



**STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 28, 2019
6:00 PM**

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

7. **Site, Landscape and Architectural Plans for site and architectural changes to the existing bank building located at 10725 W. National Ave., submitted by Tim Dively of Peoples State Bank and Nelson Luna of the Redmond Group (Tax Key No. 519-0001-014)**

Overview & Zoning

The applicant is proposing to reestablish a bank with drive-thru. Various site improvements including new landscaping and relocating two existing support columns under the existing drive-thru canopy are proposed.

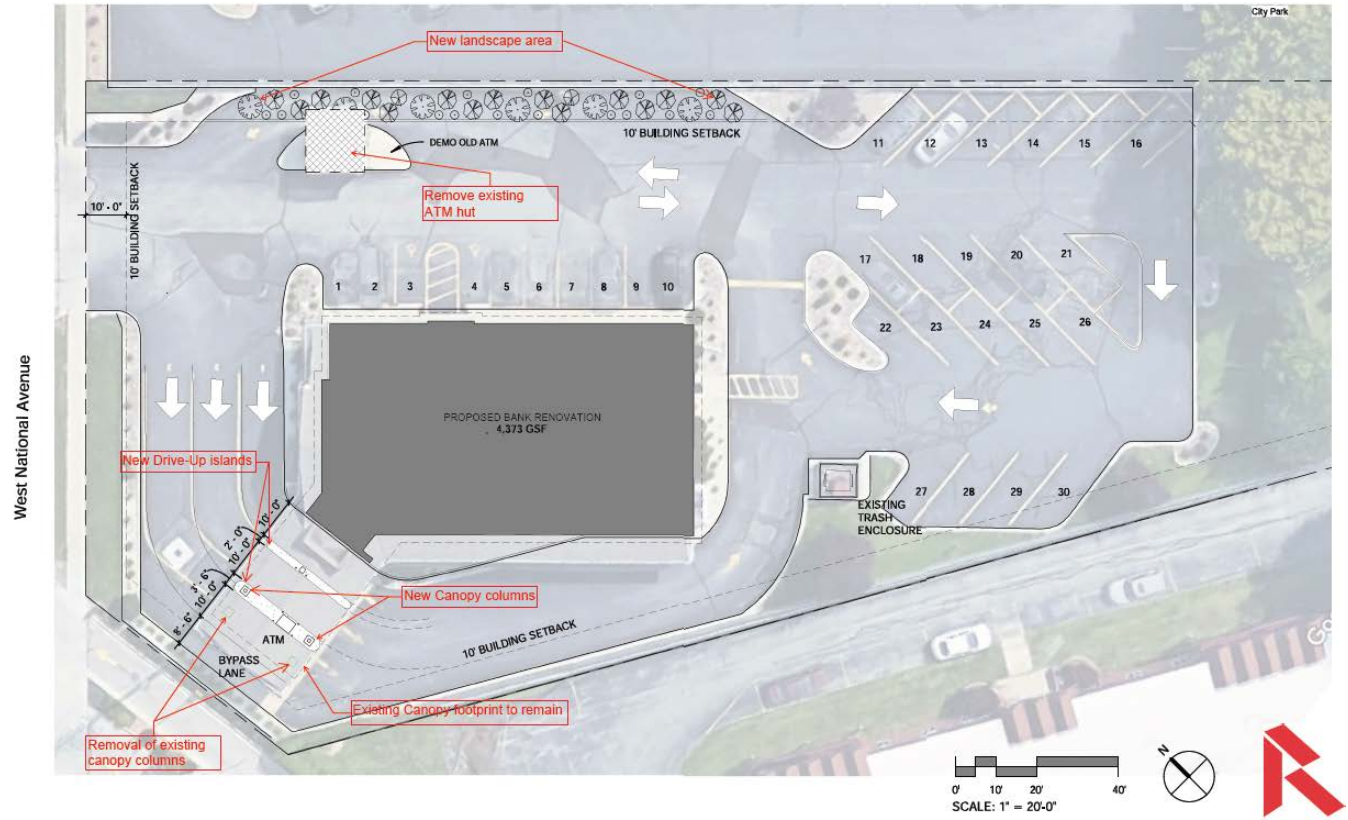
The site is zoned C-4 Regional Commercial District, which allows for financial institutions. The previous uses have all been banks dating back to 1990's. Prior to that the property was a Heinemann's candy shop and originally built for a Bonanza restaurant.



Site, Landscaping and Architecture

The site improvement project description submitted for Plan Commission consideration includes the following details:

1. Removal of and existing ATM structure
2. Removal of pavement on the north site of the building to install a new planting bed with landscaping screening along the north property line. The new landscape be will be widened towards the south to allow a 26 ft drive lane from curb face to the edge of parking stalls located on the north side of the building.
3. Removal of two existing columns at the drive-up canopy and addition of two new columns. The new columns will be installed towards the inside of the canopy with the intent of providing wider drive-up lanes. New columns materials to match existing (See drive up columns picture below).
4. Addition of new drive-up islands with new banking equipment under the existing drive-up canopy.
5. Existing drive-up canopy to remain as is. New aluminum vented ceiling soffit panels will be provided. New soffit panel color will match existing soffit panels.
6. No changes to the existing building exterior will be done.



NEW LANDSCAPE AREA

19092



ATM STRUCTURE TO BE REMOVED



NEW COLUMNS WILL MATCH EXISTING SHAPE AND MATERIALS





Signage

A new signage plan and permit will be submitted separately and may be considered administratively per the signage ordinance. The site currently has a remnant monument sign which appears generally consistent with the sign ordinance. Like the rest of the site, landscaping maintenance will be conducted to eliminate weeds, dead plants and infill gaps in landscaping.

Recommendation: Recommend approval of the Site, Landscape and Architectural Plans for site and architectural changes to the existing bank building located at 10725 W. National Ave., submitted by Tim Dively of Peoples State Bank and Nelson Luna of the Redmond Group (Tax Key No. 519-0001-014) subject to the following conditions being satisfied:



(Items 1-3 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, Screening and Architectural Plans being submitted to and approved by the Department of Development to show the following: (a) the proposed landscaping area on the east side of the site to be widened to allow for a 24-ft access aisle (between new landscaping and east storefront parking). Provide dimensions on the site plan with respect to the width of the landscaping bed and a curb detail; (b) confirmation on the location of the guardrail on east boundary. If located on site the guardrail should be removed;

(c) additional landscaping details of replenishing existing landscaping areas on site. Contact Steve Schaer, Planning Manager at 414-302-8460 with questions.

2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steve Schaer, Planning Manager at 414-302-8460.
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. The security form shall be submitted to and approved by the Department of Development, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, Planning Manager at (414) 302-8460.

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

4. Signage plans being submitted to the Department of Development.
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.