



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, September 28, 2022
6:00 PM
City Hall – Room 128

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

- 2A. **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.**
- 2B. **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.**
- 2C. **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

This item was held at last month's Plan Commission meeting to allow the applicant to work with staff on site planning items including: shifting the building away from the nearby bank, snow-storage, traffic flow and landscaping.

The property owner is Badger Century Management, who is working on re-positioning this Shopping center property (home to [Piggly Wiggly](#)) to be competitive and viable within the West Allis and Metro Milwaukee market. The most recent tenant to gain occupancy within this shopping center is [Wing Stop](#). In November, the City expects to welcome the [Zoom Room](#). As part of the process of improvement the landlord has made additional investments in site improvements including additional landscaping islands and speed bumps within the parking lot of the Shopping center. Furthermore, the landlord updated an accessible ramp into the property connecting it to W. National Ave. and improved the driveway approach from W. National Ave. into the shopping center. Additional sidewalk maintenance improvements are also planned to be underway in the coming week.



The Biggby 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

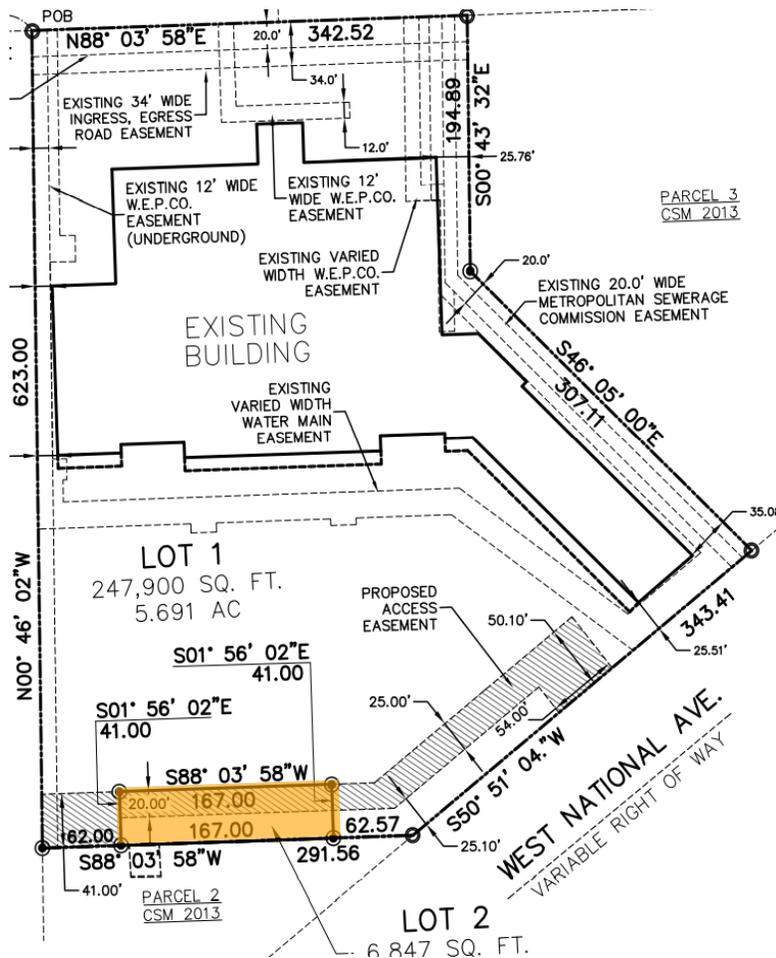
created outlot of 10230-10288 W. National Ave. The proposed development will split the existing lot into 2 and build a new 483 sq. ft. building with a drive-through and walk-up window.

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 was conducted on September 6 and held for Plan Commission’s recommendation. A return to Common Council is expected Tuesday, October 4.

Certified Survey Map

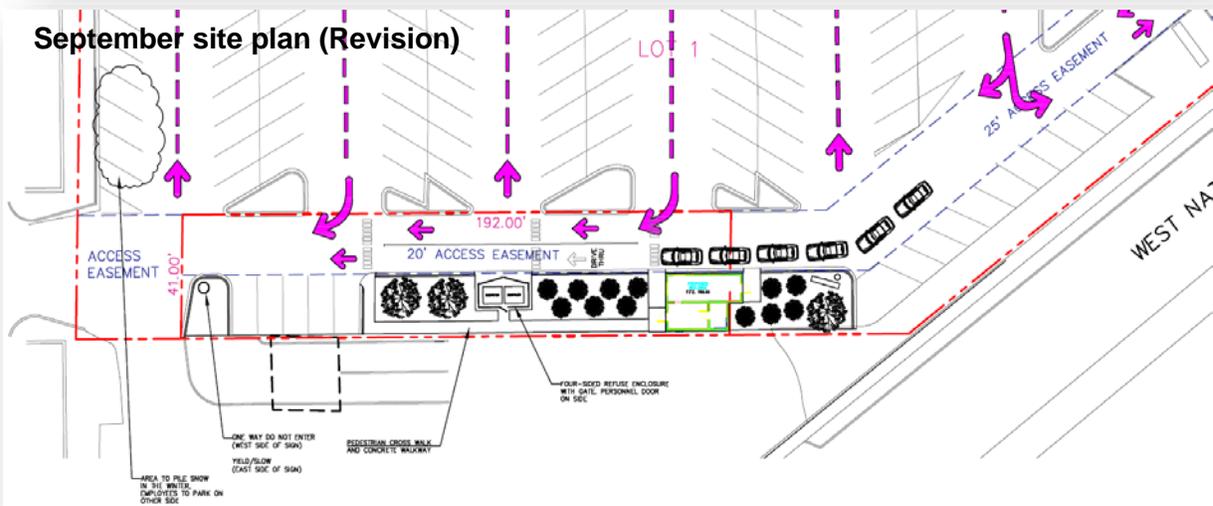
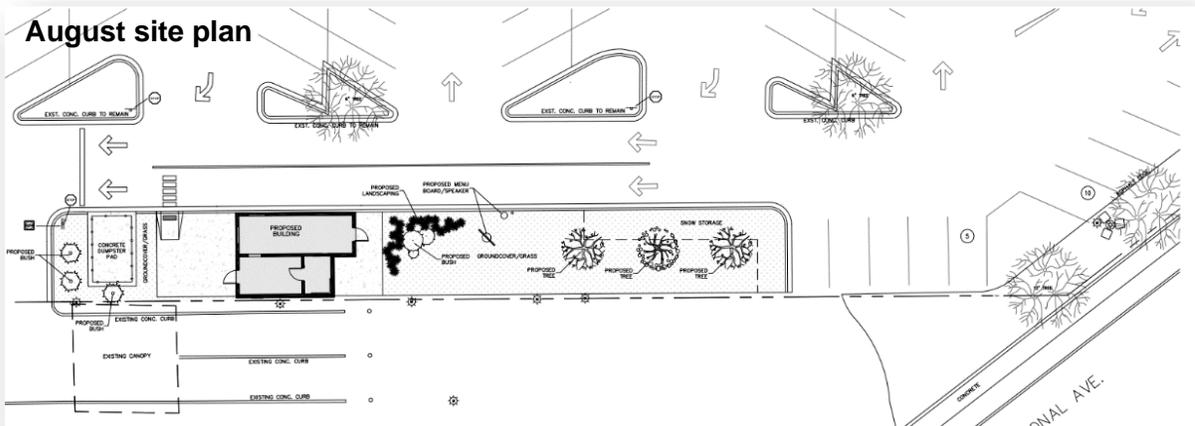
The parcel will be split into 2 lots via Certified Survey Map. A new, 0.24-acre parcel will be created along the Southern edge of the property for the proposed Biggby Coffee. An access easement will be included to allow cross-access for each site.



Site and Landscaping Plan

This small, linear site will be arranged to allow drive-through and pass-by vehicle traffic to the north and the built area to the South. From west to east, the built area includes landscaping, a refuse enclosure, a concrete walkway from parking, the building, and more landscaping surrounding the menu board for the drive-through line.

There are 5 parking spaces included within the creation of the new lot, based on the max parking requirements 1.5, or 2 are allowed on site in accordance with the parking maximum (Sec. 19.44). The property owner is trying to maintain a certain number of parking spaces per their lease agreements with tenants. Vehicle parking will be adequately serviced by the existing shared parking lot surrounding the property.



Changes coordinated with nearby businesses and landlord include:

1. Building and refuse enclosure shifted east away from neighboring bank drive-thru
2. 5 parking stalls located on west end of site
3. Pedestrian walkway added from parking to building
4. Crosswalk delineations and signage added

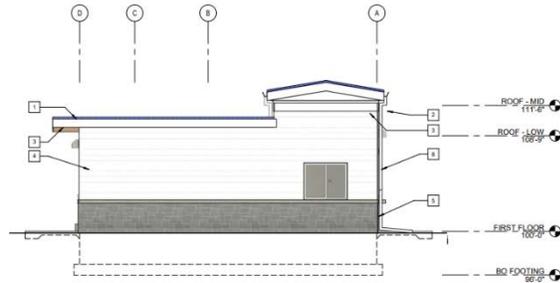
5. Snow storage location shown

Architectural Plan

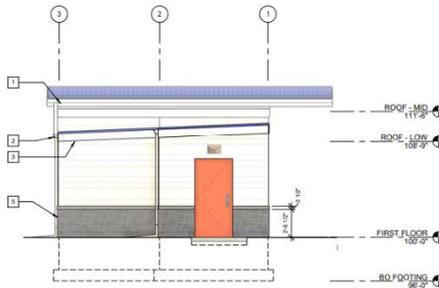
The small 1-story building façade will primarily be composed of white cement board and stone veneer. Blue metal roofing and 2 orange metal doors will accent the façade in alignment with the Bigby branding. A drive-through window on the North side and walk-up window on the West side will be included.



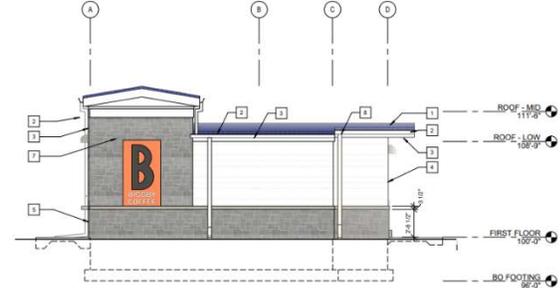
B1 West Elevation



North Elevation



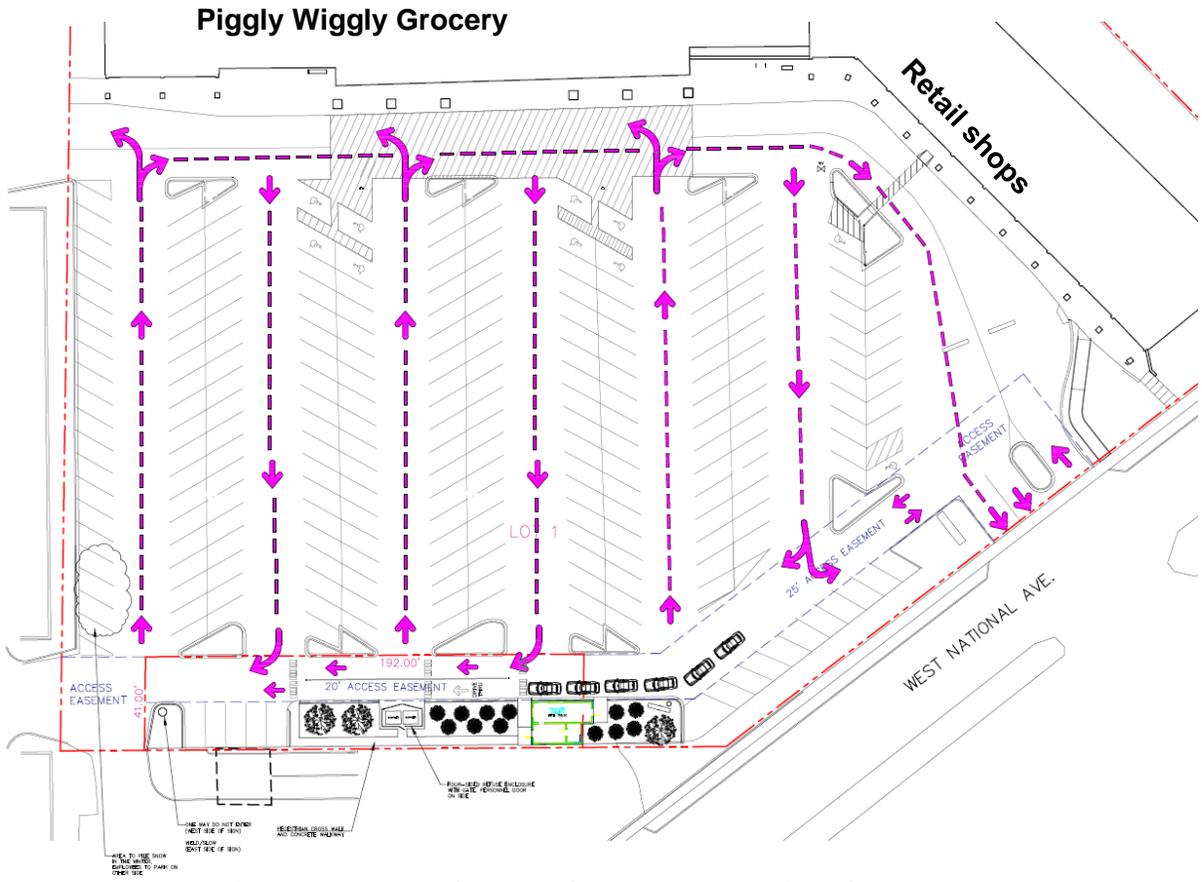
East Elevation



South Elevation

Floor Plan

The 438 sq. ft. building will include a simple layout of kitchen, storage, and restroom. The Bigby operations employ up to 3 employees within the building. Menu items include not only coffee and similar beverages, but also food items which are served but not prepared in the facility. Lane stacking is shown at 6 vehicles on the site plan, but there is additional capacity at this site. Peak hour business for Bigby is morning and likely prior to most businesses on site opening.



Recommendation: Recommend Common Council approval of the Conditional use, Certified Survey Map and Site, Landscaping, and Architectural plans for Biggly 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 Certified Survey Map and Conditional Use Permit (returning to Council - expected October 4, 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) landscaping plan and species details being provided in a revised plan and being approved by the City Forester; (c) proposed traffic control measures being reviewed/approved by Engineering Department; (d) certified survey map being updated in alignment with site plan changes.