



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, July 23, 2025
6:00 PM

6. Site, Landscaping, and Architectural Design Review for Tri-City Bank, an existing General Service use, at 10909 W. Greenfield Ave. (Tax Key No. 448-9996-002)

Overview and Zoning

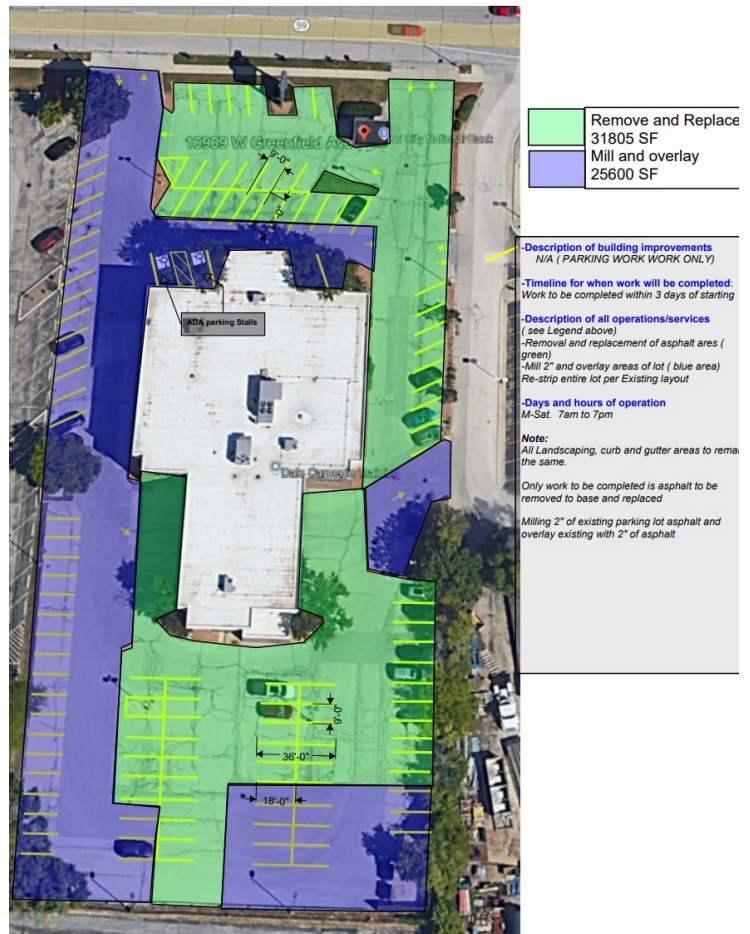
Tri-City Bank at 10909 W. Greenfield Ave. has submitted a proposal for the repaving of their existing parking lot area. This improvement triggers plan commission review due to the site changes. The overall scope of work is to remove & replace 31,805 sq. ft. of existing parking lot and mill & overlay the remaining 25,600 sq. ft. of parking lot area. The applicant has indicated that work will be completed within 3 days of starting.

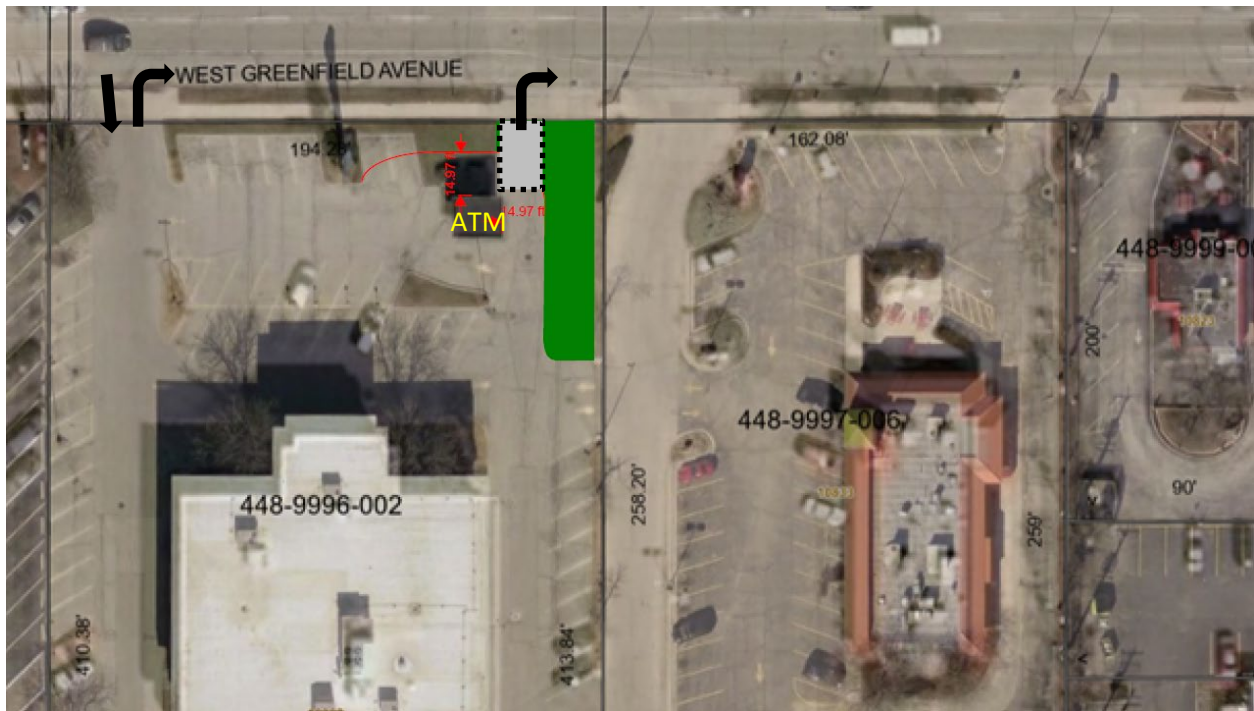
The property is zoned C-3 and is considered a General Service use; a permitted use in the C-3 Zoning district. There are no changes to the operation of the existing business.

Site Plan

The site plan provided by the applicant shows improvements to the 57,405 sq. ft. parking lot. The existing parking lot shows a total of 112 parking spaces. The zoning code limits the number of parking stalls on the site to 101 parking stalls. Staff recommends removal of 11 parking stalls and pavement with landscaping area.

Existing access to the site is provided via multiple points. Access to the parking lot is shown on W. Greenfield Ave in the northeast and northwest corners. Immediately next to the northeast corner access point is a shared driveway. This shared driveway extends south to provide two access points on the east side of the property. Citing traffic safety concerns, the City Engineer is requesting the northeast corner access point be modified. The proximity to the access point directly east contributes to dangerous traffic conflicts. Staff recommends a driveway permit to modify the existing northeast access to a right out only configuration, along with concrete removal to provide additional landscaping area alongside to the east. This retains access to the ATM, while eliminating vehicles from entering the site on the NE corner in conflict with the exiting ATM traffic. A draft concept is shown below.







In a broader effort to increase walkability within West Allis, nearby developments including Festival Foods and Checker's have been required to place internal pedestrian pathways. Currently, Tri-City Bank is not accessible via a pedestrian pathway. Staff recommends the placement of a pedestrian pathway that connects to the existing sidewalk on the north side of the property.

With the additional landscaping on-site, staff will require the submittal of a landscaping plan indicating species and location. No other changes are being proposed as part of this scope of work.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Tri-City Bank, an existing General Service use, at 10909 W. Greenfield Ave. (Tax Key No. 448-9996-002) subject to the following conditions:

1. A revised site & landscaping plan being submitted to the Planning & Zoning office to show a) a total of 11 parking stalls removed to conform with [Sec. 19.44](#) of the Zoning Code b) additional landscaping areas created through the removal of existing pavement with species and locations indicated c) modification of the northeast access driveway to a right out configuration along W. Greenfield Ave. d) an outdoor bicycle rack added e) internal pedestrian accommodations.
2. Street Excavation and Driveway Approach Permits being applied for with the Engineering Department for review.