



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 26, 2023
6:30 PM

Watch: <https://www.youtube.com/user/westalliscitychannel>

4. Site, Landscaping, and Architectural Design Review for West Allis Dental Office, a proposed Medical Clinic, at 8001 W. National Ave. (Tax Key No. 452-0703-001)

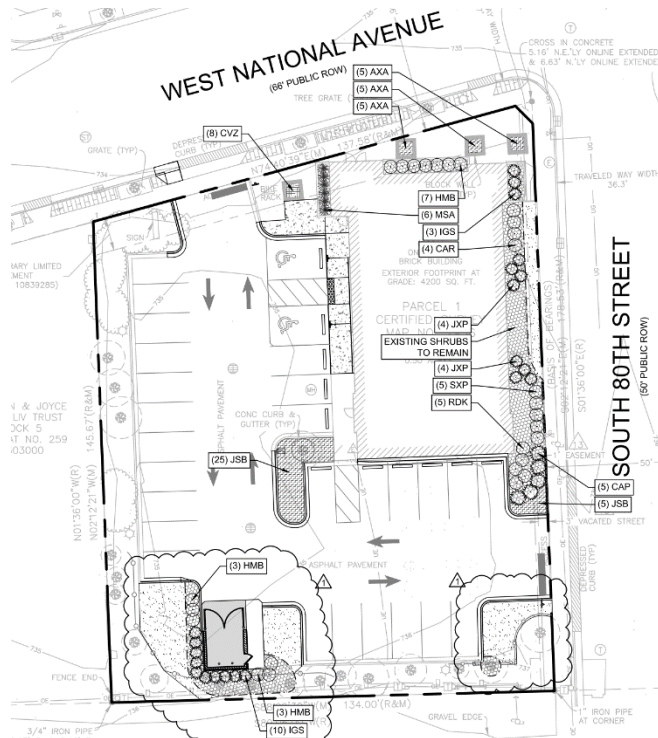
Overview and Zoning

8001 W. National Ave. is the former site of Pyramax Bank. The applicant is representing a group seeking to redevelop the property into a professional dental office. Construction is estimated to begin October or November and the estimated completion date is March 2024.

Hours of Operation:

5-6 days a week and 8-10 hours a day

8001 W. National Ave. is zoned C-2. Neighborhood Service is a Permitted Use in the C-2 zoning district.



Site Plan

The applicant is proposing several changes to the existing site. The drive-through canopy, ATM, and drop boxes will be removed and replaced with parking.

The applicant initially proposed increasing the number of vehicle parking stalls from 21 to 31 including a 2nd ADA stall. Staff recommended reducing the number of non-ADA stalls to accommodate without exceeding peak projected demand. The applicant agreed and adjusted the level of parking to 28 total stalls. Medical uses have no maximum parking requirements.

Additionally, the refuse enclosure will be removed and replaced in a slightly different position with design to match the building.

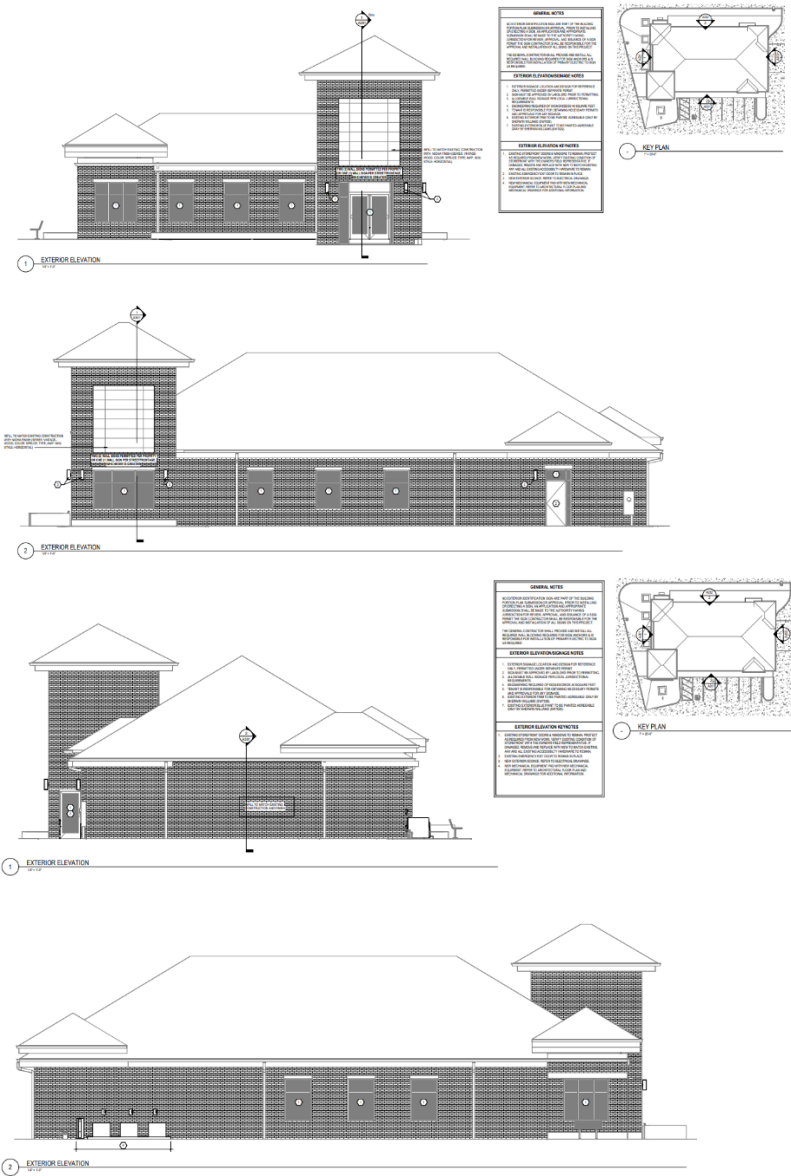
Landscaping Plan

New plants will be added, primarily along the East property line, to complement the existing shrubs.

Architectural Plan

The applicant is also proposing several building improvements. Proposed changes include replacing the shingle roof, updating signage, refreshing the exterior and modifying the tower.

The tower will be modified by infilling the former Pyramax sign element with nichiha finish. Additionally, the former drive-through window will be infilled with brick to match the existing exterior.



Design Guidelines

The proposed project is considered a minor redevelopment. Compliance with the design guidelines is not mandatory, but the guidelines serve as a framework for review. Relevant guidelines include:

- 1biv. Additions: New addition infill will match existing.
- 2ai. No blank walls: Blank rear wall created due to removal of ATM and canopy but faces rear of property.
- 2cii. Utilities and Services: Improved refuse enclosure to match building, well-placed on rear of property.
- 2biii. Reduce Impervious Surface: Removal of Southern parking spots decreases impermeable surfaces on lot.

See attached Plan Commission checklist.


Recommendation: Approve the Site, Landscaping, and Architectural Design Review for West Allis Dental Office, a proposed Medical Clinic, at 8001 W. National Ave. (Tax Key No. 452-0703-001) subject to the following conditions:

1. Dead and missing plants be replanted in accordance with approved landscaping plans.
2. Any changes to driveway connections to public right-of-way require appropriate permits.

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	