

3. **Site, Landscaping and Architectural Plans for Milwaukee Homeless Veterans Initiative, an existing office and administrative headquarters, located at 6317 W. Greenfield Ave, submitted by Greg Schumacher, d/b/a Cityscape Architecture. (Tax Key No. 454-0178-000)**

Overview and Zoning

The applicant, Greg Schumacher of Cityscape Architecture, is proposing to install two new ADA-accessible entrances to the Milwaukee Homeless Veterans Initiative (MHVI) building at 6317 W. Greenfield Ave. One ADA-accessible entrance would be located on W. National Ave. and the other would be at W. Greenfield Ave.



There is currently only one ADA entrance in the northwest corner of the parking area along W. National Ave.

This entrance requires veterans to walk through the warehouse area of the building. The new entrance ramp along the W. National Ave. frontage will provide a visible entry into the building for supply pickup.

The proposed ramp along W. Greenfield Ave. is where the interior offices and support areas are located. Without a current ADA entrance to the building off of W. Greenfield Ave., there is a need to give disabled veterans direct access along W. Greenfield Ave.

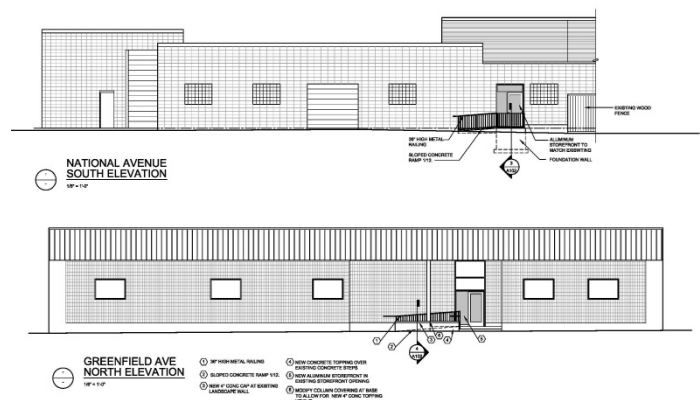
The property is currently zoned C-3 Community Commercial District, which considers business/professional offices as a Permitted Use.

Total costs for the proposed improvements are estimated at \$65,000.

Site and Landscaping

The south end of the site fronting W. National Ave. features some overgrown landscaping and cracked pavement. An initial Site Plan was submitted to staff, with staff reaching out to the City Forester for comments. Staff then shared comments from the City Forester with the applicant. A revised Site Plan has since been submitted, with the landscaping recommendations from the City Forester being included in the updated plans.

The revised Site Plan includes changes recommended by the City Forester, although there are a few additions staff would like to see. With the nature of the business, staff recommends the inclusion of at least one ADA parking stall. The site currently has some mangled pavement, so repair or replacement of pavement in these areas should be indicated in a revised Site Plan. There is currently a screened refuse area on site, however, this is not denoted on the Site Plan and should be included in a revised version.





In the elevations provided by the applicant greater detail of the proposed ramps is provided, although their color is not specified. Staff recommends black be the color of both ramps, as this matches the color of surrounding ADA ramps. The Building Inspection and Neighborhood Services Department reviewed the proposed ramp components as to whether they were code compliant, and have confirmed that the ramps are acceptable as proposed. Since the proposed ramps will be in the right-of-way a Grant of Privilege will need to be applied for and approved by the Board of Public Works.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plans for Milwaukee Homeless Veterans Initiative, an existing office and administrative headquarters, located at 6317 W. Greenfield Ave, submitted by Greg Schumacher, d/b/a Cityscape Architecture. (Tax Key No. 454-0178-000), subject to the following conditions:

(Items 1-4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by the Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) at least one ADA stall in the parking lot area; (b) asphalt repair or replacement of any deteriorated portions of the parking lot; (c) existing on-site refuse area; and (d) confirmation of the ramp color. Contact Bart Griepentrog, Senior Planner, at (414) 302-8469 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.
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.
4. A Grant of Privilege being applied for and approved by the Board of Public Works for a major encroachment. Any such area approved in the Grant of Privilege is subject to the terms and conditions set forth herein. Please contact Margaret Jutz in the City Attorney's Office at (414) 302-8445.

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