

Exhibit A
File No. 211490
4th Amendment to DPD-Metro Center Phase 2
Russ Darrow Group, Inc.
11212 W. Metro Blvd
February 4, 2022

Previous File History

A Detailed Planned Development (DPD) was approved for the site in 2002 as File No. 020923 to allow construction of a dealership. A 1st Amendment to the DPD was proposed as File No. 030910 but not approved. The 2nd Amendment to the DPD was approved in 2008 as File No. 080744 to construct a Honda dealership. The DPD was modified in 2011 as File No. 110704 to allow construction of a Nissan dealership in lieu of the previously approved Honda dealership. The 3rd Amendment to the DPD was approved in 2012 as File No. 111712 to allow changes to the previously approved plans, including the addition of parking to an area on the site that was previously noted as future public right-of-way, changes to the freestanding signs, and site access.

Project Summary

This 4th Amendment to the DPD is hereby submitted by Russ Darrow Group, Inc. for the Nissan Dealership building addition of 6,595 sq. ft. and Exterior Facade update. The amended project consists of the revision of the site plan that was approved as file #111704, which converted a previous dealership to a Nissan dealership. The approved (and since constructed) structure contains 20,000 square feet devoted to office showroom, and light service facilities, together with an outside display area for 494 automobiles in a landscaped setting. The purpose of this amendment is to construct a 6,595 sq. ft. Service Department Addition. The addition will be 22 ft. tall, 12" decorative concrete masonry unit wall with 8" x 8" scored face. The block will be painted to match the existing gray paint on the existing service department. There will be a drive-through car wash for dealership employees only. The addition is in a current asphalt area. The Addition will displace one landscape island, which will be reconstructed next to the addition in the same sq. ft. as the one removed. No change in Greenspace will take place. The existing fascia to the building will be updated to the new Nissan Motor Corporation appearance. The existing aluminum composite panel will be removed, and new aluminum composite panel will be installed to comply with Nissan Motor Company updated design standards. The building signage will also be updated to meet the new standards.

Service facilities will be primarily oriented toward providing service for automobile purchases, although, as a convenience for area residents, service will be available to the public. In addition, an automobile rental subsidiary will be available primarily for customers having their vehicles serviced.

The showrooms will contain display vehicles in an existing interactive environment. Sales guides are available to assist. All vehicles displayed, indoors and outdoors, are clearly shown on the attached site map as display locations for sales vehicles. Please note that automobiles are displayed in landscaped bays, with landscaping designed to provide an open space atmosphere, particularly when viewed from surrounding lands destined for office and hotel development. There are no adjacent residential developments.

In addition to the limitations contained in the foregoing description of the development, the proponent agrees to the following special conditions desired by the City of Milwaukee.

1. Hours of Operation shall be:
 - a) Service and Maintenance – 7 AM to 9 PM, Monday through Saturday
 - b) Sales – 9 AM to 10 PM, Monday through Saturday
2. Test driving vehicles on residential streets shall be prohibited. No test drives may make a right turn at the intersection of Metro Boulevard and North 107th Street under any circumstances. Test drives will be conducted primarily on the test drive route.
3. No vehicle may be displayed with its hood up, trunk lid up, or doors open. No vehicles may be displayed on a ramp or any kind of moving platform except in specialty display areas. Each specialty display area shall not include more than four vehicles.
4. Except for a grand opening to be approved by the City, no balloons, flags, pennants, streamers, spinners, tinsels, or other similar devices, or any signs other than those contained in Sign Exhibit shall be applied to any building or structure or strung on wires or otherwise used on site.
5. Lighting is not changed in this proposal. Existing conditions - Lighting shall conform to that shown in attached Exhibit and shall conform to the established standards of the City of Milwaukee. Lighting shall reduce in intensity from the south to the north down to a minimum security level along the rear of the property. At 10 PM, the entire site illumination would be reduced to a low intensity level. Lighting shall not “spill” from the site to any adjacent area in excess of 2-foot candles.
6. Security will be designed to prevent or deter crime on-site through techniques included, but not limited to, lighting, security gates, landscape placement, surveillance cameras, and the like.
7. The majority of the vehicles sold on-site or leased from the site, shall be new, some pre-owned vehicles will be sold.
8. Financing for cars sold or leased on-site shall not permit weekly or monthly car payment to be made on-site.
9. Delivery of vehicles should be limited to five trips per day, and delivery vehicles may not wait on public rights-of-way.
10. All aforesaid conditions may be enforced by appropriate personnel of the City of Milwaukee, including, but not limited to, Department of Neighborhood Services and Milwaukee Police Departments.

List of Attachments:

1. Site photos
2. Vicinity Map
3. Site Survey (showing the site boundaries, legal descriptions, existing topography, existing utility locations.)
4. Development Plan (showing proposed structures, site open spaces, site lighting, site signage, pedestrian and vehicular circulation, parking, loading facilities, and refuse collection facilities.)
5. Grading, Drainage (showing the existing and proposed topography at one foot contour intervals, location of storm sewers, parking and roadway storm inlets and elevations.)
6. Utility and Plumbing Plan (showing existing and proposed utility locations and laterals.)

7. Landscape Plan, Lighting (showing the proposed landscape screening and plant location, quantity, type, and size) and light standards.
8. Building Elevations (showing all façade elevations of the proposed building with material descriptions and wall signage.)

Minor Changes

Subject to the limitations contained in Section 295-907 of the Milwaukee Code of Ordinances, and in order to maintain flexibility as the development proceeds, Russ Darrow Group, expressly retains the right to make reasonable minor changes (subject to City Staff review and approval) provided that the limitations contained in the above cited section of the ordinance are not exceeded.

District Standards (s. 295-907):

Proposed uses:	Unchanged. Remains Nissan automotive dealership.
Design standards:	The aluminum composite panel is a new color but the design of the building remains.
Density (sq. ft. of lot area/dwelling unit):	N/A
Space between structures:	N/A
Anticipated setbacks (approximately):	North: Unchanged South (Metro Auto Mall): Change from 270' to 195' East: Unchanged West: Change from 75' to 55.5'
Screening:	Unchanged
Open space:	Unchanged. Displaced are replaced with same sq. ft.
Circulation, parking and loading:	Pedestrian access: Unchanged Automobile access and parking: Access unchanged. Parking reduction by 29 parking spots. Bicycle parking: Unchanged Loading: Unchanged
General landscaping standards for all buffers and parking lots:	Proposed Landscaping: Landscaping removed in one island replaced in a new island of the same size. Same plants. All required vegetation shall be of a quality consistent with the standards of the American association of nurserymen (ANSI 260.1). All required vegetation shall be maintained on an ongoing basis, including seasonal tree and plant replacement. The existing site or interim condition must be maintained in an orderly fashion consistent with the zoning standards of the site prior to rezoning to DPD, including all existing turf and landscaping, until such time that the subject DPD is constructed. All landscaping and required site features shall be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject DPD.

Lighting:	Unchanged. One light pole eliminated, however was inside the new building addition footprint.
Anticipated signs (type, square footage, quantity and placement):	<p>Freestanding signs: Size unchanged. New face. Free standing sign square footage does not change. The existing material on the sign will be removed and replaced with the updated logo. Square footage does not change.</p> <p>Building wall signs: New sign update per the provided Elevation. The two existing service signs will be removed. One new service sign will be installed. The Nissan emblem will be removed and a new Nissan tablet will be installed. 190 sq. ft. The existing dealer name will be removed and the new dealer name will be installed according to Nissan’s new font. The Nissan name will also be on the fascia. The service sign, the dealer name and Nissan will be dark gray internally illuminated channeled letters that will illuminate as white at night. The building signage will be proportioned whereas Nissan 1x height, dealer name is .75x height, and the service sign is .5x height. The actual square footage of the signs will be submitted with the sign application. The signage package is included with the attachments.</p> <p>Temporary signs: None</p> <p>Other signs: Directional to remain.</p> <p>Illumination: The building signage will be dark gray internally illuminated channeled letters that will illuminate as white at night. The red Nissan logo will be illuminated to look red at night.</p>

Site Statistics:

Gross land area:	7,008 ac. Or 304,932 sq. ft. – No change to gross land area
Maximum amount of land covered by principal buildings (approx.):	Proposed: Sq. ft.: 26,297, 8.62% of site Previously: 19,702 sq. ft., 6.46% of site
Maximum amount of land devoted to parking, drives and parking structures (approx.):	Proposed Sq. ft.: 184,372, 60.46 % of site Previously: 190,967 sq. ft., 62.63% of site
Minimum amount of land devoted to landscaped open space (approx.):	Proposed Sq. ft.: 94,263, 30.91 % of site Previous – Same
Max proposed dwelling unit density (lot area per dwelling unit):	N/A

Proposed number of buildings:	1
Max dwelling units per building:	N/A
Bedrooms per unit:	N/A
Parking spaces provided (approx):	<p>Automobile spaces – non display Proposed: 34 spots – 1.29 per 1,000 sq. ft. Previous: 34 spots – 1.73 per 1,000 sq. ft.</p> <p>Automobile spaces - display Proposed: 399 parking spots Previous: 428 parking spots</p>

Time Limit on Zoning:

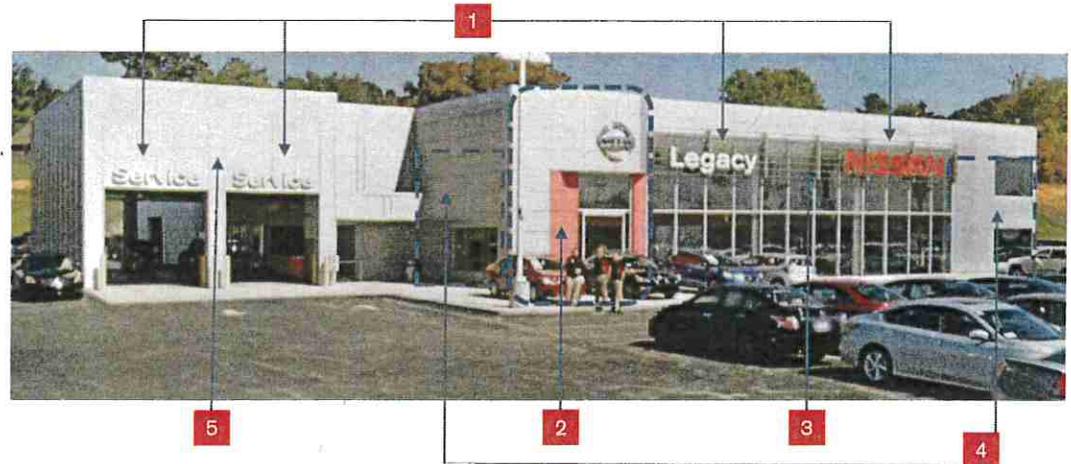
Per s. 295-907-2-c-11, the DPD zoning designation shall be null and void within 5 years from the effective date of the ordinance amending the zoning map to create the DPD, and the zoning of the property shall be changed to the 3rd Amendment to DPD at that time unless the criteria identified in 295-907-c-11-a and –b are met. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the DPD, pursuant to s. 295-307.

NREDI IMAGE 2 CONVERSION EXTERIOR



Remove the following:

- 1 All existing 1.0 / 1.5 building and site signage
- 2 Entry Portal
- 3 Louvers
- 4 Silver ACM below top band, at showroom area
- 5 Ribbed cladding at Service Reception



Add the following:

- 1 New NRC Next building and site signage
- 2 Thin Profile Tablet above customer entry
- 3 ACM-1 & ACM-3 at Showroom and Service Reception

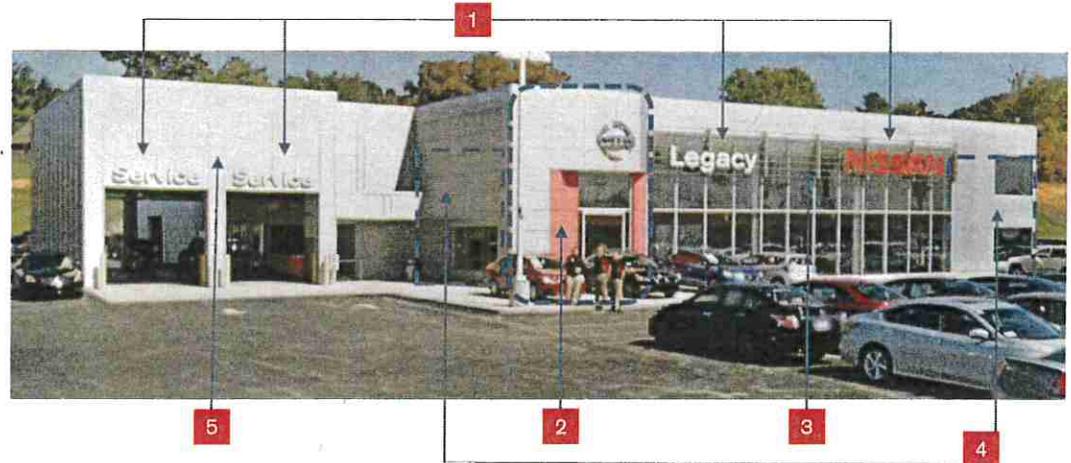


NREDI IMAGE 2 CONVERSION EXTERIOR



Remove the following:

- 1 All existing 1.0 / 1.5 building and site signage
- 2 Entry Portal
- 3 Louvers
- 4 Silver ACM below top band, at showroom area
- 5 Ribbed cladding at Service Reception



Add the following:

- 1 New NRC Next building and site signage
- 2 Thin Profile Tablet above customer entry
- 3 ACM-1 & ACM-3 at Showroom and Service Reception

