



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/26/2018
Common Council Item Number: PC18-0144	Date: 9/26/2018
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney Click here to enter text.
Subject: Porta Painting, Inc., 313 Travis Lane – Final Site Plan & Architectural Review	

Details: The applicant is seeking approval of Final Site Plan and Architectural Review for a new storage building at 313 Travis Lane. The building will be a 4500 square foot unheated warehouse. It will be used for miscellaneous vehicle and equipment storage. It will be located adjacent to the existing buildings, on the currently onnoccupied area to the west of the loading dock.

The building will have four large garage doors, which will face east onto a new asphalt driveway area between the current building and the new one. The driveway will access the street via an existing gravel loading dock driveway. The new driveway will connect to the existing one immediately inside the curb, so the existing curb cut will not need to be modified.

The building will be sided with grey, metal panelling. In addition to the garage doors and endtrance doors, clerestory windows will be located along the north and west walls. A four foot masonry border will run along the base of the north, east, and west sides of the wall. The applicant has provided a landscape plan showing a new shrubbery bed along the north wall of the building facing Travis Lane. Since preliminary approval the applicant has modified the landscape plan to include several additional trees in the lawn area in front of the new building.

Options & Alternatives:
[Click here to enter text.](#)

Financial Remarks:
[Click here to enter text.](#)



Staff Recommendation:

Staff recommends approval of Preliminary Site Plan and Architectural Review for Porta Painting at 313 Travis Lane with the following conditions:

- Lighting must comply with section 22.59(10) of the Waukesha code.
- The loading dock driveway entrance must be paved with a dustless surface material.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed.