

**Exhibit A**  
**File No. 211491**  
**Minor Modification to a Detailed Planned Development known as Metro Center, Phase I**  
**Russ Darrow Group – Mazda Metro**  
**11340 W. Metro Auto Mall**  
**March 8, 2022**

**Previous File History and Project Summary**

The Detailed Planned Development (DPD) for Milwaukee Metro Center, Phase 1 was approved as file number 961134 in 1997 to allow construction of an automobile dealership. It was amended in 1998 as file number 980547 and again in 2002 as file number 011042 to allow additional signage on the site. The DPD was amended in 2004 as file number 031447 to allow an off-premise sign for Bergstrom Chevrolet on the site. In 2007, the 3<sup>rd</sup> Amendment to the DPD was approved as file number 070063 to allow a second automobile dealership (Smart Car) on the north end of the site. A minor modification to the DPD was approved in 2008 as file number 080264 to allow modifications to the dealerships and signage, and the dealership transitioned from Bergstrom Milwaukee Hummer Dealership to Bergstrom GM Certified Used Cars. Russ Darrow renovated the interior and exterior of the property to comply with Mazda Automobile Corporation Corporate Design in 2016, and a minor modification to the DPD was approved to do so (file number 160466). In 2020, the DPD was modified as file number 191948 to increase the maximum square footage allowed for an existing freestanding sign.

**Minor Modification Summary**

The former Smart Car dealership sits on the same property as the Darrow Mazda dealership (11330 W. Metro Auto Mall). The Mazda dealership will remain as-is and will not be affected by this minor modification request.

Russ Darrow Group, through their agent, Chad Kemnitz/Professional Consultants, Inc. is requesting a Minor Modification to the DPD to allow demolition of the former Smart Car tower/building. This 5,906 square foot building was constructed in 2007 for the Smart Car dealership, which subsequently vacated the site in 2011. The new owner, Russ Darrow Group, previously modified the DPD zoning to allow the tower portion of the building to be utilized as display window-style signage for the new dealership. Now, the owner no longer has a need for this structure or the additional signage and would like to remove it. In its place, an additional 28 parking spaces will be added and will blend in with the surrounding 28 space parking lot. The total parking will be 56 parking spots. No changes to the site lighting will take place. The building will be torn down, and the building footprint will be paved and used for parking. Landscape islands have been added the ends of the revised parking rows.

The minor modifications consist of the demolition of the Auxiliary Building (Old Smart Car) – 11340 West Metro Auto Mall. Main Building Mazda – 11330 West Metro Auto Mall, not changed.

The proposed minor modifications provide for or comply with the following standards:

- A. Size – The project site contains 5.09 acres with two existing structures. The main building – Mazda – is not included. The auxiliary building (Old Smart Car) is proposed to be demolished.
- B. Setbacks – No change to the existing conditions.

- C. Screening and Open Spaces – No change to the existing conditions.
- D. Landscaping – Additional landscape islands have been added to the interior of the parking lot. The landscape islands are a minimum of 100 square feet of surface area and a minimum of 150 cubic feet of planting soil per tree. The landscape islands are approximately 128, 150, 177, and 437 square feet in area.
- E. Circulation Facilities – No change to the existing conditions.
- F. Lighting – No change to the existing conditions.
- G. Parking – Pave area of Building Demolition. 5,906 sq. ft. The parking area currently has 28 spaces and will increase by up to 28 spaces as the result of the building demolition.
- H. Utilities – Cap Sanitary Sewer and Water Lateral.
- I. Signage – None. No additional building wall or freestanding signage will be requested as the result of the removal of this tower building.

**List of Attachments**

1. Vicinity map
2. Site plan
3. Building to be demolished plan for reference
4. Landscape plan
5. Site photos

All other aspects of the DPD remain unchanged.