



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 9/12/2018
Common Council Item Number: PC18-0115	Date: 9/12/2018
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 – Preliminary Site Plan & Architectural Review	

Details: The applicant is seeking approval of Preliminary 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 connect to the street via a 28 foot wide asphalt lane, which will exit at the same location as the current gravel driveway. As a result, the driveway will be wider than the maximum width of 50 feet at the curb for manufacturing districtcts, so it will need Common Council approval.

The building will be sided with a grey, metal panelling. In addition to the garage doors and endtrance doors it will include Clerestory windows on the north and south walls, as well as a 4 foot masonry border around the base of the north section of the wall, which faces Travis Lane. The applicant has also provided a landscape plan showing a new shrubbery bed along the north wall of the building facing Travis Lane. The applicant submitted a lighting plan showing overhead garage door lights with a 90 degree beam angle and a high light output "suitable for arenas."



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:

- The masonry base will wrap around the entire exterior rather than just the north side.
- The applicant will add clerestory windows along the west wall to give it some architectural detail.
- Lighting must comply with section 22.59(10) of the Waukesha code.
- Driveway width must be approved by the Common Council.
- All Engineering Department, Water Utility, and Fire Department comments will be addressed.