



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2019
6:00 PM**

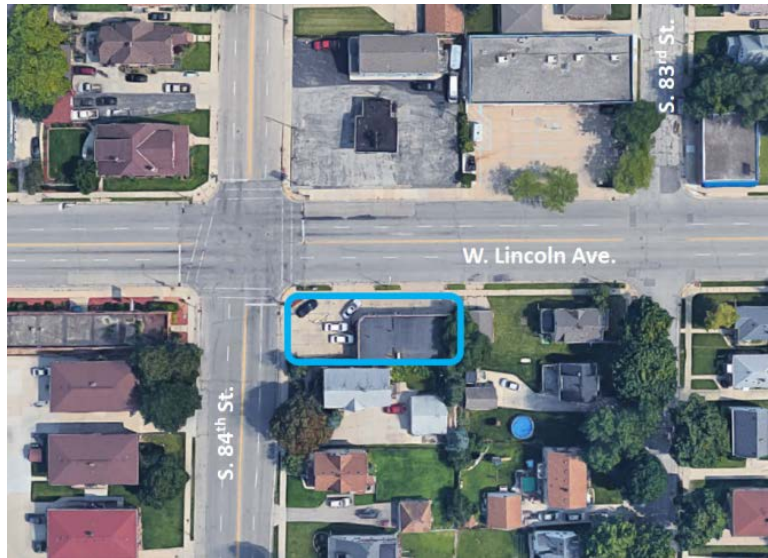
Room 128 – City Hall – 7525 W. Greenfield Ave.

6. Site, Landscaping and Architectural Plans for Presswala Dental Lab, a proposed dental facility, to be located 8323 W. Lincoln Ave., submitted by The Custom House, LLC on behalf of Dr. Azim Presswala (Tax Key No. 488-0376-000).

Overview & Zoning

The Custom House LLC has submitted an application on behalf of Dr. Azim Presswala, d/b/a Presswala Dental, to transform the former auto repair shop at 8323 W. Lincoln St. into a dental laboratory facility. The property is currently zoned C-2 Neighborhood Commercial District. Medical clinics are a permitted use in this district.

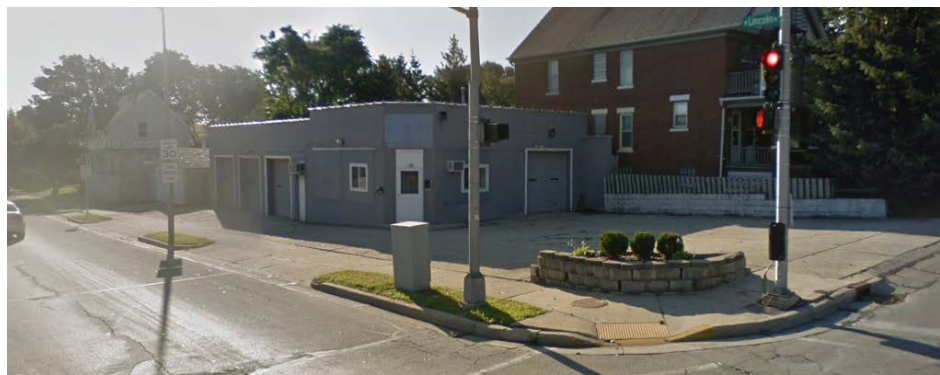
The applicant is proposing a two phase approach to improving the building and overall site.



- Proposed Phase 1 improvements focus primarily on the western half of the site, façade and interior.
- Proposed Phase 2 improvements are shown for reference and would be intended to address the eastern portion of the property, and also include reducing and eliminating existing curb cut elements.

Phase 1 improvements are expected to take place immediately upon receiving the required approvals and permits. A proposed timeline has not been provided for Phase 2 improvements. Staff recommends the applicant commit to completing Phase 2 site work within two years.

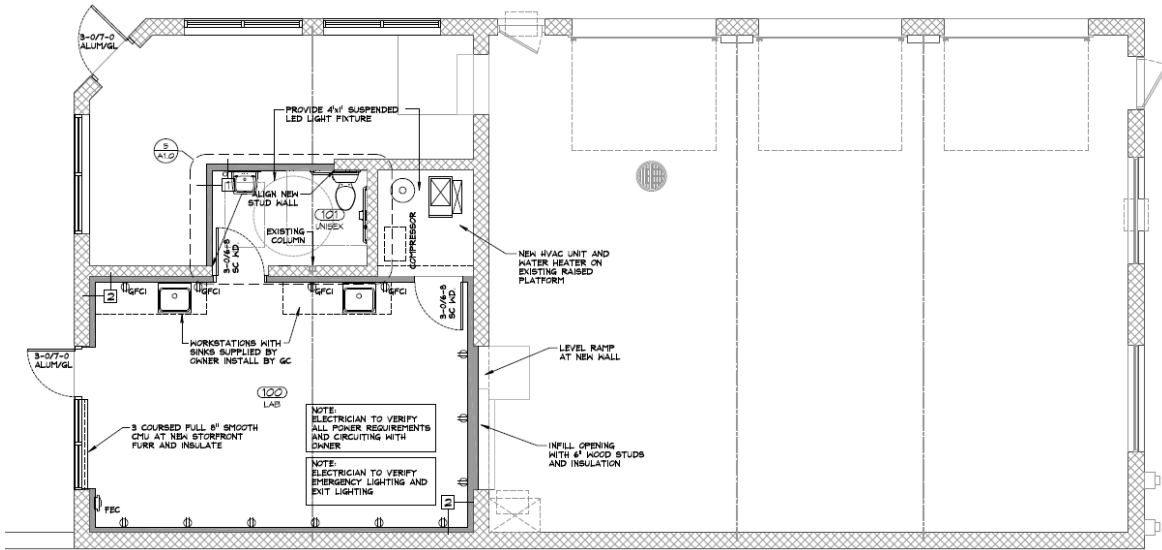
Phase 2 architectural work will require the resubmittal of plans for Plan Commission approval, once future plans for the remaining space are known.



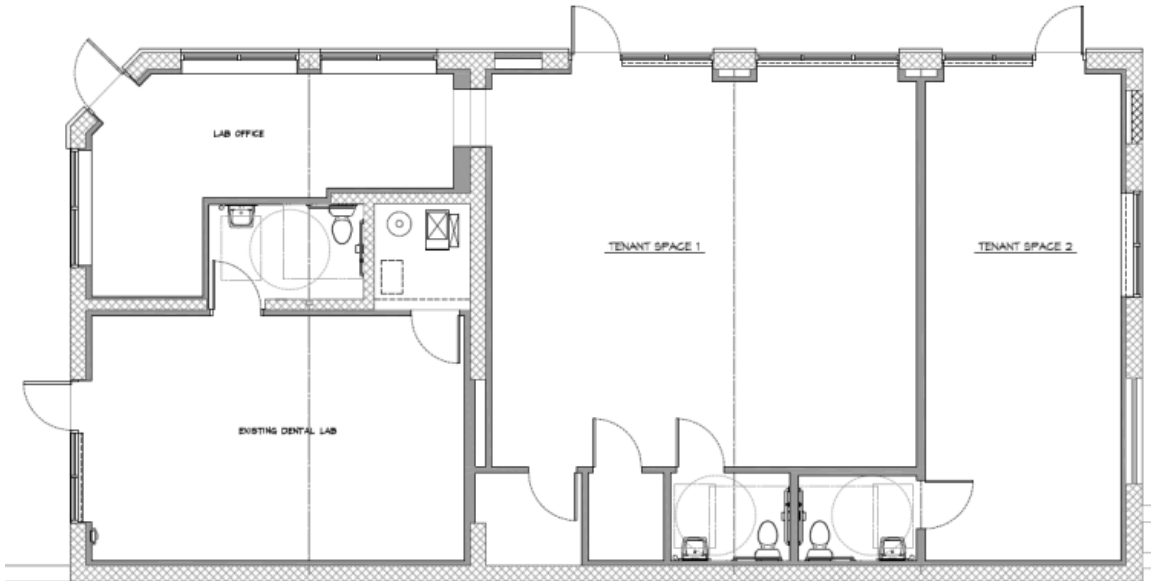
Interior Plans

Proposed

Phase 1 interior improvements are limited to the building's eastern side, where the dental laboratory and a rest room will be located. Remaining areas of the building are planned to be unoccupied for the time being. The long-term vision for the interior, to be completed during Phase 2, is to transform the existing garage areas into leasable tenant spaces.



PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN PHASE 2

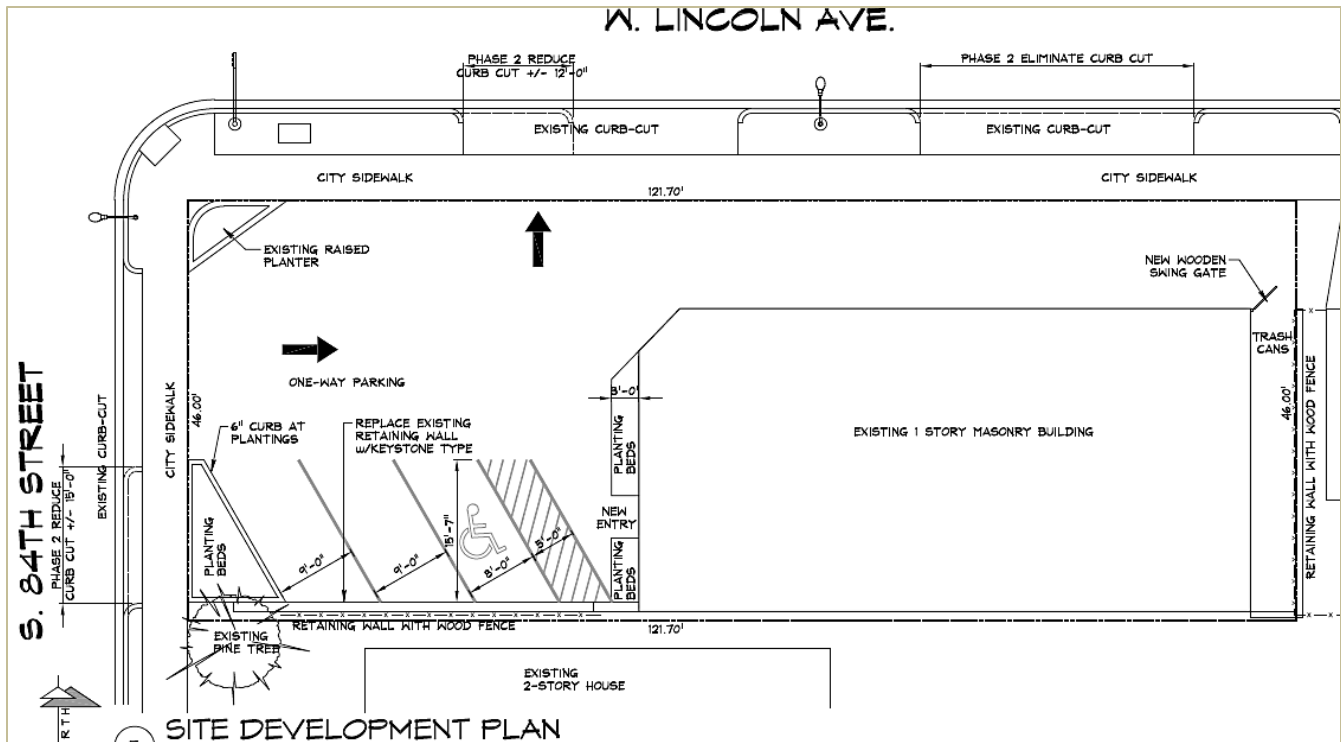
Site and Landscaping Plans

The applicant is proposing the following site improvements for Phase 1:

- Striping/painting parking lot with angled parking and one-way traffic flow;
- 3 new planting beds (1 at southwest corner of site; 2 along west side of building);
- Replacing existing retaining wall;
- Installing gate to enclose refuse area.

Proposed Phase 2 site improvements include:

- Reducing the curb cut along S. 84th St.;
- Reducing the western curb cut along W. Lincoln Ave.;
- Eliminating the eastern curb cut along W. Lincoln Ave.



While the applicant has cited that budget constraints necessitate all curb cut improvements be completed at a later date (Phase 2), staff recommends that the curb cut along S. 84th St. be reduced in size as part of Phase 1 to ensure safe entry/access to the parking area, where a new planting bed will be located.

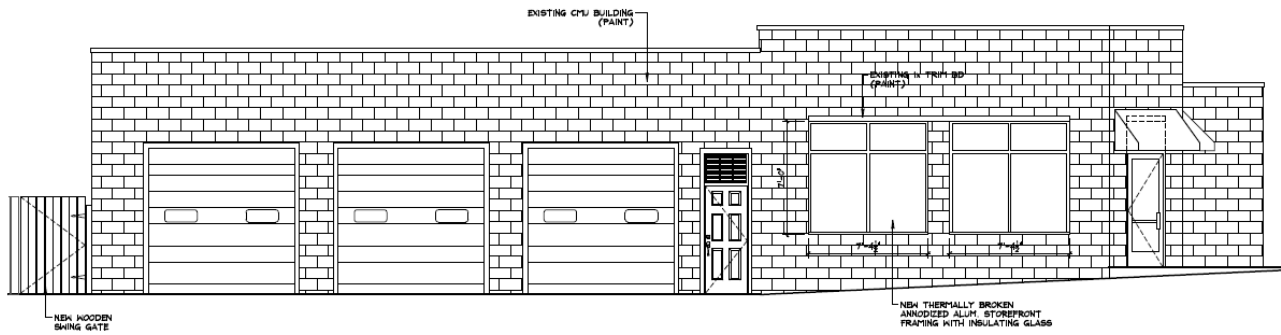
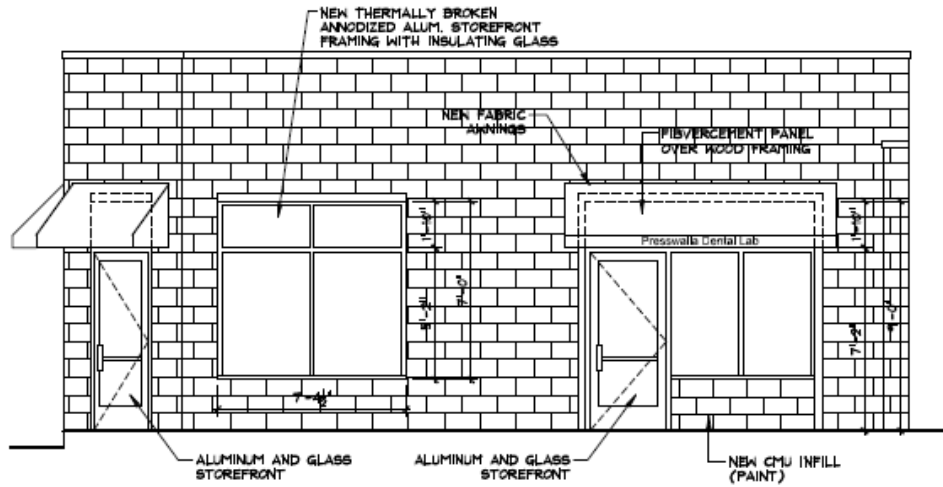
Additionally, staff recommends a detailed landscape plan for the site, for both Phase 1 and Phase 2, be submitted. The Phase 2 landscape plan should include additional landscape areas long W. Lincoln Ave.

Architectural Plans

The applicant is proposing the following architectural improvements during Phase 1:

- Replacing existing garage door on the west elevation (S. 84th St.) with an aluminum and glass storefront window and entry system;
- Replacing the existing window on the west elevation (S. 84th St.) with an aluminum storefront window;
- Replacing existing door on northwest corner with an aluminum and glass storefront entry;
- Add awnings over the two new storefront doors;

- Installing two new storefront windows on the north elevation (W. Lincoln Ave.);
- Painting building.



Ⓒ NORTH ELEVATION (LINCOLN AVE.)

Proposed Phase 2 architectural improvements include:

- Replacing existing garage doors on the north elevation (W. Lincoln Ave.) with two storefront entry systems and one storefront window, to be separated by fiber cement panels;
- Thin brick veneer over a majority of the existing masonry, with thin brick soldier above storefront windows installed during Phase 1 and a thin stone sill below;
- Siding above the new storefront systems on the north elevation (W. Lincoln Ave.), where two awnings, two signs, and signage lighting are to be mounted.



Parking

The floor area for the dental lab is 508 square feet. The off-street parking requirement is 1 space for every 300 square feet of gross floor area, or 3 parking spaces. The proposed site plan has 3 parking spaces.

Recommendation

Recommend Common Council approval of the Site, Landscaping and Architectural Plans for Presswala Dental Lab, a proposed dental facility, to be located 8323 W. Lincoln Ave., submitted by The Custom House, LLC on behalf of Dr. Azim Presswala (Tax Key No. 488-0376-000).subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) landscape plan details for Phase 1 and Phase 2, including identification of the number and species of plantings; (b) additional landscaping along W. Lincoln Ave. frontage on Phase 2 plans; (c) City Forester approval of the landscaping species and number; (d) identification of timeline for completion of Phase 2 site improvements (recommended to be completed within two years or the submittal of revised plans by that time); (e) reduce curb cut along S. 84th St. as part of Phase 1 plan; (f) identify building paint color; (g) identify materials for awning; and (h) add note that all windows will be transparent glass. Contact Katie Bennett, City Planner at 414-302-8463.

2. An estimated cost of landscaping and screening for both Phase 1 and Phase 2 being submitted to the Department of Development for approval. Contact Katie Bennett, City Planner at 414-302-8463.
3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, City Planner at 414-302-8463.

(Remaining conditions of approval to be satisfied by the property owner within one year of Plan Commission approval)

4. Signage plan being provided for staff review and approval.
5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.