



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, October 28, 2020
6:00 PM
Virtual Meeting

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

- 4A. **Special Use Permit for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave.**
- 4B. **Site, Landscaping, and Architectural Plans for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave., submitted by Duc Nguyen. (Tax Key No. 519-9994-000)**

Items 4A and 4B may be considered together.

Overview & Zoning



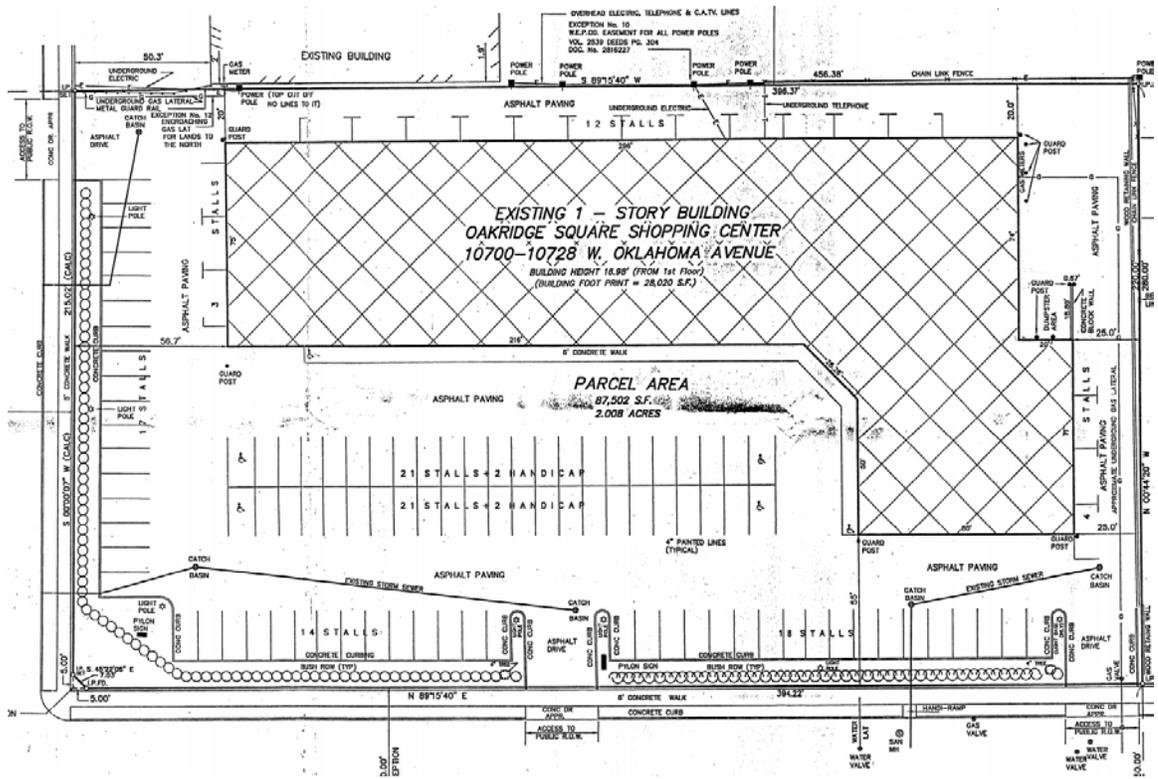
Duc Nguyen has submitted an application to open Bambu, a specialty tea, coffee and smoothie shop, at 10708 W. Oklahoma Ave. within the existing Oak Ridge Square shopping center. Bambu is proposed to be open seven days a week from 11am – 9pm. The shop is expected to have three employees, and 95% of sales are anticipated to be for carryout.

The property is currently zoned C-4 Regional Commercial District. Under the City's Zoning Code, Bambu is considered a restaurant and requires approval of a Special Use Permit. A public hearing regarding the Special Use Permit application is scheduled for November 4, 2020.

Site, Landscaping and Architectural Plans

The applicant has started renovations on the interior, including the addition of a wall to separate the space from the existing/remaining Smoker's Pub tenant space, a new wall to separate customer and employee only areas, a new customer restroom, as well as plumbing, HVAC, and electrical work. The proposed Bambu shop will occupy approximately 1,050 sq. ft. of the Oak Ridge Square shopping center. The estimated project cost is \$90,000.

Oak Ridge Square has an approved Site and Landscaping plan on file. The applicant is not proposing any additional site, landscape, or architectural changes as a part of this project. Staff has reviewed the existing site and landscape plan, as well as conducted an on-site review of the property. While, generally speaking, the shopping center itself could benefit from an update/modernization, the overall site is being maintained according to the plans on file.



Recommendation

Recommend Common Council approval of the Special Use Permit for a tea and coffee shop, to be located at 10708 W. Oklahoma Ave., and approval of the Site, Landscaping and Architectural Plans for Bambu, a proposed tea and coffee shop, to be located at 10708 W. Oklahoma Ave., submitted by Duc Nguyen. (Tax Key No. 519-9994-000), subject to the following conditions:

1. Common Council approval of the Special Use (scheduled for November 4, 2020) and applicant's acknowledgement of the Special Use Permit Resolution.