



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 28, 2024
Room 128, City Hall, 6:00 PM

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

2A. Conditional use permit for North Shore Bank, an existing Neighborhood Service with accessory drive-through service, located at 10533 W. National Ave.

2B. 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)

2C. Certified Survey Map to split the existing parcel at 10533 W. National Ave. into 2 parcels. (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.

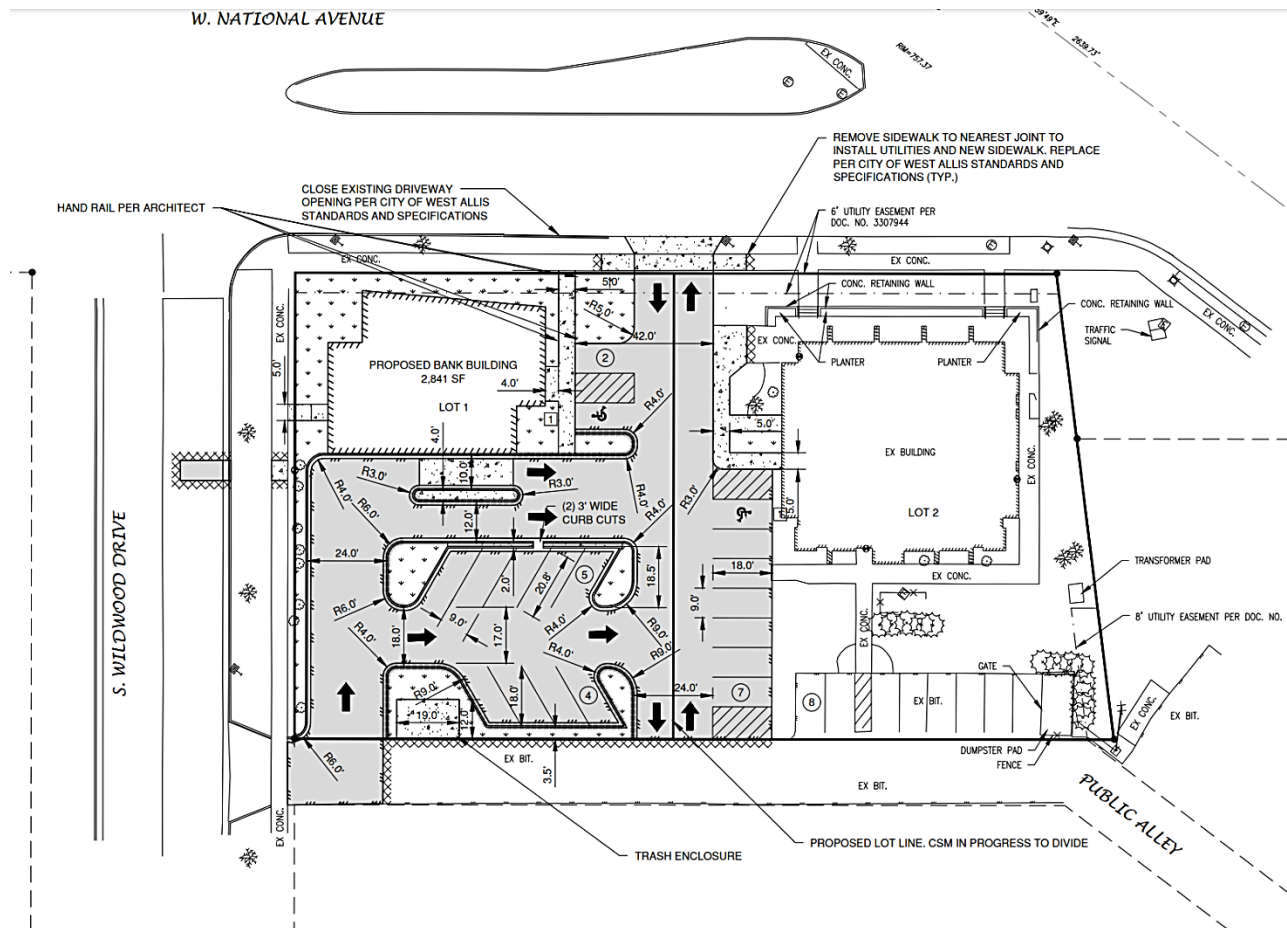
The property is zoned C-3. Neighborhood Service uses are permitted uses in the C-3 district. Accessory drive-through service requires a conditional use permit. The business is proposed to be open Sunday through Thursday. The hours of operation are as follows: ATM – 24/7, Video Tellers (ITM): M-F: 8am-7pm, 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 will be applying for a separate Certified Survey Map to divide the parcel. 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 26 stalls between the two parcels 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.



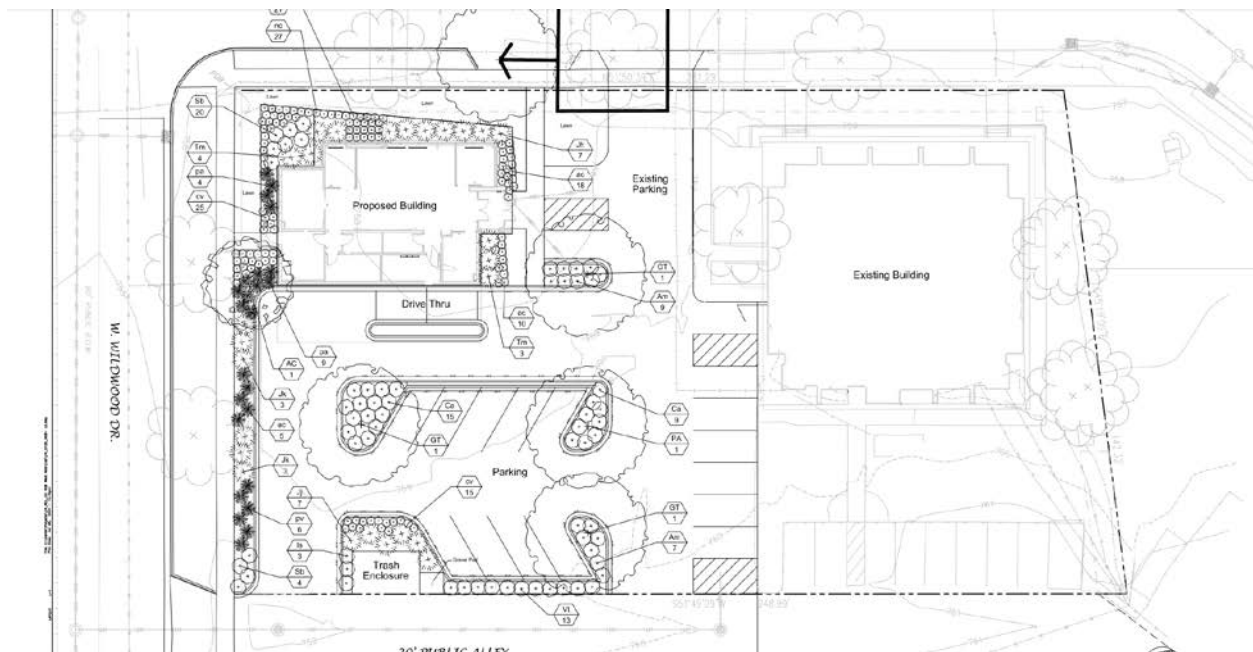
Pending 2026 Street Reconstruction work - replacing sanitary, storm and water on the National Ave project. As part of the WisDOT project, staff notes that the median openings between W. Cleveland Ave. and Hwy 100 will be closed. This will prevent left turns from westbound National Ave. onto Wildwood and from S. Wildwood onto W. National Ave. The intersection will become a right in/right out condition due to the necessary queuing length for the left turns from eastbound National onto westbound Cleveland. While the direct access driveway along National is also proposed to be removed, North Shore Bank has indicated that they will be shifting the driveway away from the intersection, and eliminating alley access points on the south end of their site. Our Engineering Department will be coordinating with North Shore Bank's civil engineer and RA Smith the civil design engineer for the W. National Ave. project on maintaining access to North Shore Bank's new branch along W. National Ave.

A public involvement meeting will be scheduled in the next few months to share the preferred alternative with the public and to address any concerns.



Landscaping Plan

A landscaping plan was provided by the applicant. Buffering the western edge of the parking lot from the sidewalk is a variety of evergreens and grasses. Landscaping continues north wrapping around the proposed building. A mix of perennials, shrubs, and grasses are shown here. Additional landscaping is found within the parking lot islands and around the trash enclosure. One City street tree is proposed to be moved 3 ft west to accommodate a new curb cut entry. The owner of the property must ensure survivability of this street tree.



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.

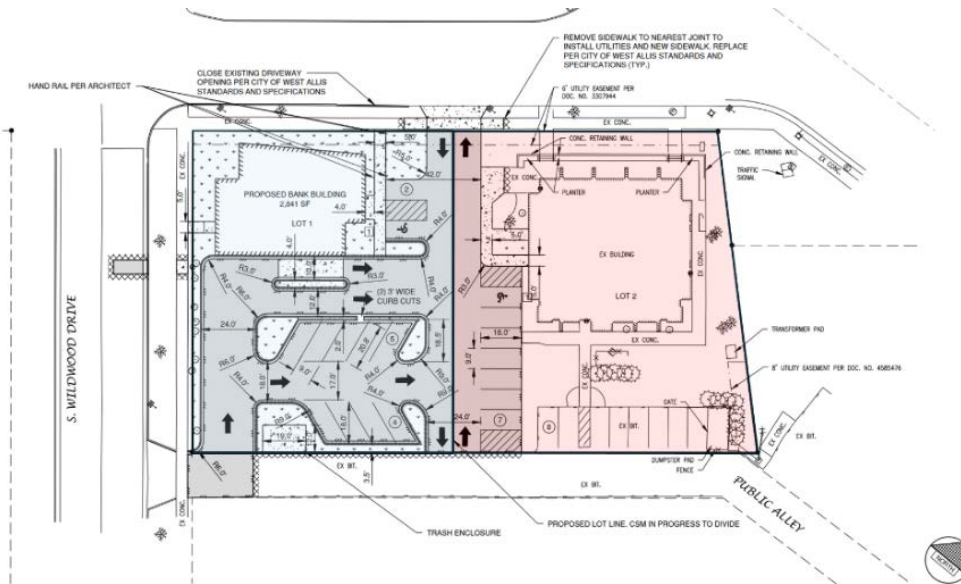


Design Review Guidelines:

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.

Certified Survey Map

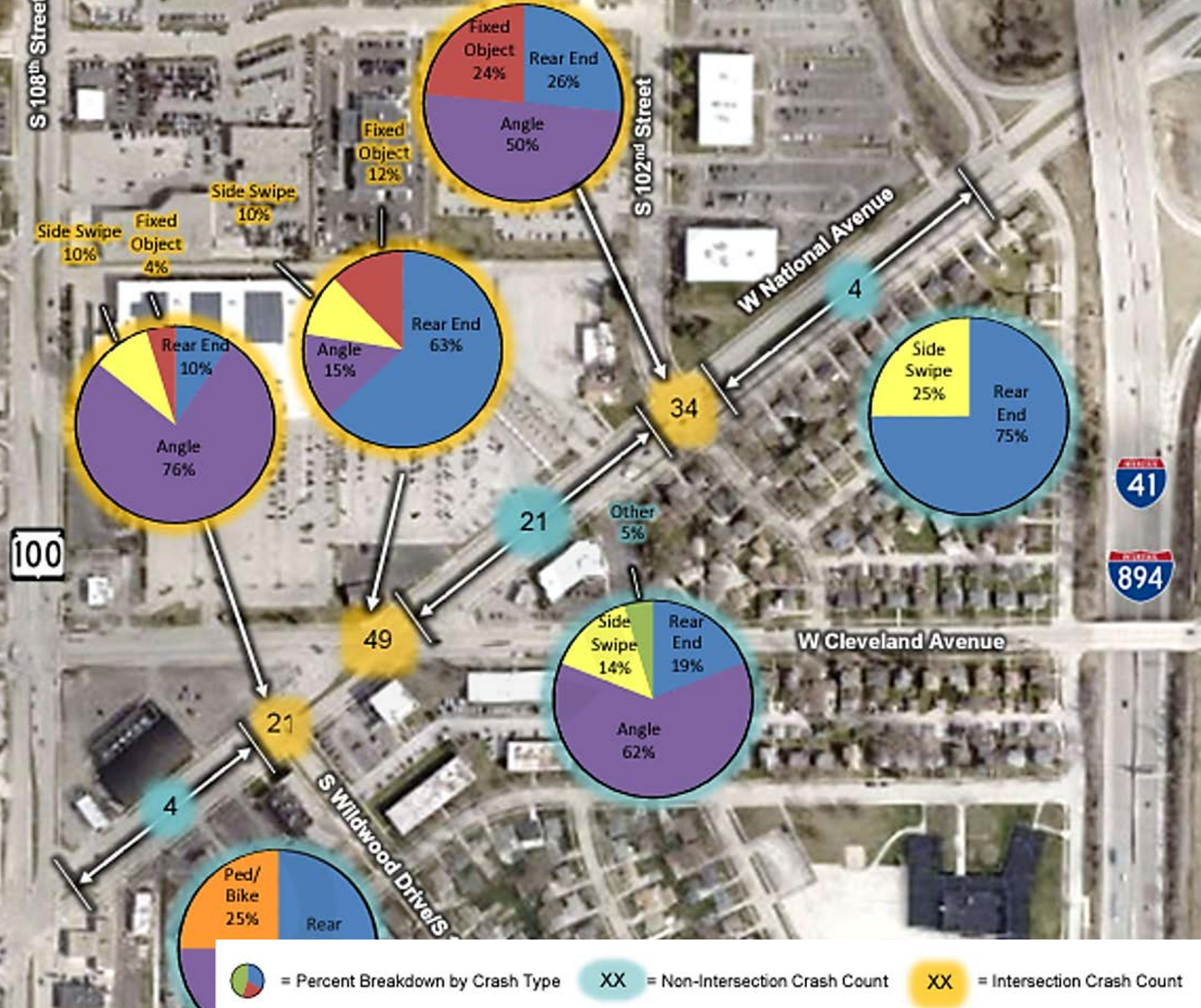
The current parcel is 0.77 acres. The parcel is proposed to be divided into two parcels. The existing building will be located on the proposed east parcel and the proposed building will be located on the west parcel. The existing building and proposed buildings both conform to the standards of the C-3 Zoning district. Additionally, the proposed lots conform to the requirements of the C-3 district.



Recommendation: Common Council approval of the conditional use and approval of the Site, Landscaping, and Architectural Design Review for North Shore Bank, a proposed Food Production use, at 2201 S. 84th St. (Tax Key No. 478-0538-000) subject to the following conditions:

(Items 1-5 required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

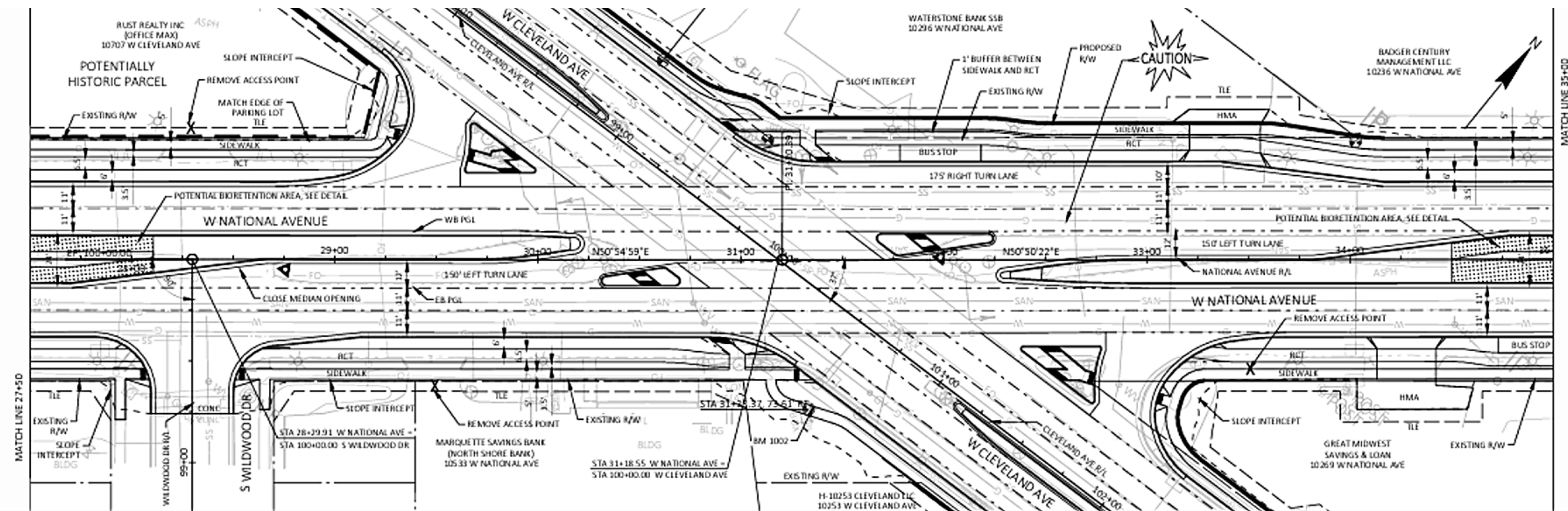
1. Common Council approval of the Conditional Use Permit and Certified Survey Map (Sept 17, 2024).
2. A certified survey map being submitted to the Planning & Zoning office to divide the existing parcel into two parcels
3. A revised site plan being submitted to the Planning & Zoning office showing: (a) coordination of driveway modifications along W. National Ave.; (b) details for a bike rack subject to [Section 19.44](#) of the Zoning Code
4. Compliance with City Forestry standards to ensure survivability of any City trees modified as part of the project
5. A [Street excavation permit](#) being applied for in OpenGov prior to work beginning. Any concrete work in the right of way needs to be completed by a licensed and pre-qualified contractor within the City of West Allis. Contact Greg Bartelme at (414) 302-8367. W. Oklahoma Ave.
6. Signage plans being reviewed for compliance and subject to permitting.





Background Aerial Image Source: Milwaukee County GIS
 Background Aerial Image Date: 2020
 Parcel Boundaries are approximate.

W. National Ave (WIS 100 to 102nd Street) Access Management Recommendations



BENCHMARKS			
NO.	STATION	ELEV.	DESCRIPTION
BM 1002	31+33, 74' RT	177.97	CHISELED BOX N CORNER OF TRAFFIC SIG BOX