



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 23, 2024
City Hall, Room 128
6:00 PM

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

2A. Conditional Use Permit for proposed restaurant use, within the former bank at 6125 W National Ave.

2B. Site, Landscaping, and Architectural plan for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel: 439-0369-001).

Overview & Zoning

The former West Allis State Bank was designed by Charles Lesser and constructed in 1912, with an addition in 1925 designed and built by the Hinckley Company. The Neoclassical-style building has a triangular, “flatiron” form that faces west toward the six-point intersection of W. National Avenue, W. Greenfield Avenue, and S. 62nd Street. The current owner is breathing new life into the currently vacant building through a proposed restaurant use.



The proposed renovations will enlarge the second floor and add new ADA features, a full building sprinkler system, and new bathrooms to serve the new restaurant and bar occupancy. The restaurant and bar will be operated by an independent operator that is yet to be determined. The restaurant zoning occupancy is being pursued to ease in the preparation for the future restaurant operation by others.

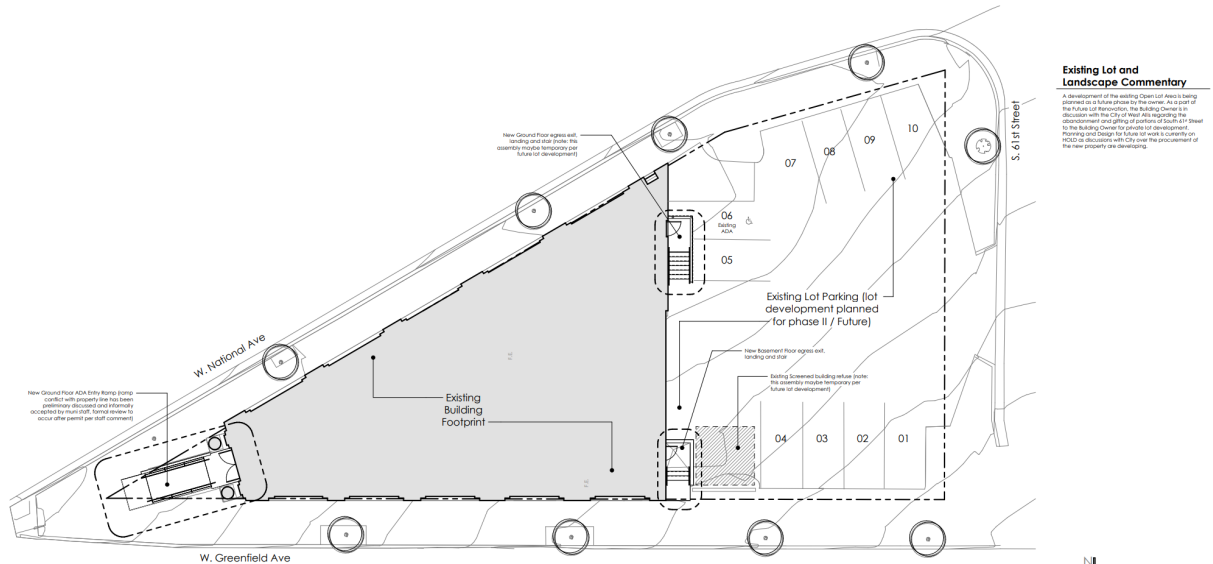
The property is zoned C-3. Restaurants are considered a Conditional Use in the C-3 district. The proposed operations of business are 10:30 AM to 2:00 AM daily.

Site Plan

The site currently consists of an existing building that forms a triangle at the intersections of National Ave and Greenfield Ave. An existing parking lot is directly east of the building. Access is provided off S 61st. St. Due to traffic safety concerns, the vacation of S. 61st St. is proposed to eliminate cross-access between National Ave. and Greenfield Ave. This street vacation will allow the properties at 6125 W. National Ave. and 6030 W. Greenfield Ave. to receive equal portions of the existing right-of-way. The additional land for the property is proposed for site changes. This includes an outdoor patio and changes to parking area. The existing parking area shows 10 stalls currently. Restaurants uses are permitted a maximum of 1 stall per 150 sq. ft. of gross floor area

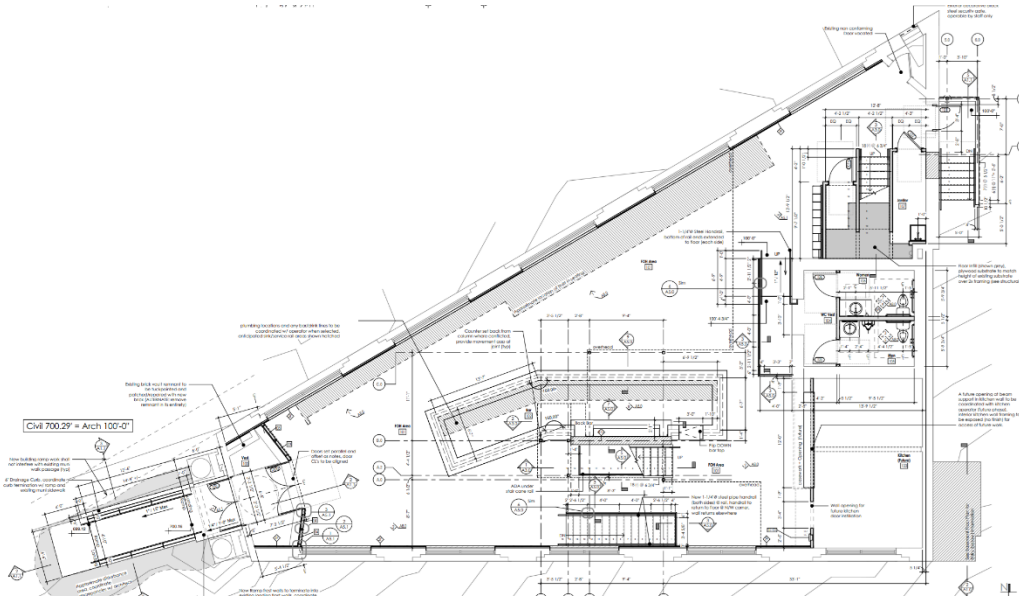
(except storage rooms). The square footage of the restaurant space provides a maximum of roughly 33 parking stalls.

The proposal provided at the time of this staff report includes limited site changes. The project will introduce a new ADA-compliant entry ramp and additional egress exits on the ground floor. Per the applicant, there are plans for a more profound renovation to the existing site, however, they are waiting to begin more comprehensive design work until S. 61st St is vacated. Plan Commission will be provided the opportunity at a succeeding meeting to review and grant a decision upon these site changes.



Floor Plan

The proposed renovations to the existing building at 6125 W. National Avenue include several significant upgrades aimed at improving accessibility, safety, and functionality. Access to the building is provided via egress exits on both the ground and basement floors, situated along the eastern side of the building. The project will also introduce an ADA-compliant entry ramp as the western entrance. The first floor shows a wide-open area with a bar dominating the center. Tables and chairs dot the interior of the building to provide seating for patrons. Going further into the building is an area for a future kitchen on the southeastern portion of the building. Directly next to the kitchen area are two separated bathrooms. The north portion of the building shows a staircase that provides access to a proposed second floor level. The second level will provide a mezzanine with views of the first floor. Additional seating and two additional bathrooms can be found on the second floor. The basement floor plan shows updated storage areas along with a future prep kitchen location. Access to the basement is provided via an existing stair to the first floor. The property's slope, with the eastern side higher than the western side, allows for an outdoor entrance/exit at the southeast corner of the building, which can be accessed by a short set of stairs.



Design Review Guidelines:

At this time design review guidelines will not be required due to only the use being considered for approval. However, Design Review Guidelines will be considered for the Site, Landscaping, and Architectural review guidelines that are to follow at a succeeding Plan Commission meeting.

Recommendation: Approve the Site, Landscaping, and Architectural plans for Old Bank Renovation, a proposed Restaurant use, at 6125 W National Ave. (Tax Key Parcel: 439-0369-001).

(Item 1-3 is 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. Common Council approval of the Conditional Use Permit (November 12, 2024)

2. A Site, Landscaping, Architectural Plan being submitted to Planning & Zoning to show a) proposed site changes including but not limited to refuse area improvements, parking modifications, addition of patios or other outdoor seating areas, etc. b) landscaping updates to the property c) maintenance and renovations to the exterior of the existing building d) any lighting updates or improvements to ensure compliance with West Allis Municipal Code
3. A grant of privilege being applied for the installation of any ADA ramp, structure, or other encroachment within the public right-of-way