

**Executive Summary – Conditional Use Permit Application
7501 W. North Avenue, Wauwatosa, Wisconsin**

Luther Group respectfully requests approval of a Conditional Use Permit for a proposed drive-thru in connection with the redevelopment of 7501 W. North Avenue in the City of Wauwatosa.

The proposed redevelopment includes construction of an approximately 5,000 square foot BMO branch designed to provide full-service retail banking services with convenient customer access. The new facility will modernize an important existing banking location while maintaining continued service to the surrounding community.

The proposed bank use and associated drive-thru are not anticipated to create significant adverse impacts related to traffic, noise, lighting, or operations. The site has been designed to provide efficient vehicular circulation, safe ingress and egress, and adequate on-site parking. Access points are configured to minimize disruption to surrounding roadways while maintaining convenient customer access. Finally, the drive-thru component represents a continuation of an existing condition currently operating on the site today.

Hours of operation for the BMO branch are anticipated to be Monday through Friday from 9:00 a.m. to 5:00 p.m. and Saturdays from 9:00 a.m. to 12:00 p.m. Approximately 10 employees are expected at the location.

We appreciate our longstanding relationship with the City of Wauwatosa and look forward to continuing to work collaboratively throughout the review process.

Best regards,

Luther Group