

Detailed Planned Development

For the development that is known as Metro Center, Phase 8 located at the southeasterly portion of Metro Center bounded by West Metro Auto Mall to the north, North 107th Street to the east and adjacent to State Highway 145

April 9, 2018

The Russ Darrow Group has submitted plans for a proposed rezoning from a General Planned Development (GPD) to a Detailed Planned Development (DPD) of a lot known as Metro Center, Phase 8, of Sub Area A – Parcel 3 located at 10851 West Metro Auto Mall. Two automobile dealerships are proposed to be located on the site. The Milwaukee Metro Center planned development was originally approved by the Common Council as a General Planned Development (FN 84-672). The Seventh Amendment to the GPD was approved in 2007 (FN070283) to consolidate land in Sub Area A. The amendment combined Parcels 3, 4 and 5 of Area A into a single parcel, known as Parcel 3.

The Parcel 3 contains 10.67 vacant acres. The development will include the entire parcel. The Property is zoned under a General Planned Development allowing automotive retail dealerships. The proposed project requires a Detailed Planned Development approval. The development will have two buildings. A Chrysler Dodge Ram and Jeep Automotive Dealership and a Honda Automotive Dealership

The main entry to the DPD site is off West Metro Auto Mart via the private access drive as shown on the Development Plan.

Water:

Water review comments for Metro Center, Phase 8 (10851 West Metro Auto Mall):

- Milwaukee Water Works (MWW) has a 12"-1998 water main in West Metro Auto Mall available to serve the subject development.
 - Utility plan shows two 8" connections to the main in West Metro Auto Mall.
 - Proposed 8" water laterals would be designated as 8" Branches by MWW and Development Center for permitting and recording purposes.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
 - A bend is shown in proposed branch for Proposed Honda Dealership and proposed Chrysler dealership.

- Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process.
- The water main in West Metro Auto mall is approximately 4' S/o the N/ROW of West Metro Auto Mall.
 - Maps of this area may be ordered through Diggers Hotline (800) 242-8511 or 811. Caller should state “For planning purposes only – Milwaukee Water Works only need reply”
- Any proposed water mains or fire protection shown on the site will be private.
- If needed for development plumbing calculations, information regarding system water pressure or nearby flow tests on water system may be requested from watflowtest@milwaukee.gov.
- Tapping means/methods would need to be coordinated with DNS Plan Exam during the permitting process.
- Exact requirements for future water branches, services, meter pit requirements, private fire hydrants, and/or fire branch hook up for the proposed buildings should be coordinated with Mr. Rich Davila, Meters & Services Manager of the Milwaukee Water Works (414) 286-8119.
- Mr. Burgess McMillian of DNS Plan Exam (414) 286-3116 can be contacted for water branch and possible fire protection requirements.
- Water permit information and standards/specifications can also be found online <http://city.milwaukee.gov/water/PermitsSpecs>

Environmental:

1. There exists a 10" diameter sanitary sewer in sewer easement #7026, for servicing the proposed development. The plan shows that two separate buildings are proposed to be connected to one 6-inch diameter sanitary lateral, this is not allowed. The services to the two proposed buildings will require an 8-inch diameter private sanitary main. A private main plan shall be submitted to Burgess McMillian of our Plumbing examiner office located in 809 building for approval.
2. The development lies within sewershed MI 13132. The large commercial development generates significant flow (42,680 gpd peak hourly), therefore a flow allocation request to MMSD is required. We have contacted MMSD, communication from MMSD will be shared with you once we are informed.

Storm Water:

This development shall adhere to the requirements of the 2005 revision of the Storm Water Management Plan (SWMP) approved in 1997.

As part of the revised SWMP show that the following:

- Meet the approved storm water flows from the approved SWMP. This typically requires meeting the approved Curve Number (CN) and time of concentration of the approved plan and directing runoff to the Best Management Practices (BMPs) constructed per the approved plan.
- Meet new total suspended solids removal requirements (80%) for new developments.

Underground Conduit:

There are no existing CUC facilities located within or impacted by the proposed development.

Street lighting:

There are existing street lighting facilities on West Metro Auto Mall where the new construction is proposed.

There is an existing aluminum street light pole within the proposed driveway. The pole will have to be relocated to clear the driveway and the cost estimate for the relocation is \$3,500.

Contractor is to contact Mark MacRae at (414) 708-0434 five business days before pouring any driveway in order to arrange conduit installation.

Additional cost will incur if there is any impact to street lighting facilities not foreseen here. Please contact Eng-Kie Lee at (414) 286-2174 for cost estimate.

Traffic:

Based on trip generation rates, traffic requests a TIA with particular emphasis on trips leaving the site during the PM peak hour. The study intersections should include the traffic signals on 107th at West Good Hope Road and at West Metro Auto Mall/West Fond du Lac Avenue.

Markings should be replaced on West Metro Auto Mall in front of the site to provide for left turn lanes at driveways where there is no median. A left turn is not requested but could be considered at the west end of the site. There are no traffic signal facilities directly impacted by the project. Contact Joseph Blakeman at (414) 286-8070 for additional details.

Planning:

Per Zoning Code 295-404 under Motor Vehicle Uses – Sales Facility, no Long-term or Short-term bicycle spaces are required. It is recommended that 2 bicycle racks per building be provided for employee staff.

No internal trash storage areas are shown on the plans. No external trash storage areas with screening are shown on the plans. Dumpsters must be enclosed on site.