



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, June 28, 2023
6:00 PM

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

- 4A. Conditional Use Permit for Caribou Coffee, a proposed Restaurant with accessory drive-through service, at 10200 W. National Ave.**
- 4B. Site, Landscaping, and Architectural Design Review for Caribou Coffee, a proposed Restaurant with accessory drive-through service, at 10200 W. National Ave. (Tax Key No. 485-9990-013)**

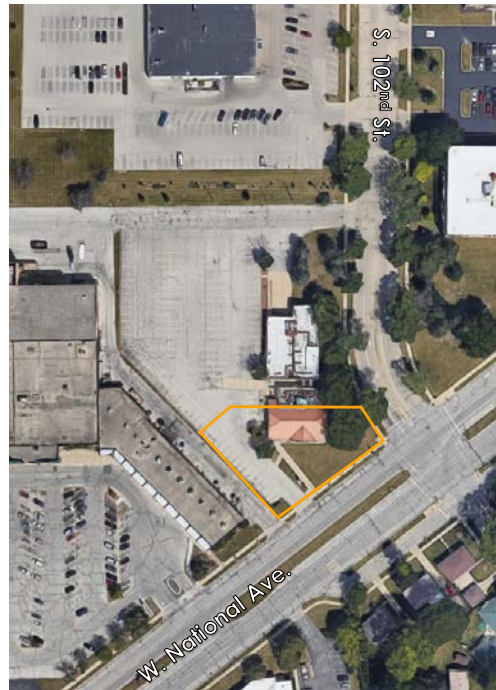
Overview and Zoning

Guggenheim Development Services is proposing to develop a new Caribou Coffee restaurant and drive-through on the southern portion of the proposed 10200 W. National Ave. site.

The proposed 0.61-acre lot will include a new, single-story, 605 sq. ft. building. The existing southern portion of the former Baker’s Square building will be demolished. Construction is expected to begin by mid-August 2023 with final tenant improvements by the end of 2023.

Hours of Operation:
5:30am – 8:00pm daily

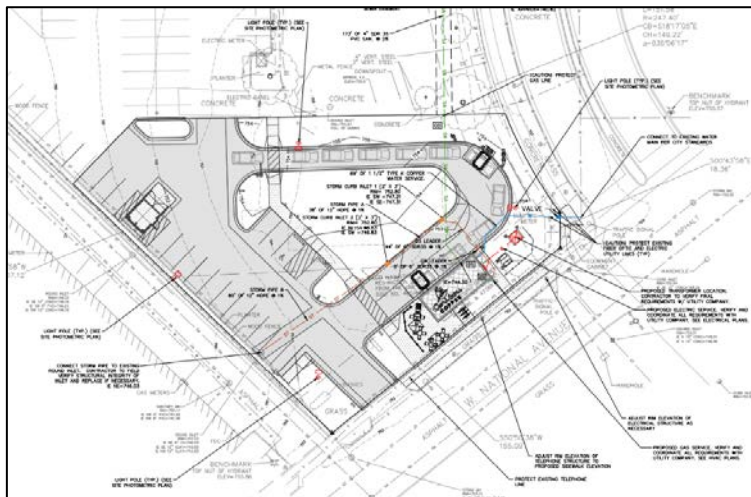
10200 W. National Ave. is zoned C-3. Restaurants with accessory drive-through service are a Conditional Use in the C-3 zoning district.



Site Plan

The proposed site includes a new building at the front of the site facing W. National Ave., parking to the west, and drive-through facilities and landscaping to the northeast, behind the building.

The proposed building is situated 10.2’ from the front lot line, within the maximum setback per Sec. 19.42. The building includes a drive-through window on the rear, north side of the building and a walk-up window on the front, south side of the building. An outdoor dining patio is located adjacent to the building and includes connections to the public sidewalk.



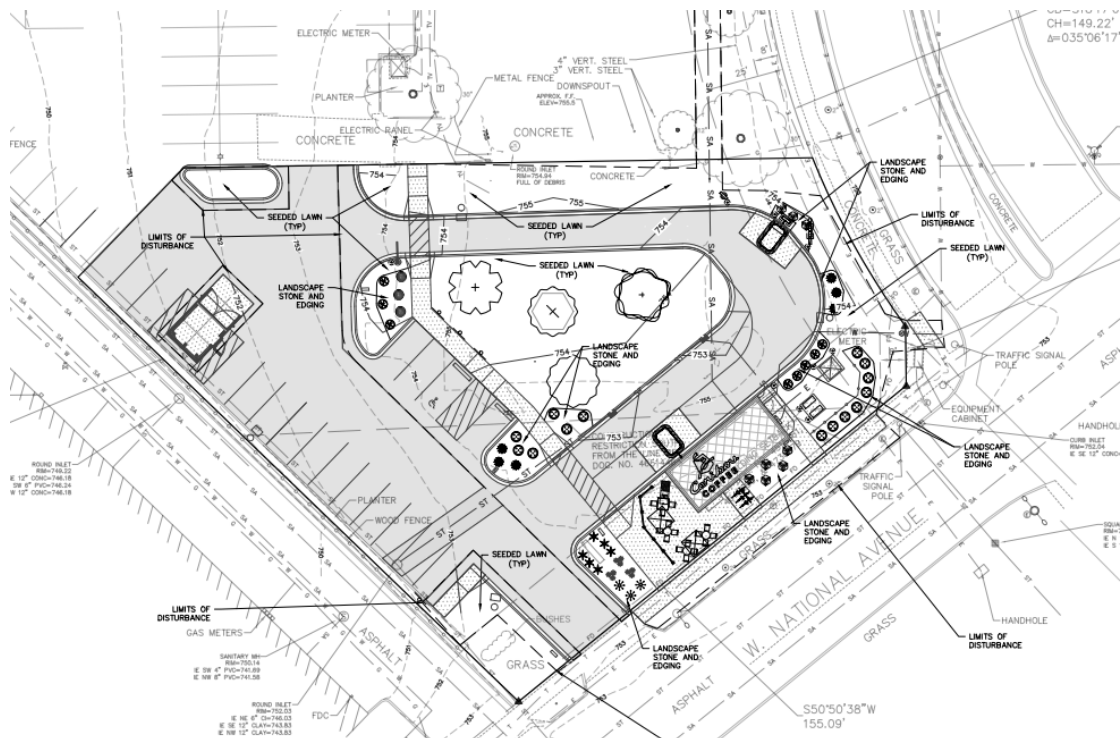
The proposed site layout includes 18 vehicle parking stalls (including 1 ADA stall) and 1 bicycle rack. The existing portion of the site includes 23 parking stalls and is legally nonconforming. Per code upon time of the application, restaurants were allowed the equivalent to 1 space per 40% of the building's occupancy. In this case, the maximum number of vehicle parking spaces would be 2. Per current code of 1 per 150 sq. ft., the maximum would be 4. Caribou is eligible for the less restrictive standard. The Plan Commission may approve the parking as is because it is a reduction in nonconformity or may condition a further reduction in parking. If Plan Commission desires a further reduction, staff would recommend removing the 3 parking spaces between the refuse enclosure and the northern lot in favor of landscaping.

The proposed drive-through is oriented around a central landscaping island. From the crosswalk leading to the north, the drive-through includes stacking for 10 vehicles; 6 to the order kiosk situated at the beginning of the curve and 4 to the pick-up window. A bail-out lane is included adjacent to the order kiosk. The City's Design Guidelines require that drive-throughs be located at the side or rear of the building, which this proposal adheres to. It also requires driveways for drive-throughs be located as far as possible from street intersections and be located on secondary streets for corner lots. This lot's driveway is pre-existing on the main street but is located far from the intersection. Staff recommends maintaining this site layout as proposed.

Landscaping Plan

The proposed site layout includes a significant increase in the amount of landscaping. A new landscaping island is proposed at the north edge of the site and another is extended at the southwest corner of the site. A large, triangular landscaping bed is proposed at the center of the site.

Plantings include deciduous shrubs and perennial flowers near the building, arborvitae to screen the drive-through and service door from W. National Ave., and trees and other shrubs in the central landscaped island. City Forestry recommends additional landscaping along the North edge of the property and updated scaled drawings to better determine spacing and quantity of plantings.



Architectural Plan

The proposed architectural plan is based off Caribou Coffee's corporate branding. The primary material is hardie plank siding painted 'cloudburst' blue. The building has a stone base and metal roofing. The palette uses dark bronze accents for doors, windows, and roofing.

| BUILDING MATERIALS LEGEND | |
|--|---|
|  | STONE - CULTURED/MANUFACTURED STONE, ENVIRONMENTAL STONEWORKS STYLE, TUSCAN LEDGESTONE, COLOR: LANTANA. SILL CAP, ENVIRONMENTAL STONEWORKS DRIP LEDGE, COLOR: KODIAK. |
|  | HARDIE PLANK SIDING - PAINTED 'CLOUDBURST' HARDIE TRIM BOARD AT HORIZONTAL TRANSITION TO SIDING AND SURROUNDING WINDOWS AND DOORS - PAINTED BITTERSWEET CHOCOLATE |
|  | STANDING SEAM METAL ROOFING - COLOR: DARK BRONZE. |
|  | DARK BRONZE STOREFRONT DOORS, WINDOWS, AND SERVICE DOORS. |
|  | LIGHT FIXTURES - PROGRESS P5764-86 BURNISHED CHESTNUT WALL LAMPS |



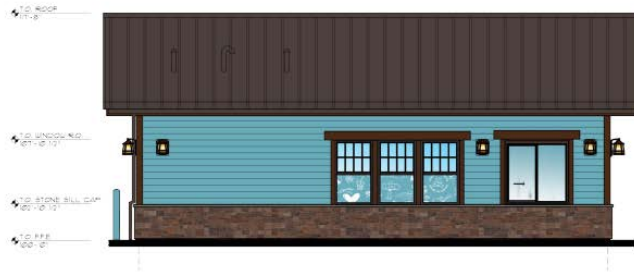
1 SIDE ELEVATION (SOUTH)
1/4" = 1'-0"



2 FRONT ELEVATION (WEST)
1/4" = 1'-0"

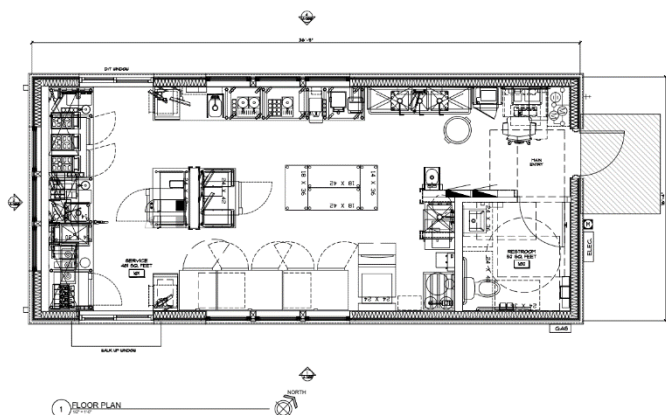


3 REAR ELEVATION (EAST)
1/4" = 1'-0"



4 SIDE ELEVATION (NORTH)
1/4" = 1'-0"

The inside of the building will be open to employees only and is laid out to maximize efficiency of service. It includes 1 restroom, kitchen, window service areas, a desk, and integrated storage.



1 FLOOR PLAN
1/4" = 1'-0"

Design Guidelines

The proposed project is considered new development. Compliance with the design guidelines is mandatory. The proposal satisfies all design guidelines. The proposal is particularly strong as it relates to building for people by designing for connectivity to the public realm and its neighboring site and for its well-designed outdoor dining space. Guidelines related to these features include:

- 1aiv. Connectivity
- 2aiii. Active uses
- 2bi. Engaging spaces
- 2bii. Accessible spaces
- 2biv. Pedestrian connections

See attached Plan Commission checklist.

Recommendation: Approve the Site, Landscaping, and Architectural Design Review for Caribou Coffee, a proposed Restaurant with accessory drive-through service, at 10200 W. National Ave. (Tax Key No. 485-9990-013) subject to the following conditions:

1. Common Council approval of the Conditional Use Permit.
2. Common Council approval of a Certified Survey Map to split parcel into 2 lots.
3. Revisions to Site, Landscaping, and Architectural plans showing a) additional landscape plantings along the north side of the property; b) scale drawings of landscape beds; c) landscaping species plan approved by City Forestry; d) sidewalk alignment for connection with property to the north.
4. Documentation and approval showing compliance with the City of West Allis Stormwater Management Ordinance, to be submitted to the Code Enforcement Department by a registered Civil Engineer. A stormwater permit must be obtained from the City Building Inspector. Contact Mike Romens, Building Inspector, at 414-302-8413.
5. Approval of Traffic Impact Analysis and, if necessary, other minor modifications by the City Engineer included alternate location for proposed water lateral.
6. Planned work or modifications within City right-of-way shall be coordinated with City Engineering. Driveway permits being applied for and obtained through City Engineering for any modifications. Contact Greg Bartelme (414) 302-8367.

PLAN COMMISSION CHECKLIST

1.

Goal:
Context

| Objective | Criteria | <input checked="" type="checkbox"/> | Notes |
|-------------|-------------------------|-------------------------------------|-------|
| a. Neighbor | i. Street wall | <input type="checkbox"/> | |
| | ii. Scale | <input type="checkbox"/> | |
| | iii. Historic neighbors | <input type="checkbox"/> | |
| | iv. Connectivity | <input type="checkbox"/> | |
| b. Site | i. Orientation | <input type="checkbox"/> | |
| | ii. Unique features | <input type="checkbox"/> | |
| | iii. Historic elements | <input type="checkbox"/> | |
| | iv. Additions | <input type="checkbox"/> | |

2.

Goal:
Public Realm

| Objective | Criteria | <input checked="" type="checkbox"/> | Notes |
|------------------------|--------------------------------|-------------------------------------|-------|
| a. Active Ground Floor | i. Tall and clear ground floor | <input type="checkbox"/> | |
| | ii. Street edge | <input type="checkbox"/> | |
| | iii. Active uses | <input type="checkbox"/> | |
| | iv. No blank walls | <input type="checkbox"/> | |
| b. Build for People | i. Engaging spaces | <input type="checkbox"/> | |
| | ii. Accessible spaces | <input type="checkbox"/> | |
| | iii. Built-out site | <input type="checkbox"/> | |
| | iv. Pedestrian connections | <input type="checkbox"/> | |
| c. Mitigate Impacts | i. Vehicle parking | <input type="checkbox"/> | |
| | ii. Utilities and services | <input type="checkbox"/> | |
| | iii. Lighting | <input type="checkbox"/> | |
| | iv. Fencing | <input type="checkbox"/> | |

3.

Goal:
Quality

| Objective | Criteria | <input checked="" type="checkbox"/> | Notes |
|----------------|--------------------------------|-------------------------------------|-------|
| a. Building | i. Quality materials | <input type="checkbox"/> | |
| | ii. Ground floor | <input type="checkbox"/> | |
| | iii. Exterior features | <input type="checkbox"/> | |
| | iv. Quality design | <input type="checkbox"/> | |
| b. Environment | i. Natural features | <input type="checkbox"/> | |
| | ii. Manage stormwater | <input type="checkbox"/> | |
| | iii. Reduce impervious surface | <input type="checkbox"/> | |
| | iv. Embody sustainability | <input type="checkbox"/> | |