made a part hereof.		Name and Return Address	
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			777 East Wisconsin Avenue
			Milwaukee, Wisconsin 53202
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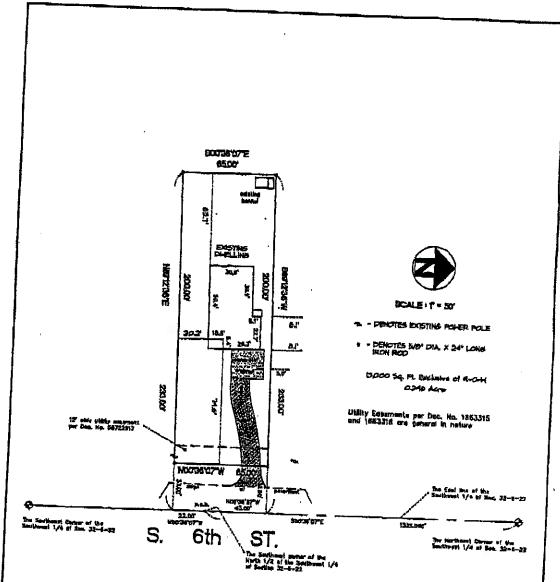
EXHIBIT "A"

REL_4296 IMAG 172

That part of the Southwest 1/4 of Section 32, Town 5 North, Range 22 Fast, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded as follows: Commencing at the Southeast corner of the North 1/2 of said 1/4 Section; running themse North along the East line of said aid 1/4 Section, 43.0 feet to a point; thence Westerly and parallel to the South line of the North 1/2 of said 1/4 Section, 233.0 feet to a point; thence South and parallel to the East line of said 1/4 Section, 65.0 feet to a point; thence Easterly and parallel to the South line of the North 1/2 of said 1/4 Section, 233.0 feet to a point in the East line of said 1/4 Section; thence North along the East line of said 1/4 Section, 22.0 feet

Tax Key No. 688-9987-200-6

ADDRESS: 6093 S. 6th Street



That part of the Southwest 1/4 of Section 32, Town 6 North, Range 22 East, in the City of Milwaukes, County of Milwaukes, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of the North 1/2 of said 1/4 Section; running thence North sions the East line of said 1/4 Section, 43.0 feet to a point; thence was parallel to the East line of said 1/4 Section, 63.0 feet to a point; thence South and parallel to the East line of said 1/4 Section, 63.0 feet to a point; thence South and parallel to the East line of said 1/4 Section, 233.0 feet to a point in the East line of said 1/4 Section, 233.0 feet to a point in the East line of said 1/4 Section, 233.0 feet to a point in the East line of said 1/4 Section, 233.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet to a point in the East line of said 1/4 Section, 230.0 feet line of

SURVEYOR'S CERTIFICATE

i certify to Milwaukee County, its successors and assigns, and to all who gustantee title to the property, that I have surveyed the above described property and the map bettern is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimension of all visible structures thereon, forces, apparent assements, regulways, and visible encroschments.

Dated: 4 May, 1992

Toki & Associates, inc., Consulting Engineers 7100 N, Fond Du Lac Avenue Milwaukse, WI 53210 Phone (414) 463-2700



Frederick W. Shibilaki, Ragistered Land Surveyor

Lot Survey For: General Mitchell International Airport Milwaukes, WI 5093 S. 6th Street (See Legal Description on Survey Above)

7563452	STATE BAR OF WISCO	onsin form 1 - 1983 TV DEED	REEL 4349 IMAG	59
This Deed, made betweenIsmes N. Barbian, a single person andMilwaukee County, a municipal co		Granior,	REGISTER'S OFFICE } Milwaukee County, WI } RECOADED AT JUL 1 4 1998	۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰۰
Witnesseth, That the said one dollar (\$1.00) and other good an conveys to Grantes the following dear County, State of Wisconsin:	Grantor, for a valuable	Grantes, consideration	HEEL 4347 IMAGE PREGIS	7-60 ITER EDS
See Exhibit "A" attached hareto and n	ade a part héreof.		Recording Area Name and Reman Address William A. Wigehers Foley & Lardner 777 East Wiscomain Avenue Milwankee, Wiscomain 53202	
	\$ 405.0		688-9987-110-7 Parcel Direction Number (FIN)	
This is not	sible in fee simple and ler them, recorded cas nants, and general faxe	d appurenances the	combrances except municipal and main	405.00
		Jarges N. Barbi	sem Barbar	
AUTHENTICATIO	ON .	STATE OF WI	ACKNOWLEDGMENT SCONSIN) BK.	
authenticated this day of	. 19	James N. Barb	Who executed the formation is a	banned .
TITLE: MEMBER STATE BAR OF WIS		acknowledged to	De sain.	and
authorized by § 706.06, Wis. Star THIS INSTRUMENT WAS DRAF William A. Wigehers Foley & Lardner	Ted by		After the Course of Course	date:
Signatures may be authenticated or acknown ecostary.) successfully and any capacity should be by				

C-laysrdocalis, wcdhaarbanndaadib-dhalicherideed

STATE BAR OF WISCONSIN FORM No. 1 - 1982

KEEL 4349 IMAG 60

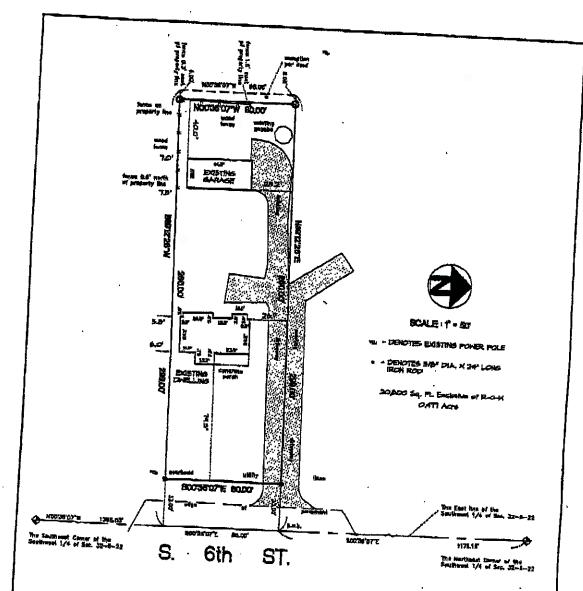
EXHIBIT A

Legal Description of the Property

That part of the North 1/2 of the Southwest 1/4 of Section 32, Town 6 North, Range 22 East, in the City of Milwaukse, County of Milwaukse, State of Wisconsin, bounded and described as follows:
Commencing at a point on the East line of said 1/4 Section, 70 feet North of the Southeast corner of the North 1/2 of said 1/4 Section; thence West parallel to the South line of the North 1/2 of said 1/4 Section, 299 feet to a point; thence North parallel to the East line of said 1/4 Section 80 feet to a point; thence East parallel to the South line of the North 1/2 of said 1/4 Section 80 feet to a point; thence East parallel to the South said 1/4 Section 80 feet to the place of commencement.

EXCEPTING THEREFROM the East 33 feet used for street purposes, and excepting therefrom the Westerly 6 feet.

Tax Key No. 688-9967-110-7



That part of the North 1/2 of the Southwest 1/4 of Section 32, Tawn 6 North, Range 22 East, in the City of Milwaukes, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commancing at a point on the East line of said 1/4 Section, 70 feet North of the Southeast corner of the North 1/2 of said 1/4 Section; thence West parallel to the South line of the North 1/2 of said 1/4 Section, 299 feet to a point; thence North parallel to the Vient paramer to the South sine of the vient 1/2 of each 1/2 Section, 200 real to a point; thence south line of the North 1/2 of each 1/4 Section 200 feet; thence South along the East line of said 1/4 Section 80 feet to the place of commencement. EXCEPTING THEREFROM the East 33 feet thand for street purposes, and excepting therefrom the Westerly 6 feet,

SURVEYOR'S CERTIFICATE

I certify to Milwaukae County, its successors and assigns, and to all who guarantee title to the property, that I have surveyed the above described property and the map hereon is a true representation thereof, and shows the size and strategic dis apose describe property, its exterior boundaries, the location and dimension of all visible structures thereon, feaces,

Dated: 21 May, 1998

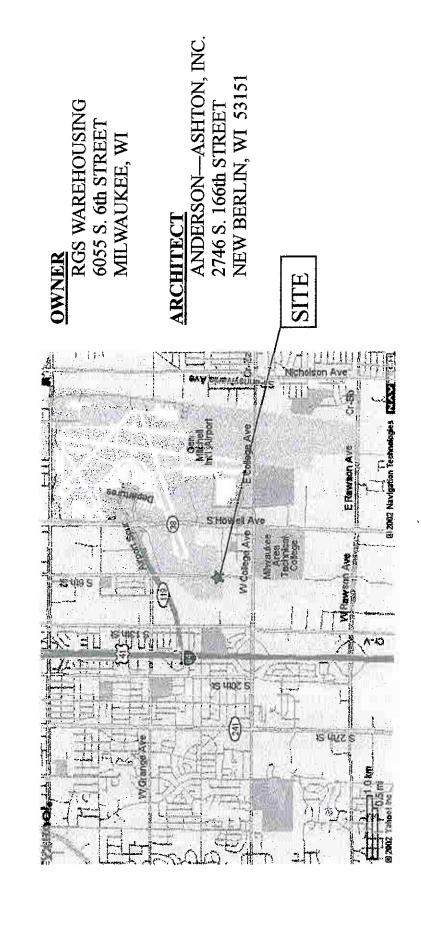
Toki & Asseniates, inc. Consulting Engineers 7100 N. Fond Du Lac Avenue Milwaukes, WI 53210 Phone (414) 463-2700



Frederick W. Shibilati, Registered Land Surveyor

Lot Survey For: General Mitchell International Airport Milwaukee, Wi 8073 S. 5th Street (See Legal Description on Survey Above)

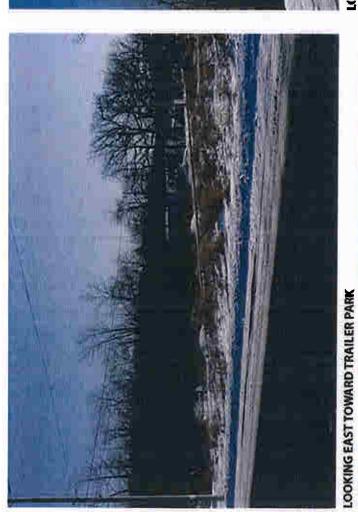
DETAILED PLANNED DEVELOPMENT RGS WAREHOUSING







LOOKING NORTH TOWARD EXISTING RESIDENTIAL HOME



LOOKING EAST TOWARD 6TH STREET







LOOKING WEST TOWARD EXISTING RGS WAREHOUSE



LOOKING SOUTH TOWARD APARTMENTS

