



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, April 24, 2024
Room 128, City Hall
6:00 PM

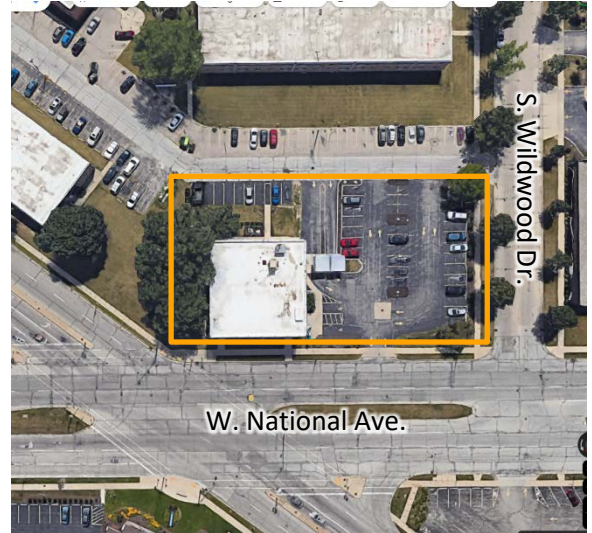
Watch: <https://www.youtube.com/user/westalliscitychannel>

11. Preliminary Site, Landscaping, and Architectural Design Review for North Shore Bank, an existing Neighborhood Service with accessory drive-through service, located at 10533 W. National Ave. (Tax Key No. 519-0002-006)

Overview and Zoning

A new building is proposed to be constructed on what currently is a parking lot for an existing multitenant commercial building at 10533 W. National Ave. North Shore Bank is the flagship tenant of this building. North Shore Bank is proposing to move into the new 1-story building to be constructed. The office space in the existing building may be rented out to other tenants.

The applicant is seeking a preliminary site, landscaping, and architectural review before they proceed further.



The property is zoned C-3. Neighborhood Service uses are permitted uses in the C-3 district. Accessory drive-through service requires a conditional use permit. The business is proposed to be open Sunday through Thursday. The hours of operation are as follows:

ATM – 24/7

Video Tellers (ITM):

M-F: 8am-7pm

Sat.: 8am-5pm

Sun.: 10am-4pm

Branch:

M-Th: 9am-5pm

F: 9am-6pm

Sat: 9am-12pm



Site Plan

On the property currently is a 3-story building on the east side of the parcel and a parking lot on the west portion of the parcel. There are no changes proposed to the existing building. Proposed site changes show a new building in the northwest corner of the parking lot. This 1-story building is to serve as the branch location for North Shore Bank. Per Code, two principal buildings are not permitted on one site. The applicant has been made aware that they will need to split the lot via a Certified Survey Map or apply for a Planned Development if they would like to build an additional principal building. The site is shown with access from W. National Ave. and S Wildwood Dr. Both access points lead into the interior parking lot that is to serve both buildings. The site shows a total of 29 stalls which is a reduction from the current 38 stalls. In addition to a parking lot is an accessory drive-through on the south side of the building to host ITM/ATM machines. The drive-through is accessed on the east portion of the parking lot. A pedestrian connection is shown to W. National Ave. A trash and transformer enclosure is shown towards the rear of the site.



Architectural Plan

The proposed building is to be constructed of high-quality materials including masonry, stone, and fiber cement paneling. An abundance of glazing is shown on the west, north, and east facades. The overall design is aesthetically interesting and interacts with the public realm.




Design Review Guidelines:

The project satisfies the design review guidelines that are required. Some highlights of this proposal include the contribution to the public realm through an active ground floor, enhancement of current site features, and quality building design.

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i. Street wall	<input type="radio"/>	
	ii. Scale	<input type="radio"/>	
	iii. Historic neighbors	<input type="radio"/>	
	iv. Connectivity	<input type="radio"/>	
b. Site	i. Orientation	<input type="radio"/>	
	ii. Unique features	<input type="radio"/>	
	iii. Historic elements	<input type="radio"/>	
	iv. Additions	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i. Tall and clear ground floor	<input type="radio"/>	
	ii. Street edge	<input type="radio"/>	
	iii. Active uses	<input type="radio"/>	
	iv. No blank walls	<input type="radio"/>	
b. Build for People	i. Engaging spaces	<input type="radio"/>	
	ii. Accessible spaces	<input type="radio"/>	
	iii. Built-out site	<input type="radio"/>	
	iv. Pedestrian connections	<input type="radio"/>	
c. Mitigate Impacts	i. Vehicle parking	<input type="radio"/>	
	ii. Utilities and services	<input type="radio"/>	
	iii. Lighting	<input type="radio"/>	
	iv. Fencing	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i. Quality materials	<input type="radio"/>	
	ii. Ground floor	<input type="radio"/>	
	iii. Exterior features	<input type="radio"/>	
	iv. Quality design	<input type="radio"/>	
b. Environment	i. Natural features	<input type="radio"/>	
	ii. Manage stormwater	<input type="radio"/>	
	iii. Reduce impervious surface	<input type="radio"/>	
	iv. Embody sustainability	<input type="radio"/>	