



STAFF REPORT
WEST ALLIS PLAN COMMISSION
Wednesday, August 25, 2021
6:00 PM
Virtual Meeting

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

- A. Special Use Permit for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St.**
- B. Site, Landscaping, and Architectural Plans for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St. submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900).**

Items 3A and 3B may be considered together.

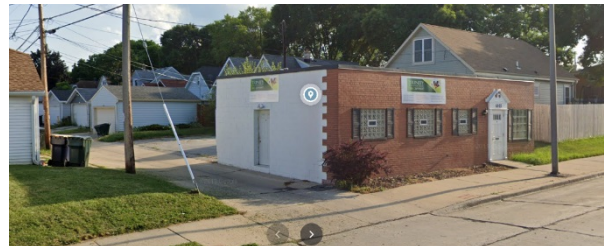
Overview & Zoning

In December of last year the Plan Commission approved Mark Lutz's special use and plans to convert a small dental office space on W. Becher St. into a boutique retail shop and café serving cakes, torts, doughnuts, bakery and pastries from popular and unique establishments around the Milwaukee area (Simma's, Aggies, Carries Crispies, Canfora, Cranky Al's, Breadsmith, Cake Lady...). The shop opened this spring doing business as [The Bake Sale](#). A small number of tables are provided for on-site consumption.

The property is .08 acres (3,450-sf) and the existing retail building is approximately 900-sf and zoned C-2 Neighborhood Commercial District.

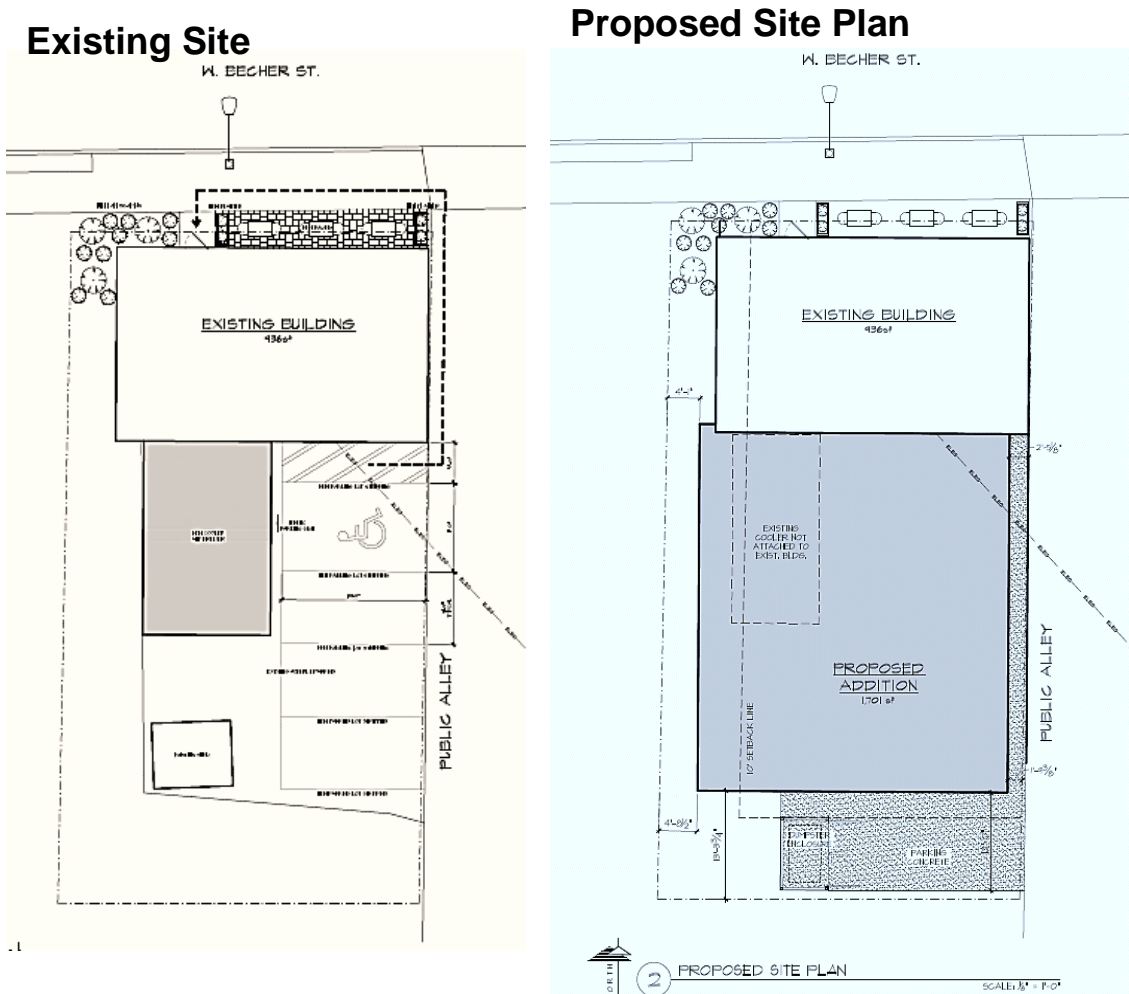
Earlier this month, The Bake Sale, submitted an updated plan and project description for a 1,700-sf kitchen addition on the back (south side) of the existing retail building. The existing special use for a café with retail store is being amended to allow the following changes as part of the special use:

- a. The new kitchen floor area will serve as a bakery where food (cookies, pies, cupcakes, etc.) will be produced on site to support a growing catering business and storage for equipment and dry goods. Food production limited is considered a special use within the C-2, neighborhood commercial zoning district.
- b. The additional floor area increases the parking requirement under our current zoning ordinance.



The hours of operation previously granted for the café/retail store are not changing (daily 6am to 6pm). The café/retail store is currently open Tuesday – Saturday 7am to 4pm and Sunday 7am to 2pm. The outdoor cafés seating will be open consistent with café/retail store hours. Staffing for four (4) employees).

A public hearing regarding the Special Use Permit application for the proposed dessert café is scheduled for September 7, 2021.



Site, Landscaping and Architectural Plans

Site – The site is located on the south side of W. Becher St. The current site configuration includes a 900-sf café with a cooler located behind the building. There are also 4 parking spaces behind the building (including one ADA stall).

The building setbacks of the new addition will be 2.5-ft feet from the east property line, 4.6-ft from the west and varied on the south between 12 and 13-ft. The commercial zoning district requires a 10-ft setback on the west side, but Common Council may modify



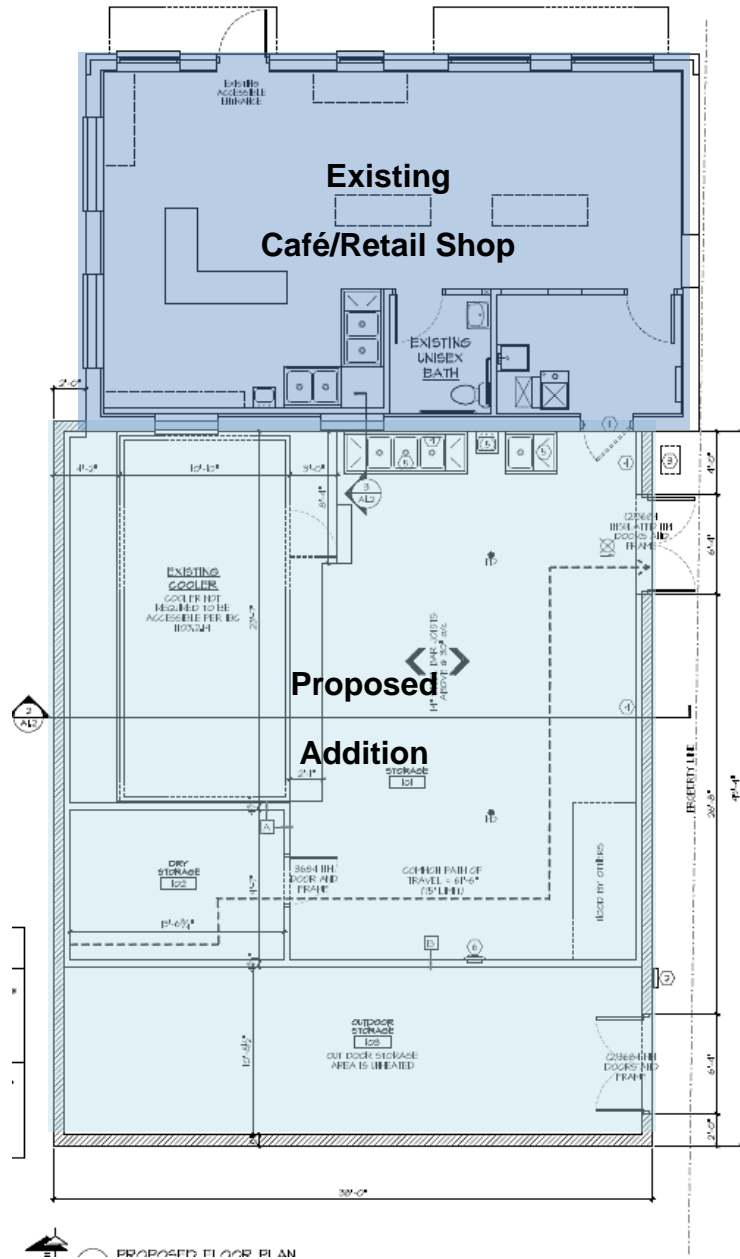
the setback requirement. Of note, there is an existing 6-ft tall solid wood fence along the west side of the property.

With the new kitchen addition at the rear of the building there off-street parking, currently behind the building, will be reduced on site. The proposed kitchen addition will encompass the existing parking lot and cooler area. A 4-sided refuse enclosure will be installed behind the addition and there is perhaps one available space for parking an employee vehicle, but that would need to be managed around refuse pick up times. Mr. Lutz has indicated that each of his locations is contracted with waste management company 3x per week.

Based on the type of use retail and bakery/food production use the zoning ordinance requires off-street parking for 7 off-street parking stalls. Common Council may modify the off-street parking requirement in accordance with section 12.16(9) of the zoning ordinance. Of note, street parking is available within the Becher St. area and S. 68 St. The area is served by public transit and the area is also ideally situated for walk/ride up foot traffic as this is a neighborhood commercial area.

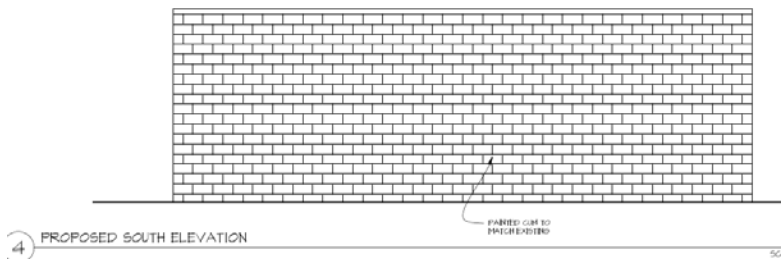
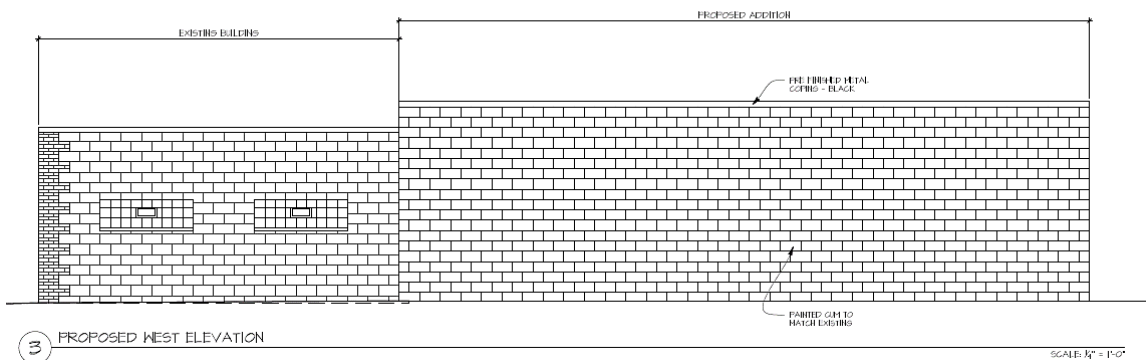
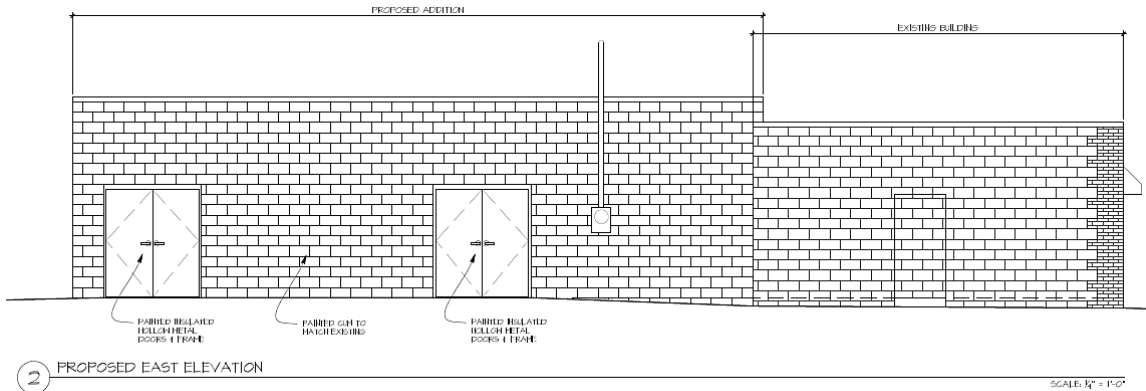
Architectural – The proposed addition will be constructed with a concrete masonry painted block exterior to match the existing east, west and south sides of the building. The addition will be connected internally to the existing retail store.

Deliveries are expected to take place from W. Becher St. as is current practice for other stores along the street. Two new access doors will be installed on the east side of the new addition.



Interior updates – The plans will need to confirm the actual kitchen fixture layout within.

Total project cost estimate is \$240,000.



Recommendation: Common Council approval of the Special Use Permit for a proposed kitchen addition to the Bake Sale, an existing café, located at 6923 W. Becher St. and

approval of the Site, Landscaping, and Architectural Plans submitted by Mark Lutz d/b/a Lutz Land Management (Tax Key No. 476-0203-900)., subject to the following conditions:

(Items 1 through 2 are 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. Revised Site, Landscaping, and Architectural Plans being submitted to the Department of Development to show the following: (a) permit application being made for an ADA accessible street parking stall along W. Becher St.; (b) updated addition floor plans to indicate equipment and fixture layouts. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
2. Common Council approval of the Special Use (scheduled for September 7, 2021) and applicant's acknowledgement of the Special Use Permit Resolution.