

MILWAUKEE METRO CENTER
MINOR MODIFICATION TO THE DETAILED PLANNED DEVELOPMENT
BERGSTROM AUTOMOTIVE – GM Certified Used Car
PROJECT: Description and Owner's Statement of Intent

This minor modification to the detailed plan development in Milwaukee Metro Center is hereby submitted by Bergstrom Automotive. 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. Cover Sheet /Vicinity Map
3. Existing site plan and plat of survey description.
4. Site Plan(showing area of modifications)
5. First Level Floor Plan
6. Building Elevations (showing all refaced façade elevations of the existing building with material descriptions and modified wall signage)
7. Site Photo's
8. Site Statistics (Attached at back of owners statement)

II. DESCRIPTION OF THE DEVELOPMENT

The minor modifications consist of changing the Bergstrom Milwaukee Hummer automotive dealership into a Bergstrom GM Certified Used Car automotive dealership. The building alterations that will be made in this conversion include adding a twenty (20) square foot vestibule addition, 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 minor modification will include a twenty (20) square foot addition which will be constructed over existing impervious surface.
- 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. All damaged landscaping at the building will be replaced at the end of construction.
- 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 Exhibit "6". Building Signage will be individual internally illuminated, plastic faced light bar, metal sided letters. The existing Hummer building signage is to be removed and replaced with new signage. The area of the new signage will not exceed the area of the existing Hummer signage being removed. Refer to Exhibit "6" for removal of Hummer signage. The existing directional signage will be modified to indicate Bergstrom GM Certified Used Car in lieu of Hummer. **NO** pylon signs will be added to this site.

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, Bergstrom Automotive 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:
Bergstrom Automotive


Agent: Brannin Gries

Date:

6.2.2008

EXHIBIT 8

OVERALL PROJECT SITE STATISTICAL DATA

TOTAL SITE AREA	221,830 S.F.	5.09 ACRES
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EXISTING BUILDING COVERAGE (Existing Hummer + Existing Smart +20 SQ. FT. Addition)	25,170 S.F	11%
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IMPERVIOUS SURFACE	91,064 S.F	41%
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GREEN SPACE	105,596 S.F	48%
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