



**STAFF REPORT**  
**WEST ALLIS PLAN COMMISSION**  
**Wednesday, August 24, 2022**  
**6:00 PM**  
**City Hall – Room 128**

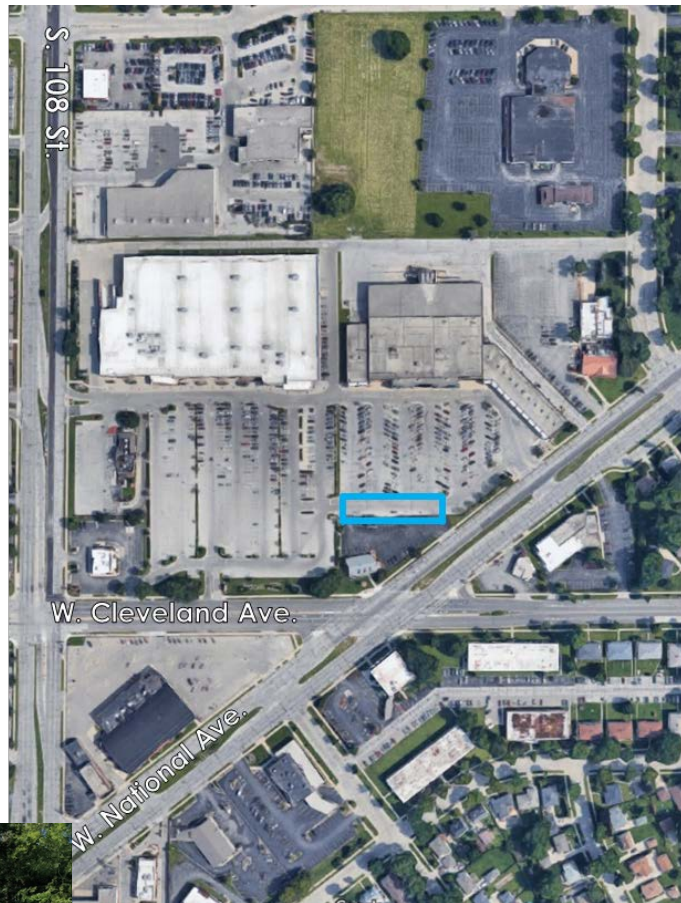
Watch: <https://www.youtube.com/user/westalliscitychannel>

- 3A. **Certified Survey Map to split the existing lot located at 10230-10288 W. National Ave. into 2 lots, submitted by Patrick Shay d/b/a Advanced Building Corporation.**
- 3B. **Conditional Use permit for Biggby Coffee, a proposed restaurant use with drive-through service, to be located within a portion of the property at 10230-10288 W. National Ave.**
- 3C. **Site, Landscaping, and Architectural plans for Biggby Coffee, a proposed restaurant use with drive-through service, to be located within a portion of the property at 10230-10288 W. National Ave. (Tax Key No. 485-9990-011).**

**Overview and Zoning**

The applicant is proposing to build a Biggby Coffee restaurant, a chain based in Michigan with over 230 locations across the country, as a drive-through in a newly created outlot of 10230-10288 W. National Ave. The proposed development will split the existing lot into 2 and build a new 483 sq. ft. building with a drive-through and walk-up window.

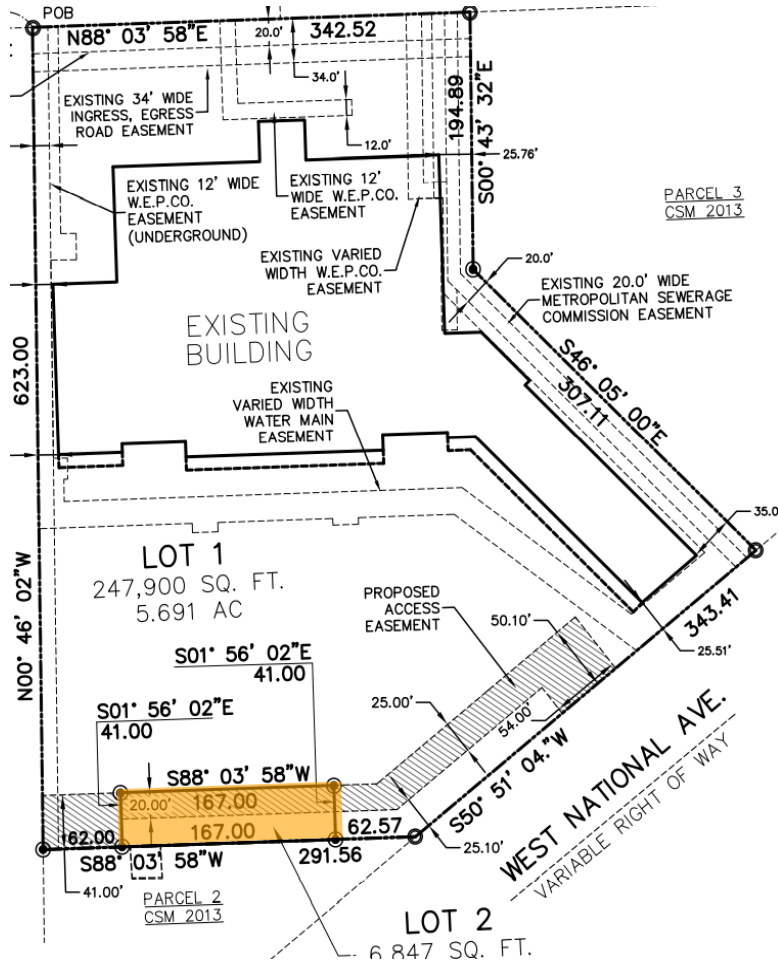
The drive-through coffee shop will operate a single drive lane during traditional business hours throughout the week. The project is expected to be completed within fall 2022 – spring 2023.



10230-10288 W. National Ave. is zoned C-4. Restaurant with drive-through service is a Conditional Use in the C-4 district. A public hearing for the Conditional Use permit is scheduled for Tuesday, September 6<sup>th</sup>.

### Certified Survey Map

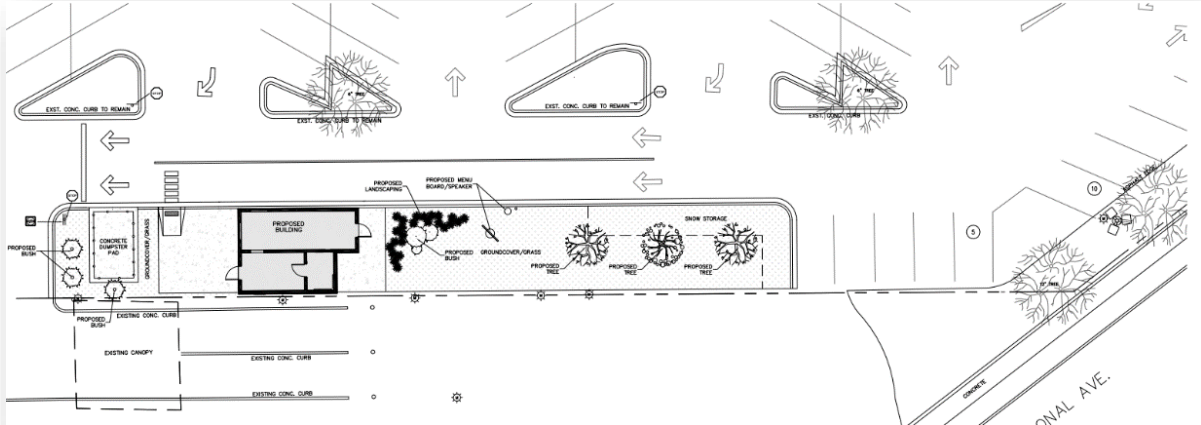
The parcel will be split into 2 lots via Certified Survey Map. A new, 0.24-acre parcel will be created along the Southern edge of the property for the proposed Biggby Coffee. An access easement will be included to allow cross-access for each site.



### Site and Landscaping Plan

This small, linear site will be arranged to allow drive-through and vehicle traffic to the North and built area to the South. From West to East, the built area includes landscaping, a refuse enclosure, a concrete patio for patrons, the building, and more landscaping surrounding the menu board for the drive-through line.

There are no parking spaces included within the creation of the new lot, up to 5 are allowed in accordance with the parking maximum (maximum 5 parking spaces allowed according to Sec. 19.44). Vehicle parking will be adequately serviced by the existing shared parking lot surrounding the property.



### Architectural Plan

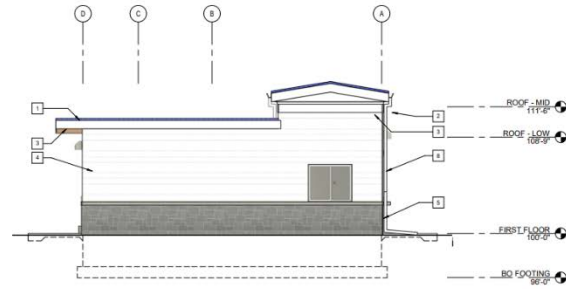
The small 1-story building façade will primarily be composed of white cement board and stone veneer. Blue metal roofing and 2 orange metal doors will accent the façade in alignment with the Biggby branding. A drive-through window on the North side and walk-up window on the West side will be included.



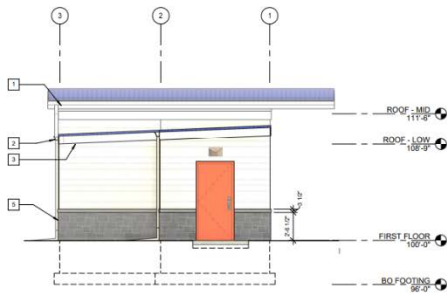
6432 Blue Star Hwy, Saugatuck, MI



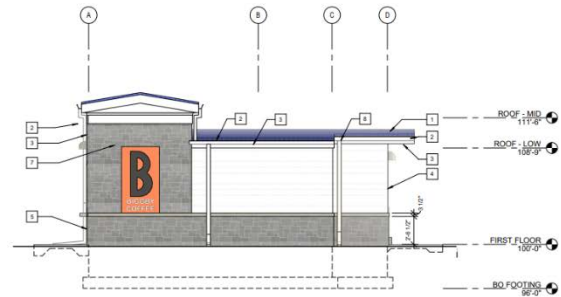
B1 West Elevation



North Elevation



East Elevation



South Elevation

### Floor Plan

The 438 sq. ft. building will include a simple layout of kitchen, storage, and restroom.

**Recommendation:** Recommend approval of the Site, Landscaping, and Architectural plans for Biggby Coffee, a proposed restaurant use with drive-through service, to be located within a portion of the property at 10230-10288 W. National Ave. (Tax Key No. 485-9990-011) subject to the following conditions:

(Item 1-2 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 (scheduled September 6, 2022).
2. Revised site, landscaping, and architectural plan being submitted to the Planning and Zoning Office to indicate the following: (a) accurate notations for directions on the elevations, (b) consideration of a patio space for outdoor dining (would require a publicly accessible restroom), (c) landscaping plan and species details being provided in a revised plan and being approved by the City Forester; (d) proposed traffic control measures being reviewed/approved by Engineering Department.

