



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, January 25, 2023
6:00 PM

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

- 3A. Conditional Use Permit for Chase Bank, a proposed Neighborhood Service with accessory drive-through service, to be located at 2678 S. 108th St.**
- 3B. Site, Landscaping, and Architectural Plans for Chase Bank, a proposed Neighborhood Service with accessory drive-through service, to be located at 2678 S. 108th St. (Tax Key No. 485-9990-009)**
Items 3A and 3B may be considered together.

Overview and Zoning

Chase Bank is planning to operate at the former Boston Market restaurant at 2678 S. 108th St. Changes to the overall site and building encompass the proposal. Chase Bank has numerous locations throughout the Milwaukee area but this will be first branch location in the City of West Allis.

Proposed hours of operations:

M-F: 9 AM-6 PM

Sat: 9 AM-2 PM

The property is zoned C-4. Banks are considered Neighborhood Services which is a permitted use in the C-4 district. However, accessory drive-through services are a Conditional use in the C-4 district. A public hearing before the Common Council will be held following the Plan Commission's review.



Proposed Changes

To prepare the site, Chase Bank proposed several changes to the layout of the Parking lot. Staff noted that the site does not comply with Sec. 19.44(2) of the zoning code. The zoning code allows up to 3 parking spaces per 1,000 sq. ft. of gross floor area open to the public for service uses. Therefore, no more than 8 parking spaces are allowed for this property.

The site was built prior to the adoption of this regulation and is a legal nonconforming use. Because changes are proposed to the noncompliant parking lot, staff requested Chase Bank to eliminate parking stalls to come into compliance with the Code. Chase Bank noted that 8 parking spaces is not enough to fit the needs of the bank. Chase Bank

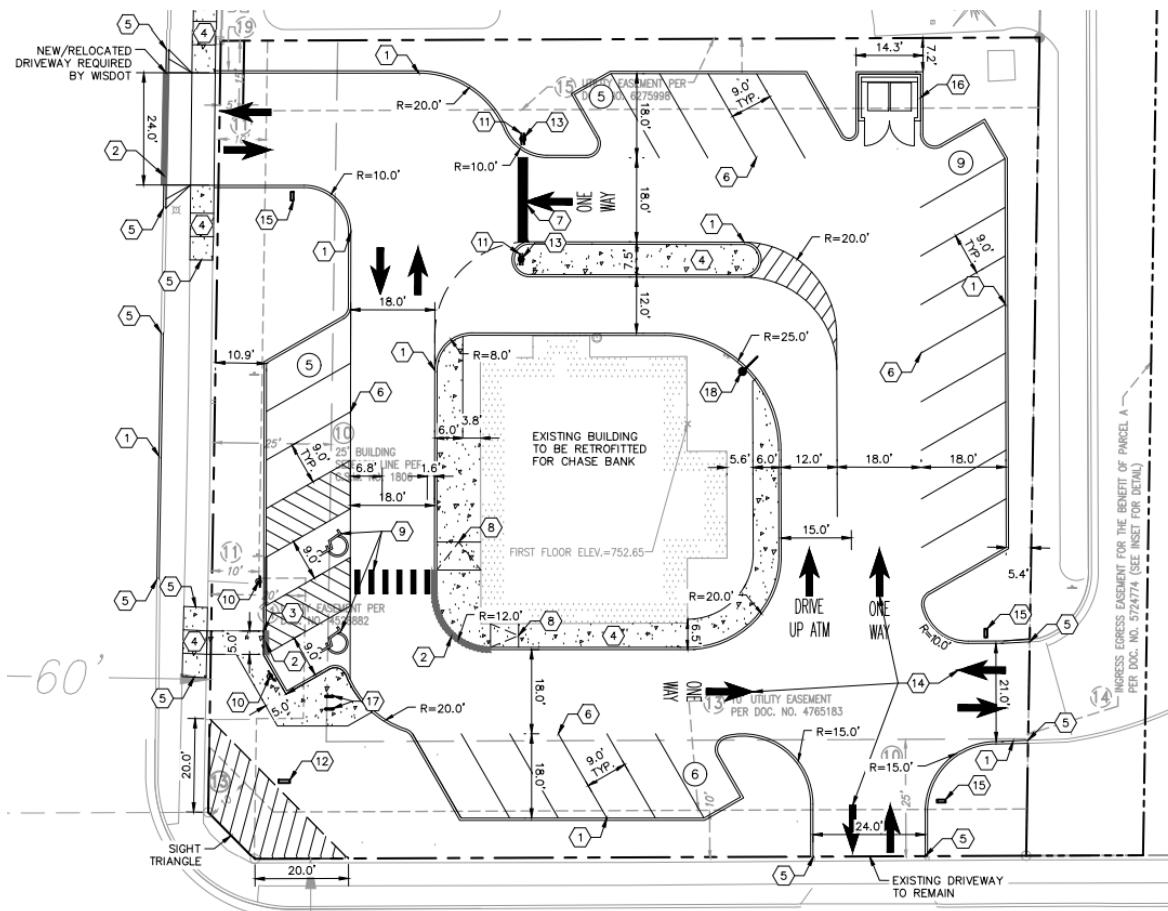
offered to compromise at 25 spaces, a reduction from the sites original 39 spaces. Staff supports this compromise.

This change would re-establish a legal nonconforming use at 25 parking spaces. Common Council is not required to waive the parking requirement because the site is already a legal nonconforming use.

Site & Landscaping Plan

The proposed changes to the parking lot include relocation of the existing curb cut on the west side of the property further north and reorganization of parking spaces. Parking stalls have been removed on all edges of the property with additional landscape areas given on the Southwest corner of the site. A sidewalk connection has been added on the Southwest edge of the parking lot.

Landscape plans have been submitted and include additional landscaping largely on the Western edge and Southwest Corner of the property abutting Highway 100. Existing landscaping is also utilized throughout the site.



Design Guidelines

This project is considered a significant redevelopment which places the project under the requirements of the design review guidelines. Overall, the majority of the objective criteria within the goals of the design review guidelines have been met. Key components met within

the Context goal include maintaining cross access to neighboring properties, addition of pedestrian connections, and the modification of the driveway access to comply with WisDOT guidance. The Public Realm goal is met with several key additional landscaping elements, bike parking, pedestrian connections, and awnings added. Additionally, impacts have been reduced with reduced parking along Highway 100 and landscape buffers have been improved. The lighting plan does not fully comply with the intent to prevent light from spilling over to neighboring properties, however, given the nature of the neighboring commercial lots this issue is minimal. The Quality goal is driven by the replacement of EIFS with higher quality materials, the reuse and adaptation of an existing building, and reduced impervious surface.

See attached Plan Commission checklist and [Design Review Guidelines](#) for further details.

Elevations:





Recommendation: Approve the Site, Landscaping, and Architectural Plans for Chase Bank, a proposed Neighborhood Service, to be located at 2678 S. 108th St. submitted by Terron Wright, The Architects Partnership, Ltd. d/b/a Chase Bank. (Tax Key No. 485-9990-009) subject to the following conditions:


(Item 1 is 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 (I think we need to schedule a date for the public hearing yet).
2. Revised site and landscaping plan being submitted to the Planning and Zoning Office to indicate the following:
 - a. Notation on the site plan to indicate removal of the existing non-conforming pole sign
 - b. Updated landscaping plan being approved by the City Forester.
3. A surety bond or letter or other form of security as required under Sec. 19.13(2)(e) of the Revised Municipal Code in the amount of 125% of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit.

PLAN COMMISSION CHECKLIST


1.

Goal:
Context

Objective	Criteria		Notes
a. Neighbor	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	
b. Site	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	


2.

Goal:
Public Realm

Objective	Criteria		Notes
a. Active Ground Floor	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	
b. Build for People	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	
c. Mitigate Impacts	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	

3.

Goal:
Quality

Objective	Criteria		Notes
a. Building	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	
b. Environment	i.	<input type="radio"/>	
	ii.	<input type="radio"/>	
	iii.	<input type="radio"/>	
	iv.	<input type="radio"/>	