



PLAN COMMISSION TECHNICAL REVIEW COMMITTEE

Wednesday, January 10, 2018

10:30 am

City Hall – Room 222 – Building Inspection Conference Room

- 5. Site, Landscaping and Architectural Plans for Goldfish Uniforms, a proposed business, to be located within an existing building at 5300 W. Lincoln Ave., submitted by Cameron Bence, d/b/a Bence Build. (Tax Key No. 474-0010-002)

Overview and Zoning

The applicant, Cameron Bence of Bence Build, has submitted plans for improvements to an existing commercial/industrial building located at 5300 W. Lincoln Ave. Goldfish Uniforms is an existing business in Milwaukee looking to establish a new location at 5300 W. Lincoln Ave. The property recently changed ownership, which paved the way for Goldfish to occupy the building as a tenant.

The property is zoned M-1 Manufacturing District, which allows commercial office, indoor warehousing, and a clothing store as Permitted Uses. Goldfish is proposing to occupy the entire building, with a retail/showroom component, office area, and warehousing space.

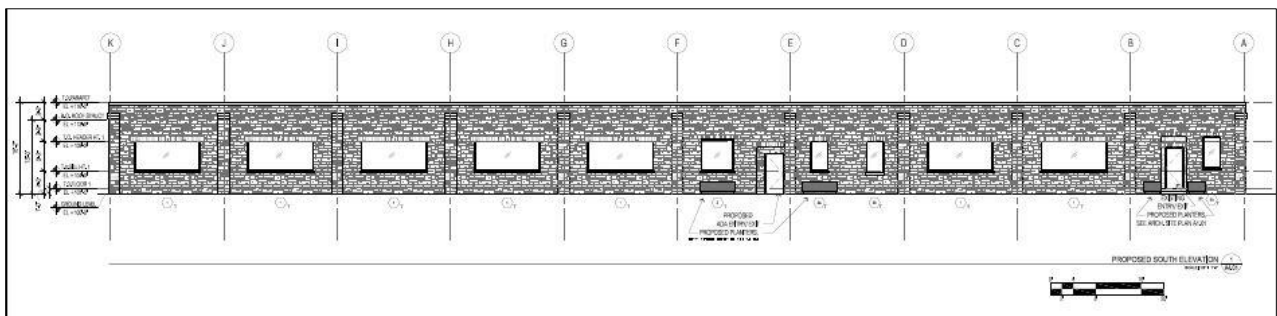


Total improvements, including façade upgrades and site improvements amount to \$197,743.

Architecture

As part of the improvements to the building, the applicant is proposing to replace several windows along the W. Lincoln Ave. frontage, and on the eastern façade facing the parking lot. Prior to 2004, the windows along the south façade were blocked out. They were then restored, though some windows have since fallen into disrepair. Staff is pleased with the window replacement the applicant is proposing, especially since the windows will be picture windows with clear vision glass.

Since Goldfish Uniforms intends to use the space in different capacities, with office space, retail, and warehousing, there will be separate entrances for each area. The retail component will have a main entrance along W. Lincoln Ave., and a secondary entrance on the eastern side of the building. There will be an additional entrance along W. Lincoln Ave. that will lead to Goldfish's office space.



Both entrances along W. Lincoln Ave. will feature planter beds in order to enhance both spaces. In addition to these plantings, staff would like to see awnings over each entrance.

Per the adopted City Design Guidelines, "Entrances should be clearly visible from parking areas and pedestrian walkways. Entrances should provide some element of shelter from inclement weather." The inclusion of awnings along W. Lincoln Ave. would help to invite patrons into the retail component of the business, and would enhance the aesthetics of the building.



Site and Landscaping

The proposed site and landscaping improvements will be seen in the parking lot to the east of the building, at the building entrances along W. Lincoln Ave., and at the northwest corner of the site currently featuring overgrown weeds and grasses. Shrubs are proposed to be included at the new parking lot landscaping buffer along W. Lincoln Ave., and would also be planted at the northwest corner of the lot.

In the northern part of the site along W. Electric Ave. there is a shipping and receiving area that will function similarly for Goldfish. The overhead doors in the dock area will lead to a warehousing space inside the building. The paved area currently features a guard rail and two refuse containers that do not have any sort of enclosure, and the pavement itself is in poor shape.

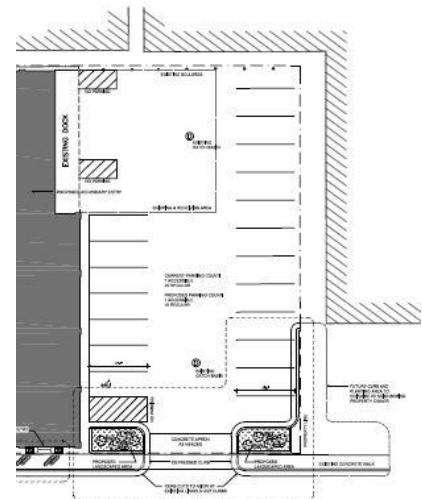


In discussions with staff, the applicant mentioned that the refuse containers would be moved inside. The removal of the refuse containers should be confirmed by the applicant in an updated site plan. Since the paved loading area along W. Electric Ave. is in relatively poor shape, staff would also like confirmation on whether or not there will be any improvement to the pavement. If resurfacing the northern loading area is pursued in the future staff would like to see added landscaping along the eastern edge (directly abutting the adjacent building).

Parking

A parking lot is directly to the east of the subject property, and is a separate parcel from 5300 W. Lincoln Ave. There are currently 21 total parking stalls, including one ADA stall. The applicant is proposing to eliminate two parking stalls, resulting in a total of 19 stalls, one of which being an ADA stall. The elimination of two parking stalls would allow for landscaped areas along the W. Lincoln Ave. frontage. Staff is in support of the added landscaping buffers, and is not concerned with the loss of two parking stalls.

There are currently two catch basins in the parking lot. Pavement surrounding each catch basin is recessed to a level which might necessitate repair. Repairs should be made to level the pavement surface, while not compromising stormwater drainage. It has been observed that puddling



frequently occurs on the northerly catch basin; smoothing out the catch basin areas would decrease the frequency of puddling in the parking lot.

With seven parking stalls mere inches away from the eastern building elevation, staff would recommend wheel stops be placed at the edge of these spaces. Wheel stops would decrease the probability of the building being scraped or damaged by vehicles. Concrete would be the recommended material of the wheel stops, as these are more durable and effective than rubber or plastic. The eastern portion of the site currently has wheel stops, though they are not fastened. These wheel stops should be secured in the lot, in order to ensure that they stay in place.



Though not in the scope of this proposal, it would also be recommended that the parking lot parcel (Tax Key No. 474-0010-005) be combined with the 5300 W. Lincoln Ave. parcel via a Certified Survey Map (CSM). Staff would like to see the lots combined in order to better organize the two lots, since they are associated with each other and have the same owner. An updated CSM is not expected to be completed as part of the initial renovations, but staff would like to further discussions of a CSM with the property owner.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan for Goldfish Uniforms, a proposed business, to be located within an existing building at 5300 W. Lincoln Ave., submitted by Cameron Bence, d/b/a Bence Build. (Tax Key No. 474-0010-002), 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) awnings above entrances along the W. Lincoln Ave. frontage; (b) pavement repair around catch basins; (c) delineation of proposed curbing and/or wheel stop locations within parking areas; (d) removal of catawampus wheel stops; and (e) confirmation of the relocation of the refuse containers. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, City Planner at (414) 302-8466 with any questions.
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 the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steve Schaer, City Planner at (414) 302-8466.

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

4. 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.