

# Detailed Planned Development

## Amendment to the Detailed Planned Development (DPD) known as Metro Center, Phase 2 for the property at 11212 West Metro Auto Mall.

February 23, 2022

Darrow Nissan, the property owner, is requesting a fourth Amendment to the DPD known as Metro Center, Phase 2 to allow a 6,595 square foot building addition to their service center. There will also be a car wash for employees. Approximately 30 display parking spaces will be eliminated to accommodate this expansion.

It is not clear from the plans provided where trash and recycling dumpsters will be located on the property. The project narrative states that the number of bicycle parking spaces will be unchanged. It is not clear if any bicycle parking spaces are provided onsite. It is understood that Chapter 295 does not require bicycle parking for motor vehicle sales or repair facilities.

### **Water:**

Water Review Comments for Metro Nissan Addition at 11212 W Metro Auto Mall:

- MWW has a 12"-1998 water main in W. Metro Auto Mall available to serve the subject development.
- All proposed water service/branch abandonments, taps and installations to be reviewed and permitted by DNS Plan Exam (Milwaukee Development Center).
- There are no proposed water connections to public water mains shown on the plans
- Proposed Private Watermain (hydrant lateral) as noted on plans would be designated as a "Branch" by MWW and Development Center for permitting and recording purposes.
- Any proposed bends in branch pipe would require additional review by DNS Plan Exam.
  - Bend shown in proposed branch for private hydrant.
  - Typically not allowed; Potentially may be allowed to apply for a waiver/exception during permitting process
- Any proposed water mains or fire protection shown on the site will be private.
  - Private hydrants are required to be metered.
  - Metering can occur through a meter pit or in the building.
  - Private hydrant should be connected to water system after the metering device.

- Milwaukee Development Center (286-8210; <https://city.milwaukee.gov/DNS/permits>) or DNS Plumbing Plan Exam (286-8208) can be contacted for the following:
  - water branch and service requirements
  - meter pit requirements
  - fire protection requirements
  - private fire hydrants and/or building fire department hook ups
- Water permit information and standards/specifications can also be found online <<https://city.milwaukee.gov/water/PermitsSpecs>>
- 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](mailto:watflowtest@milwaukee.gov)

### **Environmental Engineering:**

The development is served by private sanitary and storm sewers.

There is an existing Storm Water Management Plan (SWMP).

### **Street Lighting:**

B.E.S. does not anticipate impacts to facilities. Limits of this amendment are wholly contained within site boundaries and do not affect existing driveway aprons nor W. Metro Auto Mall curb lines.

Please contact Lisa Hickman at 414-286-3270 for street lighting related questions.

### **Underground Conduit:**

There are no Underground Conduit facilities in the vicinity of the proposed development.

### **Planning & Development:**

It is not clear from the plan drawings submitted where trash and recycling dumpsters will be stored on the premises. As the premises only has one occupant, dumpsters are not required to be stored in an indoor location under Milwaukee Code of Ordinances Chapter 79. DPW would request outdoor storage of dumpsters or other refuse containers be screened in compliance with Milwaukee Code of Ordinances Chapter 295.