



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, May 23, 2018
6:00 PM

ROOM 128 – CITY HALL – 7525 W. GREENFIELD AVE.

4. Site plan amendment for proposed site changes to North Shore Bank, an existing financial institution with a drive-through, located at 10533 W. National Ave. submitted by Mike Peine, architect and David Kane of North Shore Bank (Tax Key No. 519-0002-006).

Overview and Zoning

The applicant is proposing to install new Interactive Teller Machines at the drive thru area of North Shore Bank, located at 10533 W. National Ave. As part of installing new Interactive Teller Machines, the applicant is proposing to reorient the directional flow of the drive thru teller bays.

The property is currently zoned C-4 Regional Commercial District.



Total project costs are estimated at \$6,000.

Site, Landscaping and Architectural Plans

In addition to installing new Interactive Teller Machines, the applicant is proposing to reconfigure the current directional flow of the drive thru, and remove one of the three drive thru lanes. The third lane will be abandoned and not used.

The major concern necessitating the proposed site changes is related to sun glare on the Interactive Teller Machines. The applicant has looked at different ways to address the glare issue, and completed a sun study to future examine problematic times of day. From the sun study the project team gleaned that the problematic time of day for glare is afternoon through evening hours. A winter date (December 1st) and a summer date (June 1st) were looked at for the sun study.

After completing the sun study, the project team explored reorienting the traffic flow. The current flow accesses the Interactive Teller Machines from the north of the canopy, and exits to the south. The proposed flow would have customers enter from the south of the canopy, and exit to the north. Having customer traffic flow from south to north, as opposed to

North Shore Bank, West Allis
Vehicle Count Existing Drive-Through

West Allis Customer Drive-up Traffic Counts
 Daily Ave Unit 711 Daily Ave Unit 712

Time of Day	Total # of Transactions	Total # of Transactions
12:00 AM	0	0
1:00 AM	0	0
2:00 AM	0	0
3:00 AM	0	0
4:00 AM	0	0
5:00 AM	0	0
6:00 AM	1	1
7:00 AM	1	1
8:00 AM	2	3
9:00 AM	3	3
10:00 AM	3	4
11:00 AM	4	4
12:00 PM	4	4
1:00 PM	4	5
2:00 PM	4	4
3:00 PM	4	5
4:00 PM	5	5
5:00 PM	4	4
6:00 PM	3	3
7:00 PM	2	1
8:00 PM	1	1
9:00 PM	1	0
10:00 PM	0	0
11:00 PM	0	0
Total	44	48

Data: November - February 2017 - 2018

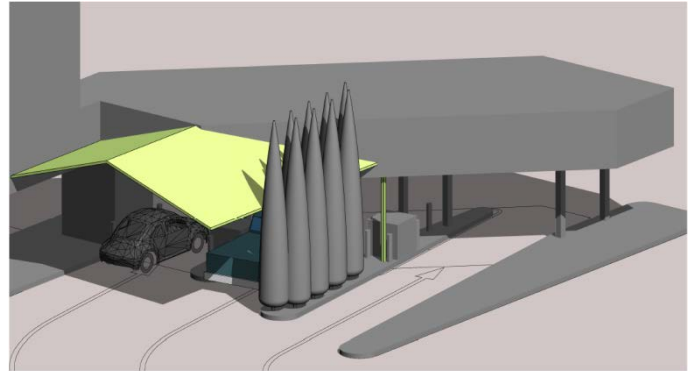
north to south, would address glare issues, according to the sun study.

Staff, including Planning and Engineering, has concerns with the proposed drive thru reconfiguration. The easternmost bay, which abuts the building, would allow for only one vehicle to be queued in line without blocking the alley. This is especially problematic with the third drive thru bay being eliminated, which will likely result in more activity and congestion in the two bays in operation.

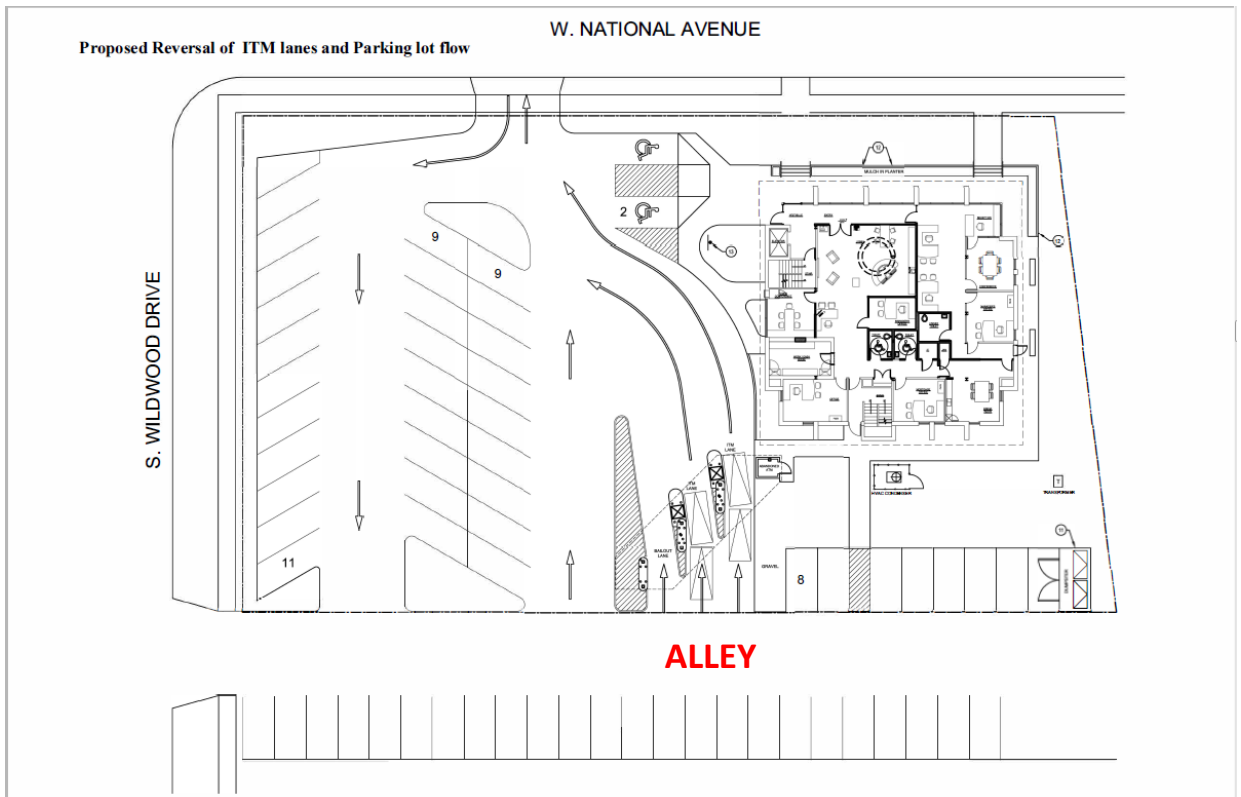
To address staff concerns the applicant looked at constructing an addition to the current canopy and planting tall shade trees, while keeping the current north to south traffic flow. According to their sun study, the addition to the canopy and shade trees would still not address the glare issue. At this time, the applicant is not proposing this option.



NSB WEST ALLIS BRANCH
DRIVE-UP SUN STUDY
12-01-18 2PM



NSB WEST ALLIS BRANCH
DRIVE-UP SUN STUDY
06-01-18 3PM



According to the applicant's sun study, reorienting the traffic flow from north to south, to south to north would best address the ongoing glare issue for customers going through the drive through. However, in examining their study, the times of day differed for the current study and the study of the proposed reconfiguration. The analysis of the current configuration was on two different dates between 12pm and 4pm, compared to the proposed reconfiguration which was from 7am to 12pm. Since the two scenarios were not compared using the same time frame, it is hard to conclude that reorienting the traffic flow will address glare issues, while also not blocking alley access.

Staff is recommending denial of the current proposed site changes based on the concerns related to accessing the alley. While the project team did examine other options to address the glare issue, staff feels that other options that would maintain the current north to south traffic flow have not been thoroughly analyzed. At this time, staff is recommending additional options showing increased landscaping and screening, or moving the Interactive Teller Machines further south to increase shading of the machines.



Recommendation: Denial of the proposed site changes to North Shore Bank, an existing financial institution with a drive-through, located at 10533 W. National Ave. submitted by Mike Peine, architect and David Kane of North Shore Bank (Tax Key No. 519-0002-006).

1. The proposed re-routing of the drive thru lanes has the potential result of cars in queue blocking the alley right of way if there is more than one car in the waiting queue.
2. Other screening options to maintain the existing configuration to address the glare issue on the teller machines should be further explored.