



**STAFF REPORT  
WEST ALLIS PLAN COMMISSION  
Wednesday, April 26, 2023  
6:30 PM, Room 128  
West Allis City Hall**

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

**5. Site, Landscaping, and Architectural plans for Culver's**

**Overview and Zoning**

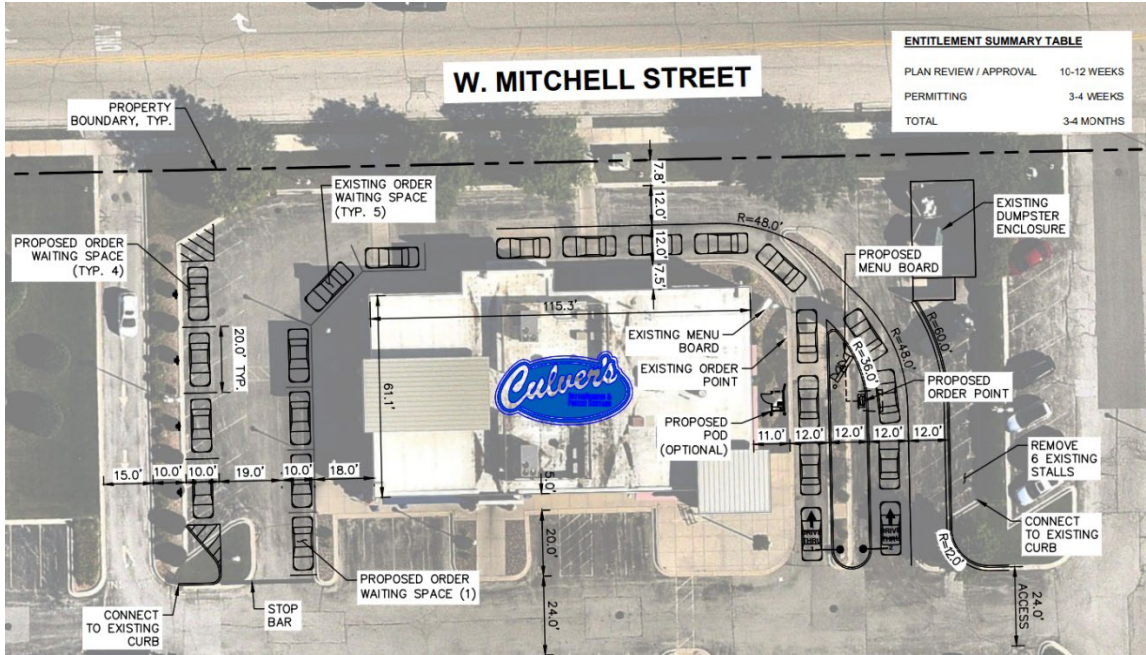
Currently, Culver's operates with a single drive-through. As a means to improve flow of operation and guest experience, the applicant is proposing an additional accessory drive-through lane. All services and operations at the restaurant will remain the same.

The property is Zoned C-3 and is part of a Planned Unit Development. Accessory drive-through service is a conditional use in the C-3 district. The property obtained a Conditional Use Permit for the drive-through service on June 7, 2005.

**Site Plan**

Changes to the site include modifications to existing islands to accommodate necessary signage and speakers, re-stripping and minor curb alterations to facilitate flow for post-window order waiting, and a second drive-through lane directly east of the existing drive-through lane. The proposed changes will eliminate 10 total parking stalls on the site. 43 parking stalls are proposed for the site. Additionally, 5 order waiting spaces will be added on the western side of the lot bringing the total number of waiting spaces to 10. There are no other changes to the site proposed. There are no proposed changes to the existing landscaping on the site.





**Design Review Guidelines:**

Project is not considered a new development or significant redevelopment due to minimal proposed site changes. Design guidelines are not mandatory but serve as a framework for review.


See attached Plan Commission checklist.

**Recommendation:** Approve the Site, Landscaping, and Architectural plans for Culver's, and existing restaurant with drive-through service, at 1672 S. 108<sup>th</sup> St. (Tax Key No. 449-9981-011)

# 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"/>	