

MILWAUKEE METRO CENTER
MINOR MODIFICATION TO THE DETAILED PLANNED DEVELOPMENT
RUSS DARROW GROUP – MAZDA METRO
PROJECT: Description and Owner's Statement of Intent

This minor modification to the detailed plan development in Milwaukee Metro Center is hereby submitted by Russ Darrow Group. This statement, together with the below described exhibits and supporting materials, comprises the minor modifications.

I. LIST OF EXHIBITS

1. Owner's State of Intent
2. Site Plan
3. First Level Floor Plan
4. Building Elevations (showing all refaced façade elevations of the existing building with material descriptions and modified wall signage)
5. Site Photos
6. Site Statistics

II. DESCRIPTION OF THE DEVELOPMENT

The minor modifications consist of changing the Bergstrom Milwaukee Fiat automotive dealership into a Russ Darrow Mazda automotive dealership. The building alterations that will be made in this conversion include removing and replacing the existing façade, adding a flat roof, and repainting a portion of the existing structure.

OWNER'S STATEMENT OF INTENT – Exhibit 1

III. COMPLIANCE WITH STANDARDS

The proposed minor modifications provide for or comply with the standards by Section 295-812 and 295-813 as follows:

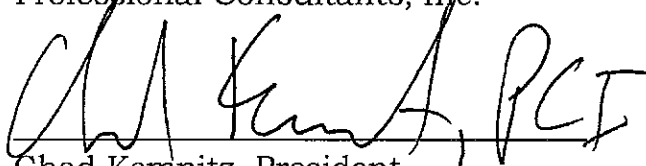
- A. Size – The project site contains 5.09 acres with two existing structures. The main building will include interior and exterior renovations. No work on the auxiliary building.
- B. Setbacks – No change to the existing conditions.

- C. Screening and Open Spaces – No change to the existing conditions.
- D. Landscaping – No change to the existing conditions.
- E. Circulation Facilities – No change to the existing conditions.
- F. Lighting – No change to the existing conditions.
- G. Parking – No change to the existing conditions
- H. Utilities – No change to the existing conditions.
- I. Signage – Signage is described and located on Proposed Site Plan layout. Building Signage will be individual internally illuminated, plastic faced light bar, metal sided letters. Three new directional signs are proposed. A new monument sign is proposed and is shown on the site plan. The height of the sign will be tallest allowed by code. Please see attached sign brand book of specifications..

IV. MINOR MODIFICATIONS

Subject to the limitations contained in Section 295-813(4) of the Milwaukee Code of Ordinances, and in order to maintain flexibility as the development proceeds, Darrow Group expressly retains the right to make reasonable minor modifications provided that the limitations contained in the above cited section of the ordinance are not exceeded.

Respectfully submitted by:
Professional Consultants, Inc.


Chad Kemnitz, President

Date:

11-11-14