

STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 27, 2018
6:00 pm
City Hall – Room 128– 7525 W. GREENFIELD AVE.

2. **Revised 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

This item was before the Plan Commission last month and held to allow the applicant and staff more time to solve concerns of proper stacking and design elements of the proposed ITM lanes.

A revised site plan and architectural concept have been submitted for Plan Commission consideration and staff feels that the revision will meet with the approval of the Plan Commission.



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.

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 primary revision to the plan includes:

1. Providing two ITM lanes and increasing the amount of vehicle stacking from 2 vehicles to 4 vehicles per lane.
2. Adding a central landscaping island between the two new ITM lanes.
3. Demolishing the existing canopy attached to the building. Installing a 2 new canopy structures over each ITM terminal. Each new canopy would be independent of the main bank building.
4. Re-orienting the parking lot field from 60 degree angle parking to 90 degree parking. New landscaping islands will be installed within the parking lot area.

**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

Staff is recommending approval of the revised site plan subject to the conditions noted in the staff recommendation below.

Recommendation: Approval of the Revised 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) 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 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) provide a landscaping plan for the property and show infill landscaping within the island between the new ITM's (include trees and perennials); (b) at the south end of the parking lot, and within the center row of parking, internalize vehicle access between parking rows within the parking lot. (c) expand the south landscaping islands; (d) provide architectural details of the new ITM canopy structures so as to complement the main building; (e) repair rutted surface conditions within the landscaping island just east of the entrance to the drive-thru area; (f) a refuse enclosure and details being provided; (g) an implementation schedule being provided. Contact Steve Schaer at 414-302-8466 with further questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.
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 attached security form shall be submitted to and approved by the Building Inspection and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Steve Schaer, City Planner at 414-302-8466.