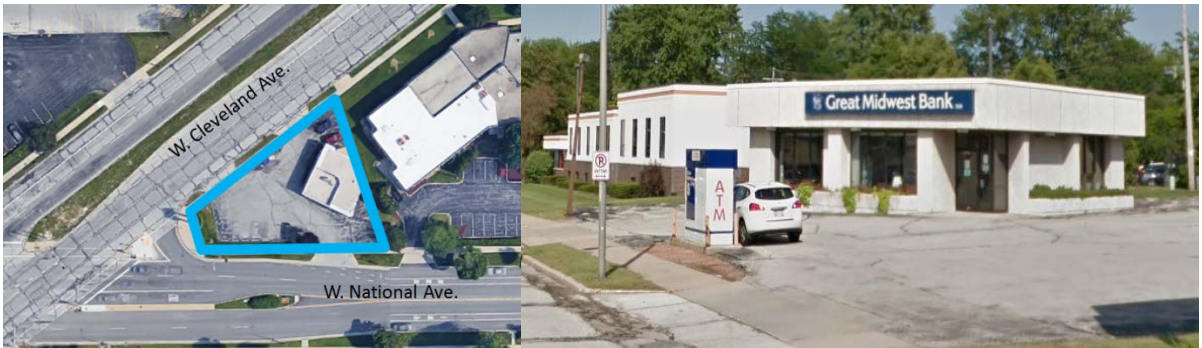




STAFF REPORT
WEST ALLIS PLAN COMMISSION – SPECIAL MEETING
Wednesday, December 12, 2018
5:00 pm
City Hall – Development Conference Room 210
7525 W. GREENFIELD AVE.

1. Site, Landscaping and Architectural Plans for Great Midwest Bank, an existing business located at 10269 W/ National Ave., submitted by VJS Construction Services on behalf of Great Midwest Savings and Loan (Tax Key No. 485-9989-002).



Overview & Zoning

Great Midwest Bank is located at 10269 W. National Avenue. The property is currently zoned C-4 Regional Commercial District. A bank is a permitted use in this district.



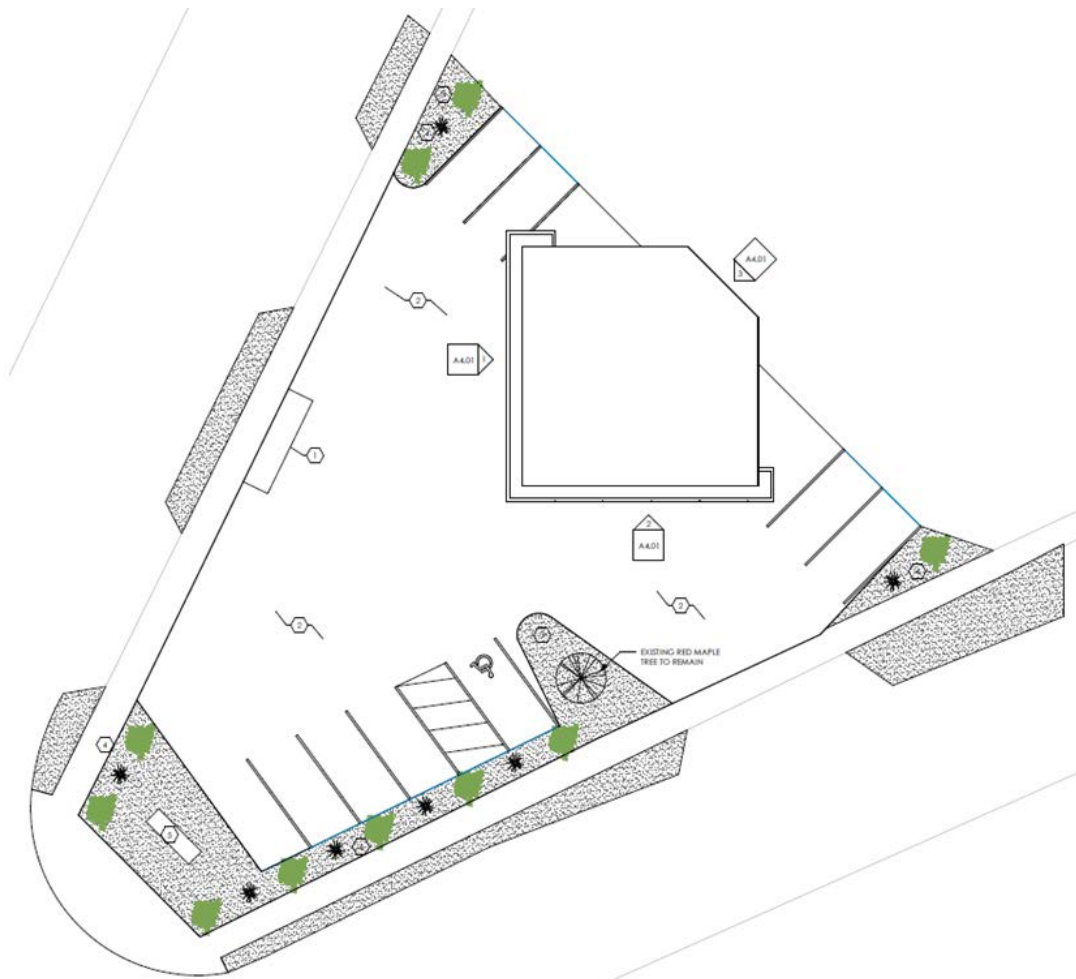
On behalf of the property owner, Great Midwest Savings and Loan, VJS Construction is proposing building façade improvements, removal and replacement of the existing asphalt parking lot (already completed), and landscaping improvements.

Site & Landscaping Plans

Proposed site and landscaping improvements include:

- Demolishing the existing asphalt parking lot;
- Installing new asphalt parking lot and lot striping;
- Repairing damaged curb near ATM;
- Replacing existing asphalt in northwest corner with grass and landscaping;
- Installing 10 spirea plantings and 7 decorative grass plantings on site.

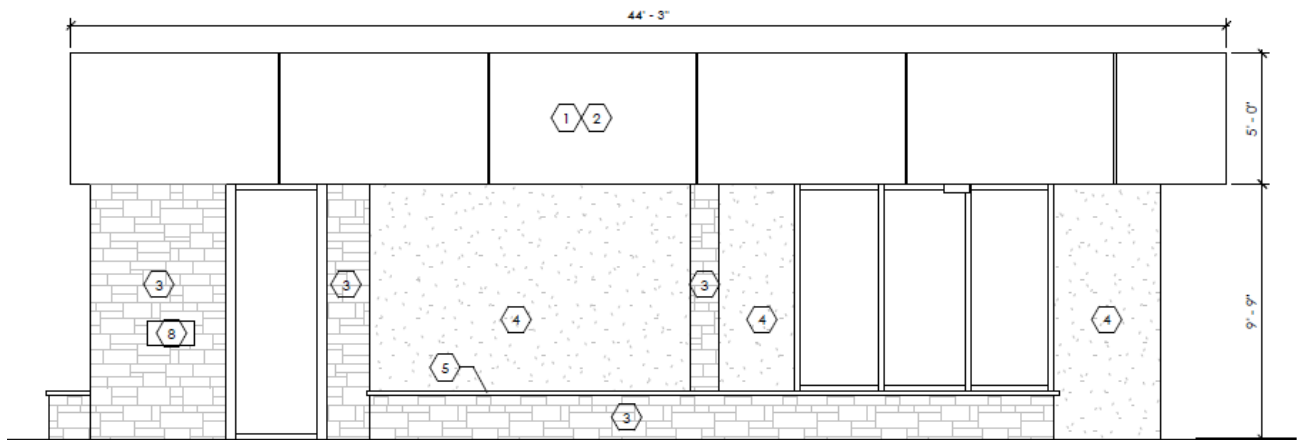
The applicant has indicated that the ATM will be replaced sometime next summer. Once the ATM has been replaced, landscaping will be added between the ATM and sidewalk along Cleveland Ave. Additionally, staff is working with the applicant to update the proposed site and landscaping plan to reflect an increased number and variety of plantings, and to display landscaping adjacent to the future/updated ATM and around the future monument sign. It is expected that the updated plan will be submitted prior to the Plan Commission meeting on December 12, 2018, and that plan updates will be presented by staff at the meeting.



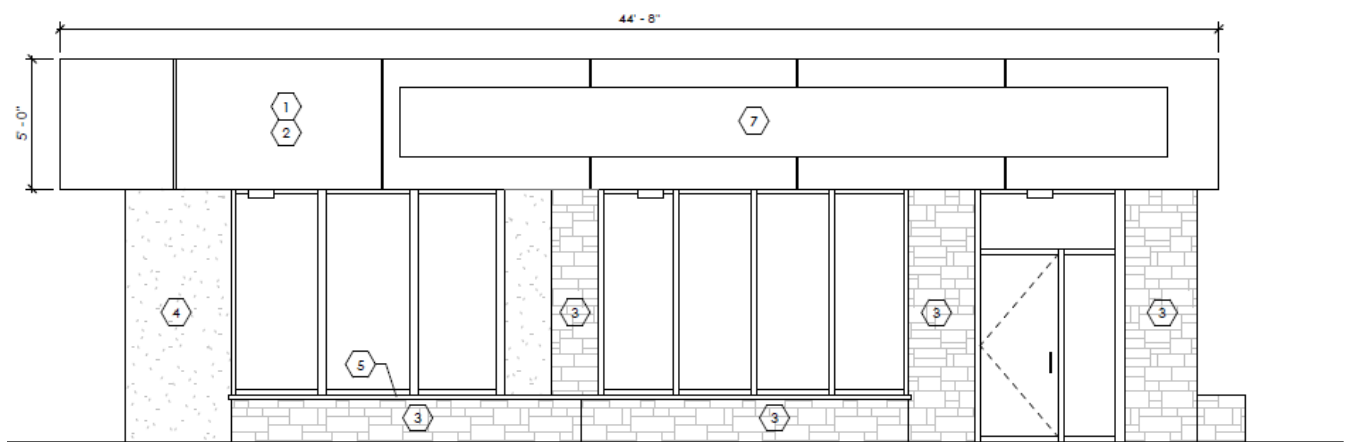
Architectural Plans

Proposed changes to the building's exterior and façade include:

1. Removing existing panels from soffit;
2. Installing new architectural metal panels on soffit (color: aged bronze);
3. A masonry stone veneer for a portion of the façade and planter boxes;
4. Skim coat and colored concrete plaster finish for a portion of the façade;
5. Installing colored concrete cap on planter boxes;
6. Painting existing brick on rear of building to match concrete on front façade.



SOUTH ELEVATION



WEST ELEVATION

Signage

Great Midwest bank currently has a non-conforming pole sign on site and a non-conforming wall sign on the building. As part of this approval process, the applicant has agreed to replace all existing signage within two years of approval to conform to City regulations.



Parking

Banks are required to have one parking space for every 300 sq. ft. of gross floor area. At 1,500 sq. ft., this building is required to have five parking spaces. The proposed plan displays eight parking spaces, including one ADA space. The proposed plan meets the minimum number of required spaces, for both the overall number and the number of ADA spaces.

Recommendation

Recommend approval of the Site, Landscaping and Architectural Plans for Great Midwest Bank, an existing business located at 10269 W/ National Ave., submitted by VJS Construction Services on behalf of Great Midwest Savings and Loan (Tax Key No. 485-9989-002), subject to the following conditions:

(Items 1 through 3 are 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. Revised Site and Landscaping Plans being submitted to the Department of Development to show the following: (a) a greater number and variety of plantings, shown to scale; (b) landscaping area around the future/updated ATM; (c) landscaping around the future monument sign (at minimum 2x sign face per ordinance); (d) a landscaping legend describing the size, quantity, spacing and types of plantings; (e) a note indicating that, should a dumpster be placed outdoors on the site, it will be located within a four-sided refuse enclosure. Contact Katie Bennett, City Planner at 414-302-8463.
2. An estimated cost of landscaping being submitted to the Department of Development for approval. Contact Katie Bennett, City Planner at 414-302-8463.

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 fencing shall be executed by the applicant prior to the issuing of a building permit. The security form shall be submitted to and approved by the Building Inspections and Neighborhood Services Department, relative to the cost estimate as determined in Condition #2. Contact Katie Bennett, City Planner at 414-302-8463.

(Remaining conditions of approval to be satisfied by the property owner within two years of Plan Commission approval)

4. Signage plan provided to Department of Development staff for review and approval.
5. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.