



Lindner Logistics, LLC

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

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.



Lindner Logistics, LLC

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

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 6th 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

REEL 4349 IMAG 58

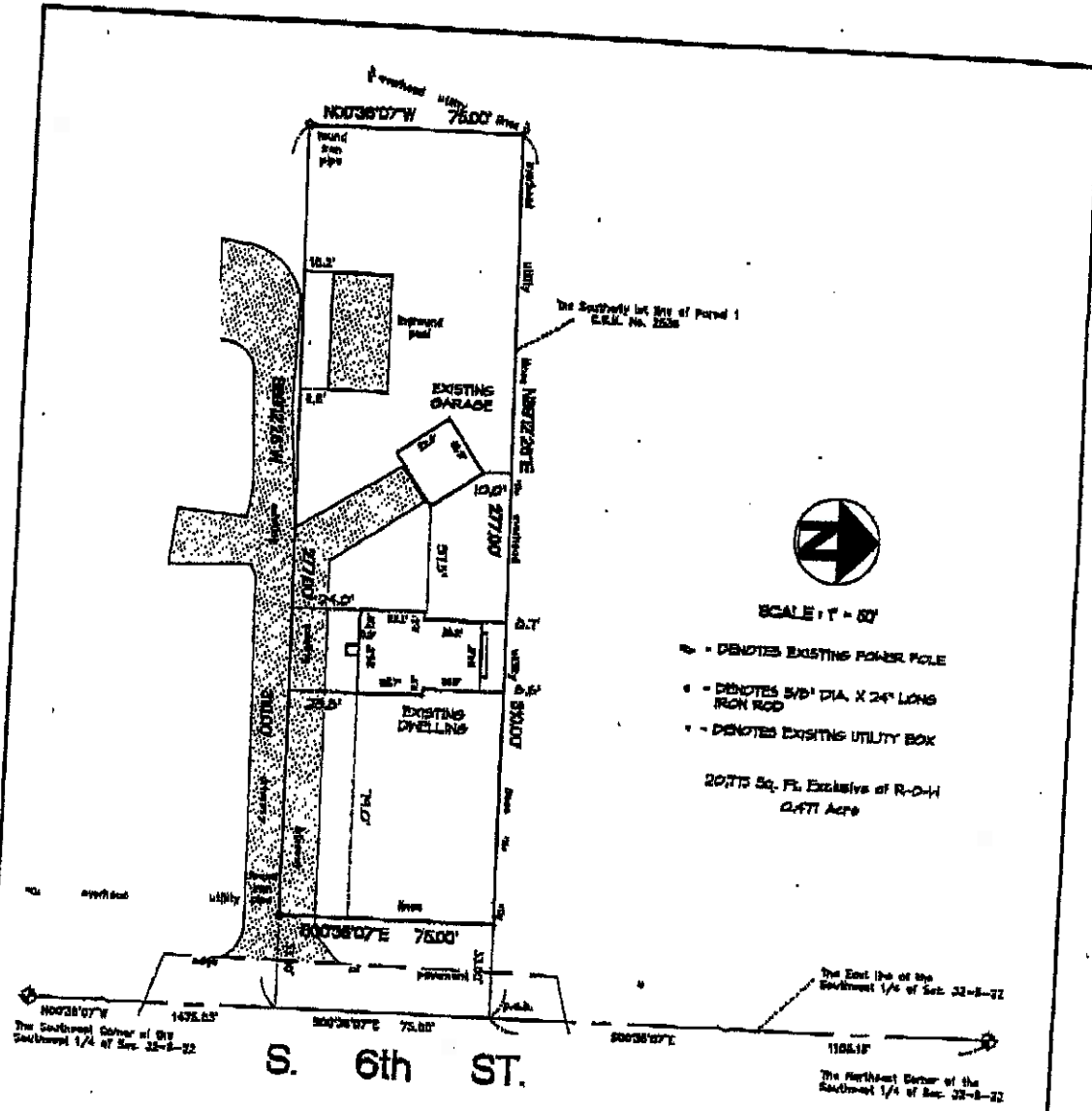
EXHIBIT A

Legal Description of the Property

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

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; thence 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, 110.00 feet to the place of commencement, reserving the East 33 feet for highway purposes.

Tax Key No. 888-9988-100-5



LEGAL DESCRIPTION

A parcel of land in the Southwest 1/4 of Section 32, Town 6 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Commencing at a point in the East line of said 1/4 Section, said point being 1100.18 feet South of the Northeast corner of said 1/4 Section; thence East 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, 310.00 feet to a point; thence East and parallel to the South line of the North 1/2 of said 1/4 Section, 33.00 feet to the place of commencement, reserving the East 33 feet for highway purposes.
 Tax Key Number: 688-9988-100-5, Address: 6065 S. 6th Street

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 of the property, its exterior boundaries, the location and dimension of all visible structures thereon, fences, apparent easements, roadways, and visible encroachments, if any.

Dated: 27 May, 1998

Teki & Associates, Inc.
 Consulting Engineers
 7100 N. Fond Du Lac Avenue
 Milwaukee, WI 53210
 Phone (414) 469-2700

Frederick W. Shibiliski, Registered Land Surveyor

Let Survey For:
 General Mitchell International Airport
 Milwaukee, WI
 6065 S. 6th Street
 (See Legal Description on Survey Above)



| | | |
|--------------|---|--|
| DOCUMENT NO. | STATE BAR OF WISCONSIN FORM 1 - 1982 WARRANTY DEED | THIS SPACE RESERVED FOR RECORDING DATA |
|--------------|---|--|

This Deed, made between RUBY SYLVESTER, also known as RUBY L. SYLVESTER, a single person
 and MILWAUKEE COUNTY, a municipal corporation of the State of Wisconsin, Grantor,
 _____ Grantee,

7117998
 REGISTER'S OFFICE
 Milwaukee County, WI
 RECORDED AT 8 25 PM
 AUG 23 1995
 REEL 3613 IMAGE 1282
 REGISTER OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration,
 the receipt and sufficiency of which are hereby acknowledged,
 conveys to Grantee the following described real estate in Milwaukee
 County, State of Wisconsin:

RETURN TO
 Kelly E. Reilly
 Policy & Lender
 777 East Wisconsin Avenue
 Milwaukee, WI 53202-3387

Tax Parcel No.: 683-0002-3

Parcel 2 of Certified Survey Map No. 2336, of a part of the South West 1/4 of Section 22, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, recorded April 29, 1975, in Reel 848, Images 1151 to 1156 inclusive, as Document No. 4911356.

TRANSFER
\$ 252.00
 FEE

7117998
 RECORD 10.00
 RTX 252.00

This is homestead property.
 (u) (no-ud)

Together with all and singular the hereditaments and appurtenances thereto belonging:
 And Grantor

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded covenants for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing, and will warrant and defend the same.

Dated this 19th day of AUGUST, 1995.

Ruby L. Sylvester (SEAL)
 Ruby Sylvester

AUTHENTICATION
 Signature(s) _____
 authenticated this _____ day of _____, 19____

ACKNOWLEDGMENT
 STATE OF WISCONSIN)
) ss.
 MILWAUKEE County.)
 Personally came before me this 19th day of
August, 1995 the above named

TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, authorized by § 706.06, Wis. Stats.)

Ruby Sylvester, also known as Ruby L. Sylvester, a single person

THIS INSTRUMENT WAS DRAFTED BY
Kelly E. Reilly of Policy & Lender, Milwaukee, Wisconsin.

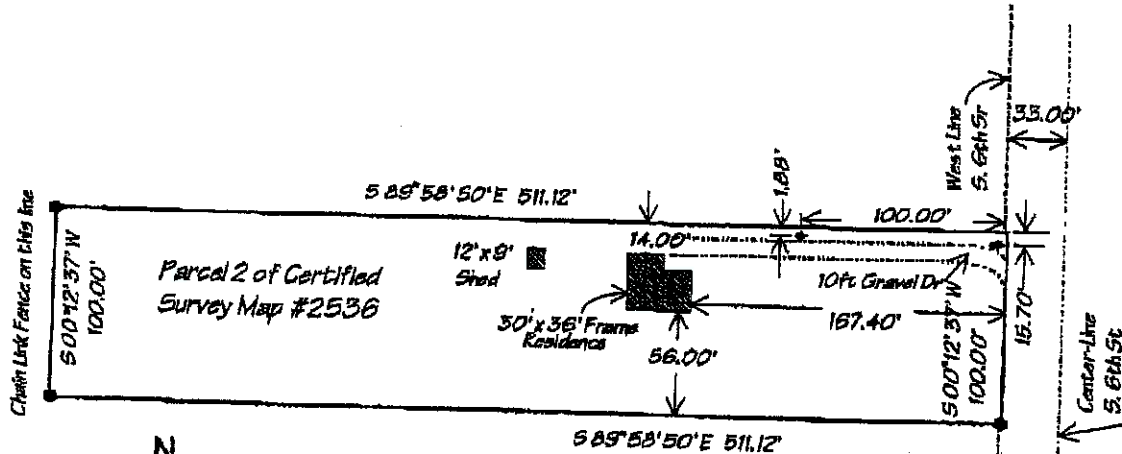
to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Signatures may be authenticated or acknowledged. Both are not necessary.)

BRUCE D. COLLINS
 Notary Public, MILWAUKEE County, Wis.
 My Commission expires on _____ (If not, state expiration date.)
2-14 1997

* Names of persons signing in any capacity should be typed or printed below their signatures.

100



Scale: 1" = 100'
 No Encroachments were found on any boundary

- Iron Pipe Found
- ⊕ WEPCO Elec Pole

Note: Utility Easement Document # 2334703 is too vague to describe upon survey. It does affect the property.

LEGAL DESCRIPTION

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 Reel 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)

REEL 4296 IMAG 171

7523630

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

Document Number

This Deed, made between
Frank Sandor, a single person Grantor,
and _____
Milwaukee County, a municipal corporation of the State of Wisconsin Grantee.

Witnesseth, That the said Grantor, for a valuable consideration
one dollar (\$1.00) and other good and valuable consideration
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:

See Exhibit "A" attached hereto and made a part hereof.

REGISTER'S OFFICE } SS
Milwaukee County, WI }
RECORDED AT _____ - 8 00 AM
APR 28 1998
REEL 4296 IMAGE 171-172
REGISTER
OF DEEDS

Recording Area

Name and Return Address
William A. Wiechers
Foley & Lardner
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

W.A. Wiechers

TRANSFER

\$ 315.00
FEE

688-9987-200-6
Parcel Identification Number (PIN)

7523630
RECORD 12.00
RTX 315.00

This _____ is _____ homestead property.
(is) (is-not)

Together with all and singular the hereditaments and appurtenances thereto belonging:
And Grantor
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning
ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded
building and use restrictions and covenants, and general taxes levied in 1998, and will warrant and defend the same.

Dated this 13th day of April, 1998.

Frank Sandor
Frank Sandor

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

William A. Wiechers
Foley & Lardner

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN }
Milwaukee County.) } ss.
Personally came before me this 13th day of
April, 1998 the above named
Frank Sandor known to be the
person who executed the foregoing instrument and
acknowledged the same.

Christopher P. Lardner
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date: Expires 3/12/99)

*Names of persons signing in any capacity should be typed or printed below their signatures.

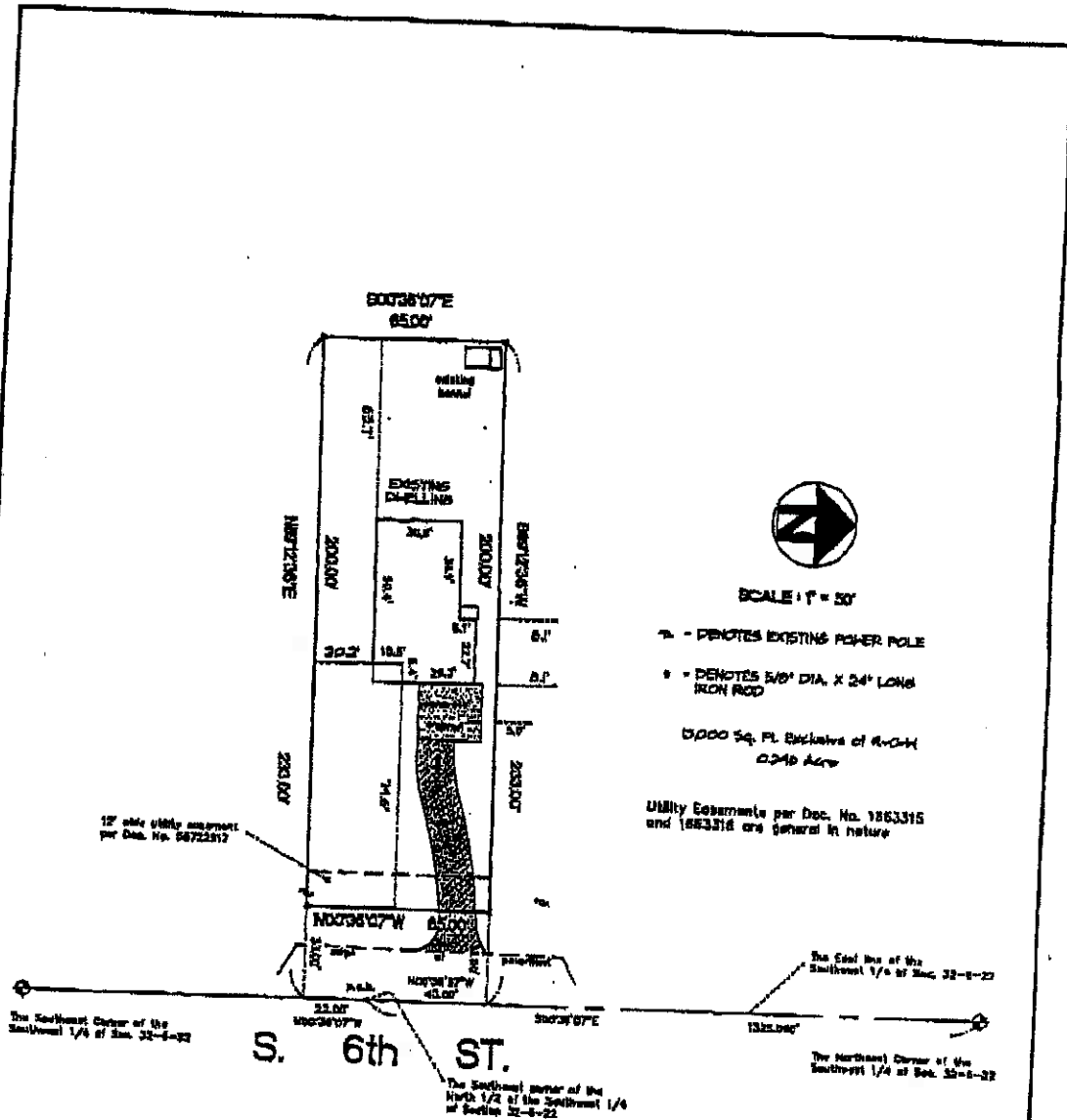
EXHIBIT "A"

REL. 4296 IMAG 172

That part of the Southwest 1/4 of Section 32, Town 5 North, Range 22 East, 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 thence North along the East line of said said 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 to the place of commencement.

Tax Key No. 688-9987-200-6

ADDRESS: 6093 S. 5th Street



LEGAL DESCRIPTION

That part of the Southwest 1/4 of Section 32, Town 8 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, 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 along the East line of said 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 to the place of commencement.
 Tax Key Number: 888-9887-200-E, Address: 6093 S. 6th Street

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 of the property, its exterior boundaries, the location and dimension of all visible structures thereon, fences, apparent easements, roadways, and visible encroachments, if any.

Dated: 4 May, 1998

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



Frederick W. Shibilaki, Registered Land Surveyor

Lot Survey For:
 General Mitchell International Airport
 Milwaukee, WI
 6093 S. 6th Street
 (See Legal Description on Survey Above)

7563452

STATE BAR OF WISCONSIN FORM 1 - 1982
WARRANTY DEED

REEL 4349 IMAG 59

Document Number

This Deed, made between
James N. Barbian, a single person
Grantor,
and
Milwaukee County, a municipal corporation of the State of Wisconsin
Grantee,

REGISTER'S OFFICE } SS
Milwaukee County, WI } -8 25 AM
RECORDED AT

JUL 14 1998
REEL 4349 IMAGE 59-60
Walter C. Sargent REGISTER
OF DEEDS

Witnesseth, That the said Grantor, for a valuable consideration
one dollar (\$1.00) and other good and valuable consideration
conveys to Grantee the following described real estate in Milwaukee
County, State of Wisconsin:

Recording Area

Name and Known Address
William A. Wigchers
Foley & Lardner
777 East Wisconsin Avenue
Milwaukee, Wisconsin 53202

See Exhibit "A" attached hereto and made a part hereof.

TRANSFER

\$ 405.00
FEE

688-9987-110-7

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

7563452
RECORD 12.00
RTX 405.00

Together with all and singular the hereditaments and appurtenances thereto belonging:
And Grantor
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning
ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded
building and use restrictions and covenants, and general taxes levied in 1998, and will warrant and defend the same.

Dated this 27th day of May, 1998.

James N. Barbian
James N. Barbian

AUTHENTICATION

Signature(s) _____
authenticated this _____ day of _____, 19____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
Milwaukee County.) ss.
Personally came before me this 27th day of
May, 1998 the above named
James N. Barbian known to be
the person who executed the foregoing instrument and
acknowledged the same.

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

Christopher A. Lohmeyer
Notary Public _____ County, Wis.
My Commission is permanent. (If not, state expiration date:
EXPIRES 7/12/99)

THIS INSTRUMENT WAS DRAFTED BY

William A. Wigchers
Foley & Lardner
(Signatures may be authenticated or acknowledged. Both are not
necessary.)

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN
FORM No. 1 - 1982

12 00

NEEL 4349 IMAG 60

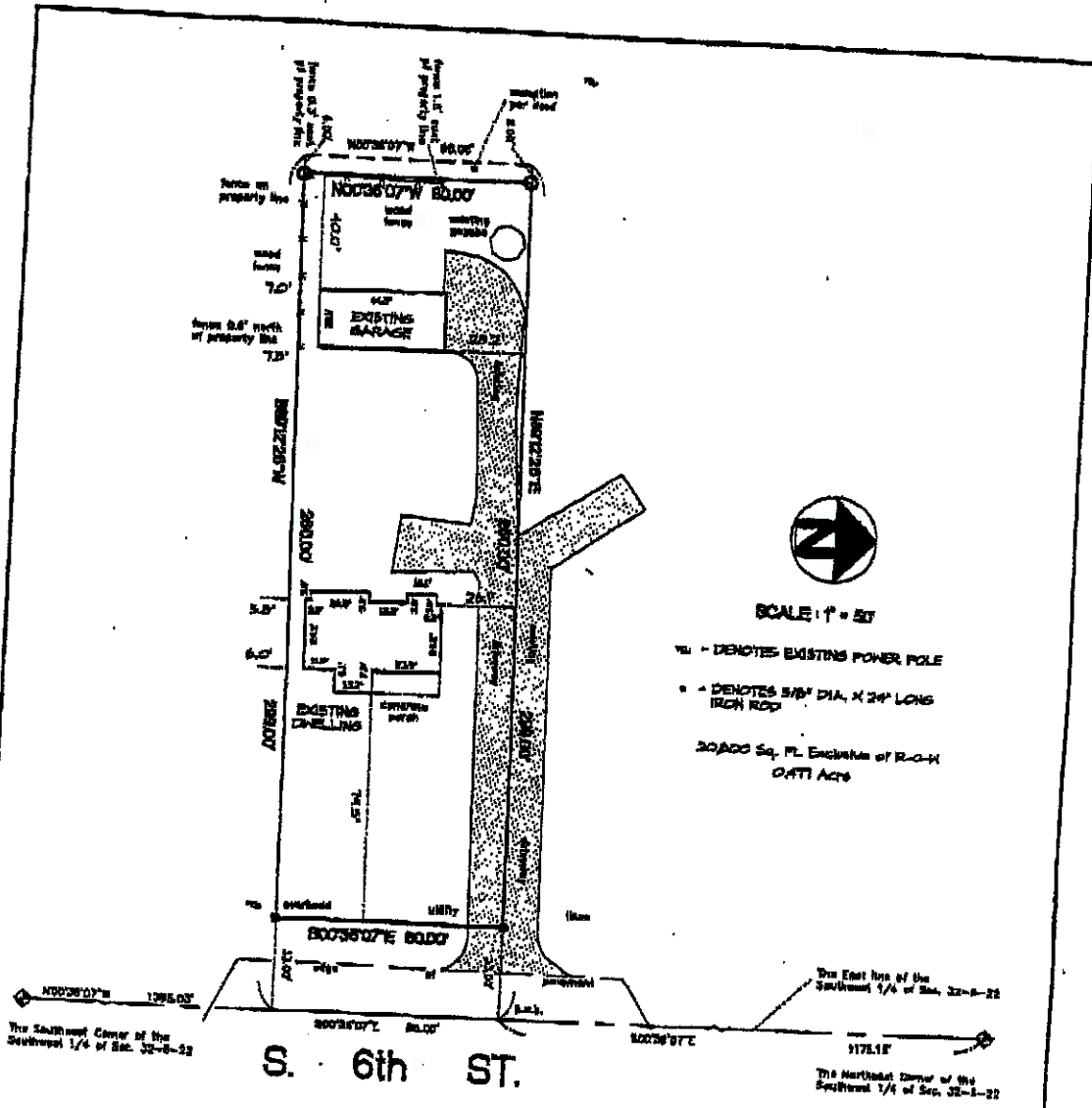
EXHIBIT A

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 Milwaukee, County of Milwaukee, 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 299 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 used for street purposes, and excepting therefrom the Westerly 6 feet.

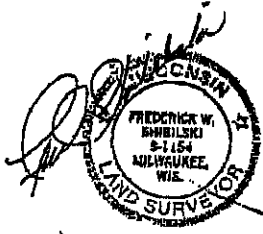
Tax Key No. 688-9967-110-7



LEGAL DESCRIPTION
 That part of the North 1/2 of the Southwest 1/4 of Section 32, Town 5 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, 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 289 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 used for street purposes, and excepting therefrom the Westerly 6 feet.
 Tax Key Number: 888-9987-100-7, Address: 8073 S. 6th Street

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 of the property, its exterior boundaries, the location and dimension of all visible structures thereon, fences, apparent easements, roadways, and visible encroachments, if any.

Dated: 21 May, 1999
 Toki & Associates, Inc.
 Consulting Engineers
 7100 N. Fond Du Lac Avenue
 Milwaukee, WI 53210
 Phone (414) 483-2700



Frederick W. Shibiliski, Registered Land Surveyor
 Lot Survey For
 General Mitchell International Airport
 Milwaukee, WI
 8073 S. 6th Street
 (See Legal Description on Survey Above)

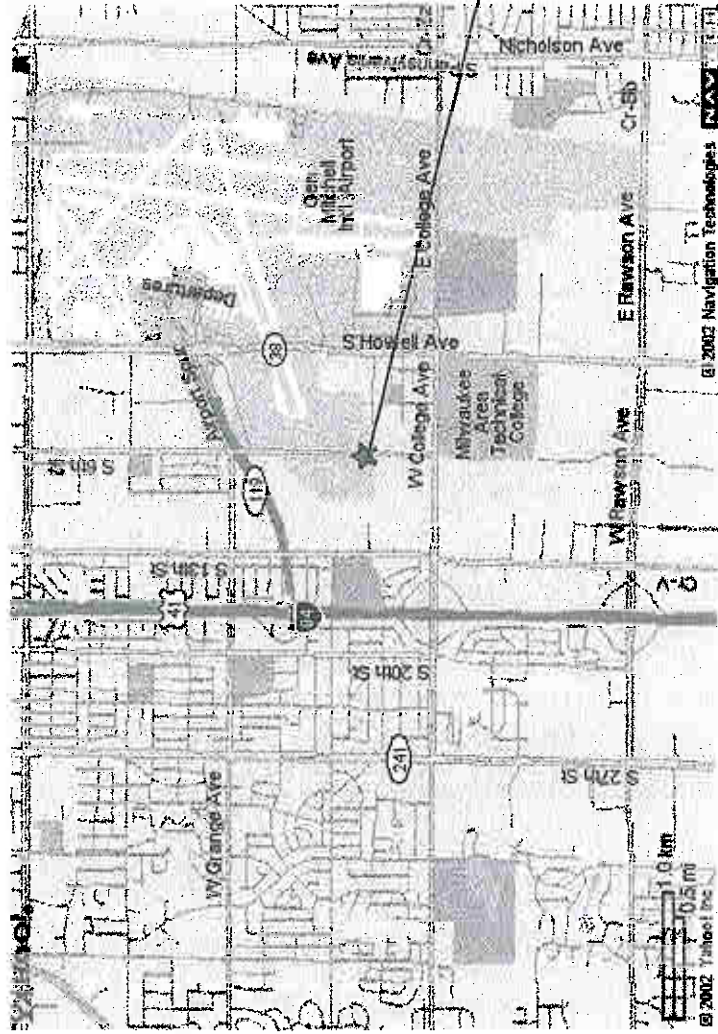
RGs WAREHOUSING DETAILED PLANNED DEVELOPMENT

OWNER

RGs WAREHOUSING
6055 S. 6th STREET
MILWAUKEE, WI

ARCHITECT

ANDERSON—ASHTON, INC.
2746 S. 166th STREET
NEW BERLIN, WI 53151



SITE



LOOKING EAST TOWARD TRAILER PARK



LOOKING NORTH TOWARD THE AIRPORT



LOOKING EAST TOWARD 6TH STREET



LOOKING NORTH TOWARD EXISTING RESIDENTIAL HOME



CURRENT MONUMENT SIGN



LOOKING WEST TOWARD EXISTING RGS WAREHOUSE



LOOKING SOUTH TOWARD NEIGHBORING TERMINAL



LOOKING SOUTH TOWARD APARTMENTS