

Lindner Terminals Parking Lot Improvement
File number 100766
2nd Amendment to DPD (RGS Warehouse)
Owners Amended Statement of Intent
For
Milwaukee City Plan Commission

This project is to amend the original plan for a proposed warehouse and develop a fenced lot with controlled access for the parking of approximately 170 semi trailers and 40 automobiles. We will be developing the vacant land that is attached to our existing parking to accommodate our tenant, General Mills requirements for their future growth. In order to meet the trailer parking requirements in the lease we need to modify the setbacks and landscape slightly as shown on the drawings. Every effort is being made so that the proposed landscape plan will be a contender for the Garden District awards next year. In addition, by making the parking lot secure we were able to have the lease extended for five years commencing 1-1-11 with additional extension options. With the addition of employee spaces as shown on the drawing and minor discussions of expansion into the whole property we can only anticipate future employment opportunities and growth as General Mills stays committed to the 6th and Armor facility.

We will amend the storm water management plan to accommodate the additional pavement areas. The property will be accessed through a gate controlled from the new guard shack for food safety as the 250,000 sq. ft. facility is used for the storage of food related products and is also a requirement for the lease between Lindner Logistics and General Mills. We will be moving the entrance to the north end of the property to maximize the parking and improve traffic flow throughout the lot. In addition we will be replacing the existing signage (approximately 6'x 11') and moving it by the new entrance along with adding additional lighting per the attached plan.

The site plan statistics are located in the section C1.1 if the drawings. The building area statistics are as follows:

| | | | |
|-------------|------------|---------|--------|
| Total Area | 636,085 | sq. ft. | 100 % |
| Building | 249,518 | sq. ft. | 39.23% |
| Paved Area | 337,302.85 | sq. ft. | 53.03% |
| Green Space | 49,264.15 | sq. ft. | 7.74% |

The timing requirement per our lease agreement is to have everything completed by June 7, 2011. We will be meeting the City Plan Commissions standards as follows;

1. The use is permitted under the current zoning, DPD
2. The design standard will be met to satisfy the building requirements for the guard shack and Storm Water Management per the attached drawings
3. The requirements for density is not applicable

4. The space between our structures meets the required separation as shown in the enclosed plans
5. All setbacks are noted on the plan and meet the requirements based on our meeting with DCD, planning, zoning, storm water and DPW in early September.
6. Slatted fencing will be used along all fence lines that face residential properties and 6th Street.
7. The only open spaces per the enclosed drawings are the drainage areas used for the storm water management.
8. The driveway for the property will move to the north end of the property to provide for safe ingress and egress and will meet the guidelines of the comprehensive plan as shown in the drawings. In addition we have been working with the city as it pertains to the improvement of 6th street.
9. The landscape plan is attached and will meet the Type E standards and will fit the concepts of AGBA and The Garden District.
10. The lighting will meet all requirements for the city and Airport to provide a safe secure environment as shown in the attached lighting plan.
11. All new utilities will be placed underground along with the existing above ground utilities on the property.
12. A 6' x 11' sign will be installed by the new entrance

If you have any further questions please do not hesitate to call or e-mail me.
Thank you for your time and consideration



Gregg Lindner
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Lindner Terminals