



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, June 26, 2019  
6:00 PM**

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

- 4. Site, Landscaping and Architectural Plans for WaterStone Bank, an existing bank, located at 10296 W. National Ave., submitted by Al Scheinpflug, d/b/a WaterStone Bank SSB. (Tax Key No. 485-9990-012)**

**Overview & Zoning**

Al Scheinpflug, on behalf of WaterStone Bank, is proposing to make both interior and exterior building alterations, as well as landscape and signage improvements, for the property located at 10296 W. National Ave. The parcel is 0.715 acres and is zoned C-4 Regional Commercial District. Banks are a permitted use in the C-4 District.



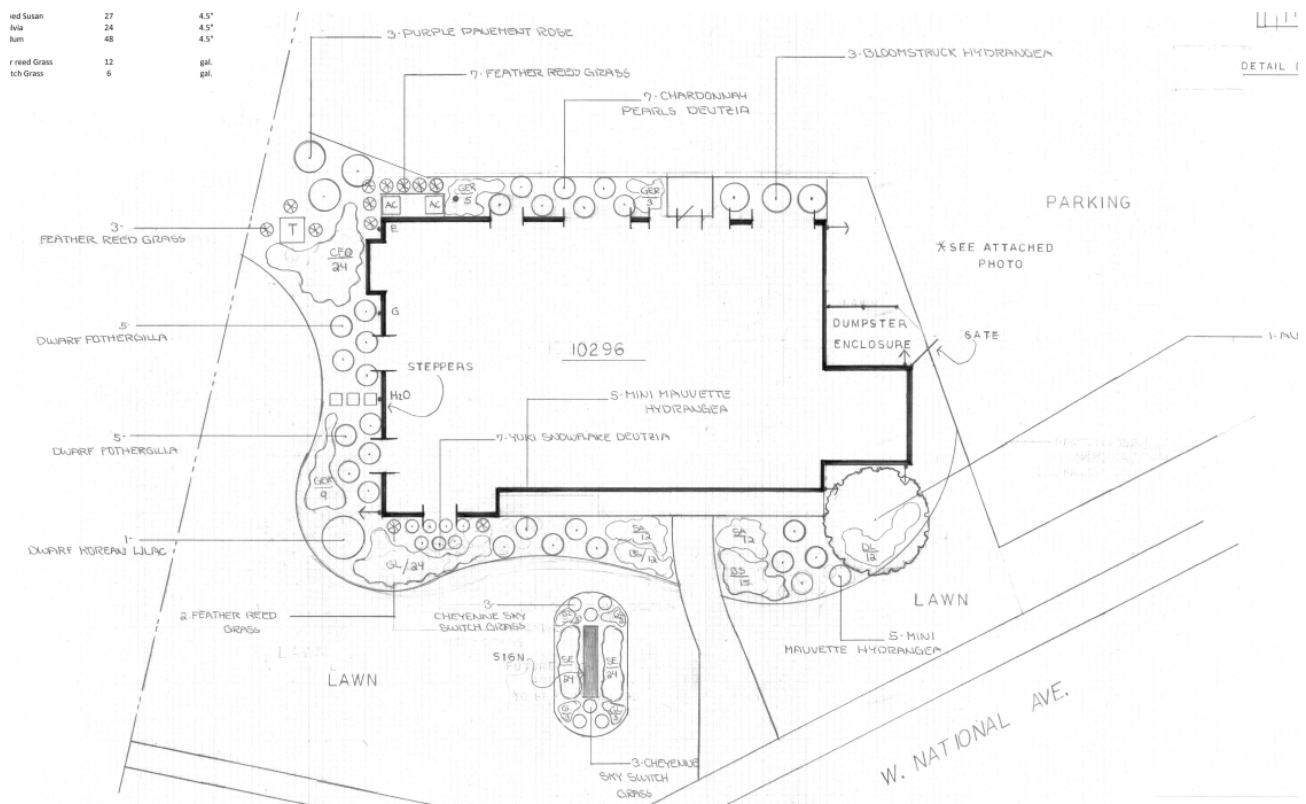
**Site, Landscape, and Architectural Plans**

The primary exterior building renovation is a roof replacement, including the removal of the three dormers on the front of the building for aesthetic purposes. Additionally, the non-conforming pole sign will be removed.





The applicant submitted an updated landscape plan, which includes a variety of shrubs, perennials, and grasses around the perimeter of the building and around a new proposed monument sign. An enclosed dumpster area will also be added to the site.



Banks are required to have one (1) parking space for every 300 sq. ft. of gross floor area. The existing building is 2,604 sq. ft., which requires this location to have nine (9) parking stalls. The existing parking lot has 22 parking stalls, including one (1) accessible stall, as required. No changes to the parking area are proposed.

## Signage

The applicant is also proposing new building signage. Signage is intended to be within the existing sign regulations and limits and may be approved at the staff level.



**Recommendation:** Recommend approval of the Site, Landscaping and Architectural Plans for WaterStone Bank, an existing bank, located at 10296 W. National Ave., submitted by Al Scheinflug, d/b/a WaterStone Bank SSB. (Tax Key No. 485-9990-012), subject to the following conditions:

(Items 1 through 3 are required to be satisfied prior to any work being done that is associated with the proposal being reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) property lines, parking areas, and existing drive locations. Contact Katie Bennett, Planner at (414) 302-8463 with questions.
2. An estimated cost of landscaping and parking lot improvements, for both the initial plan and the contingency plan, being submitted to the Development Department for approval. Contact Katie Bennett, Planner at (414) 302-8463 with 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 costs of parking and landscape improvements be executed by the applicant prior to the issuing of a building permit. Contact Katie Bennett, Planner at (414) 302-8463 with questions.

(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.